

Annual Housing Investments 2021 Report

SEATTLE OFFICE OF HOUSING

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OFFICE OF HOUSING

ANNUAL INVESTMENTS REPORT – 2021

EXECUTIVE SUMMARY

New investment strategies, paired with exceptional levels of state and federal funding, create and sustain an unprecedented number of affordable rental and for-sale homes in 2021

The impacts of the coronavirus pandemic have underscored, more than ever, the link between health and housing stability. The pandemic's economic fallout and disproportionate effect on the well-being of communities of color has underscored the interconnectedness of housing stability and racial equity. Investing in permanent affordable housing is one of the most critical actions our City performs to address homelessness and public health, prevent residential displacement, and reverse historic and ongoing harms to communities of color as a result of institutionalized discriminatory policies and practices.

The Office of Housing's Annual Investments Report provides a comprehensive look at the City of Seattle's production and preservation of affordable housing through the Office of Housing's direct investment of tax revenue, proceeds from developer payments, and special funding. This year's report recaps financial activity and associated production numbers for investments made under four programs: Rental Housing, Homebuyer, Home Repair, and Weatherization. It also provides information on a category of spending unique to 2020 and 2021: emergency rental assistance in response to the economic impacts of the coronavirus pandemic.

For the second year in a row, the Office of Housing ran three rental housing funding rounds, including a new rolling funding round for rapid acquisition that remains open into 2022. Given the unique real estate market conditions brought about by the pandemic and the exceptional availability of state and federal funding to supplement local funding in 2021, the Office of Housing pursued a new rapid acquisition investment strategy. Under that strategy, OH supported the acquisition of five recently-completed market-rate apartment buildings, which facilitated the lease-up of 260 new rent- and income-restricted homes in a matter of months, greatly accelerating the timeline for creating new homes compared to traditional affordable housing development.

City capital investments also supported acquisition of large development sites for future rental housing, development of permanently affordable for-sale housing, and the stability of existing low-income residents through OH's home repair and weatherization programs. All are featured in this report along with, as noted above, information on expenditures for pandemic-responsive emergency rental assistance. Information on 2021 activity for other OH spending programs, such as operating and maintenance support, down payment assistance for first-time homebuyers, foreclosure prevention, and homelessness prevention and rapid rehousing, appear in a companion report on the Seattle Housing Levy.

As in past years, Section VI of this report describes how City investment in affordable housing infrastructure advances racial equity. Affordable housing investment promotes racial equity and fair access to housing. People of color, particularly African Americans and American Indian and Alaskan Natives, are more likely to experience housing cost burden, displacement, and homelessness. Affordable housing is a critical way for the City to address these and other long-standing racial disparities that exist both in Seattle and across the county. Each of the housing programs discussed in this report makes special efforts to reach people of color and immigrant and refugee communities. Fifty-seven percent of the households in City-funded rental housing are led by a person of color, and 17 percent of all renter households are Hispanic. Forty-five percent of the households served by the City's homebuyer programs are led by a person of color.

Housing equity is also advanced through City location priorities for housing investment. Seattle housing policies emphasize a balanced approach that ensures housing choice and affirmatively furthers fair housing. Some investments promote new affordable housing options in neighborhoods where low-income residents, including many people of color, face the risk of displacement due to rising rents and gentrification. This affordable housing helps sustain cultural communities and enables residents to stay in their neighborhoods as transit and other improvements are made. Seattle housing policies also promote investments in higher cost areas where many opportunities are available, including schools, transportation, and amenities. Section IV of this report provides a series of maps illustrating how housing investments align with transit access, areas rich in amenities, areas at high risk for displacement, and more.

Affordable housing is a critical cornerstone for broader equitable community development. By supporting housing development organizations grounded in communities that have historically been harmed by institutionalized racist policies and practices, the Office of Housing continues to demonstrate its commitment to racial equity through housing justice. Of the 12 housing development organizations supported through 2021 investments in new rental housing development, five are explicitly rooted in, led by, and serve communities of color. Another three housing development organizations are led at the highest level by people of color.

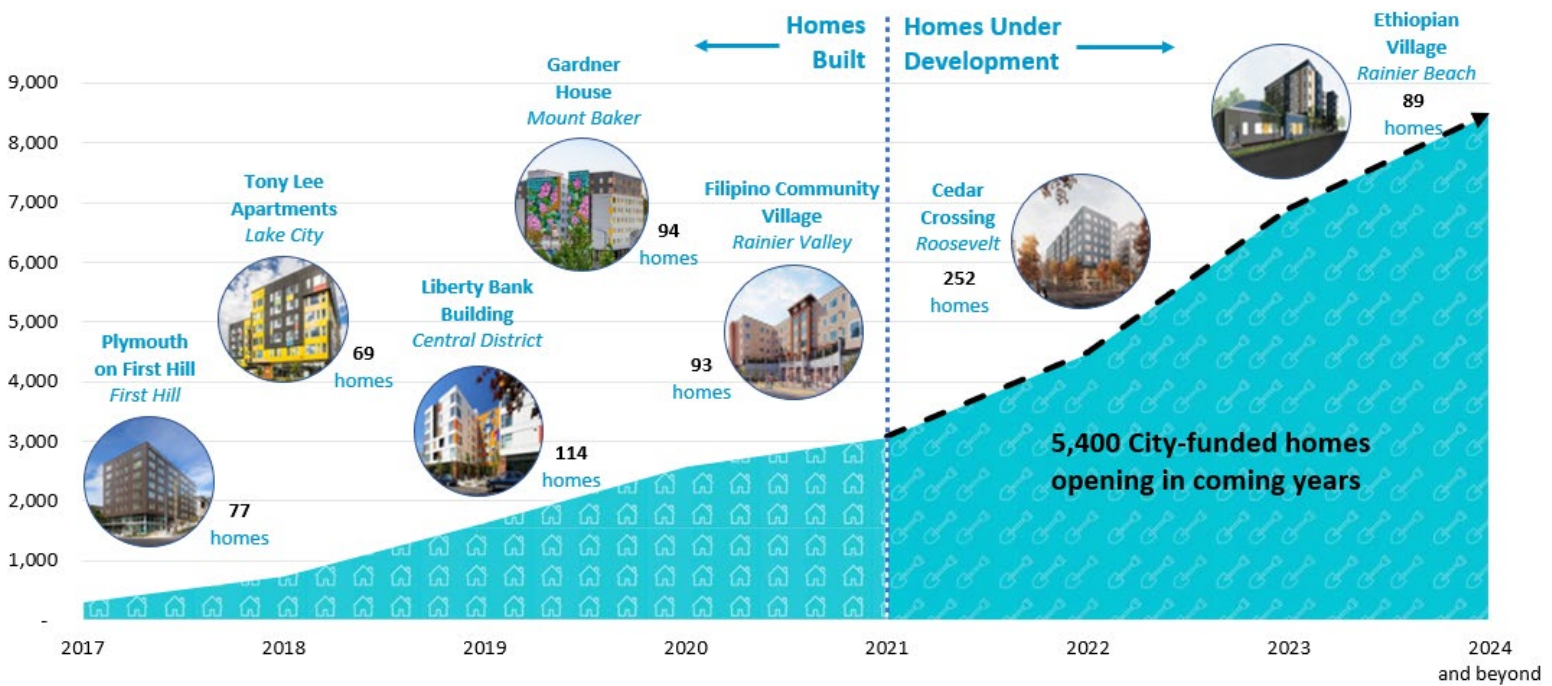
Through investments over the past 40 years, Seattle now has over 15,600 City-funded rental housing units in operation across 328 buildings. In 2021, 489 new City-funded rental housing units were placed in service and welcomed renters, and 21 new City-funded permanently affordable homes were built and sold to low-income first-time homebuyers. An additional 5,400 City-funded affordable apartments and 179 permanently affordable for-sale homes are under development (i.e., under construction, in permitting, or preparing for permitting) and will be completed in the coming years. Each home represents safety and stability for an individual or family, a step toward creating more inclusive communities throughout Seattle, and a victory for housing justice.

New Housing Opening and Under Construction

The City’s longstanding track record of investment helps secure a steady supply of new affordable homes.

- In 2021, seven OH-funded rental housing buildings were opened, providing 489 affordable rent- and income-restricted homes. Two OH-funded homeownership developments were completed, with 21 permanently affordable homes sold to income-eligible first-time homebuyers.
- Prior- and current-year OH funding awards will culminate in 43 newly completed rental buildings comprising over 5,400 new affordable apartments in 2022 and the coming years. Prior- and current-year OH funding awards will yield 179 new permanently affordable for-sale homes across 11 homeownership developments.

City-Funded Affordable Rental Housing Recently Opened (2017-2021) and Under Development



2021 Housing Investments

Even as prior-year funding was delivering completed affordable housing in 2021, OH funding programs set a new cohort of affordable homes in motion. For the second year in a row, OH replaced its once-a-year notice of funding availability with three separate funding rounds, in order to adapt to shifting real estate market conditions and take advantage of unique affordable rental housing development, acquisition, and preservation opportunities throughout the year. In addition to offering spring and fall funding rounds, OH created a Rapid Acquisition program that, in partnership with the Washington State Department of Commerce, supports the purchase of newly constructed, private market buildings to provide affordable

housing on an accelerated timescale. Funds awarded for preservation of existing affordable rental housing and development of for-sale housing for first-time homebuyers also combined to make 2021 a year of unprecedented investment activity.

Rental Housing Program: This program funds production and preservation of rental housing that will serve low-income Seattle residents for a minimum of 50 years.

- \$138 million awarded for rental housing production
- 1,551 new affordable rental apartments will be produced through those awards
- \$15 million to preserve 359 permanent supportive housing units
- \$24.4 million acquisition loans to secure three sites that will support future development of 657 new rental units

Homeownership Program: This program funds the development of new for-sale housing stock that will be sold to low-income, first-time buyers at affordable prices for a minimum of 50 years.

- \$5.78 million for permanently affordable homeownership development
- 50 new permanently affordable for-sale homes at four sites

The Office of Housing also made investments to stabilize low-income homeowners and improve the environmental sustainability and performance of existing affordable housing stock. Investment in OH's longstanding home repair and weatherization programs provided direct service to achieve these safety, health, and affordability outcomes for housing owners and renters.

Home Repair Program: This program funds critical health and safety repairs, helping low-income homeowners preserve what is often their greatest financial asset and remain in their homes.

- Approximately \$830,000 provided as loans and grants
- 59 low-income homeowners assisted

Weatherization Program: This program funds energy conservation and related indoor air quality improvements, enhancing health and living conditions and lowering utility bills for low-income homeowners and renters

- \$4 million in grant funds expended
- Completed upgrades in 112 single family homes, which includes 30 oil-to-electric heating system conversions under new Clean Heat Program.
- Completed upgrades in 5 affordable apartment buildings, with a total of 370 affordable units

Beyond capital investment in housing development and preservation, the Office of Housing manages several ongoing programs funded by the Seattle Housing Levy and, in 2021, continued to administer special emergency rental assistance funds through programs initiated in 2020 as part of the City of Seattle's COVID-19 pandemic relief efforts.

Finally, OH also administers several programs that promote the inclusion of affordable set-aside units in otherwise market-rate buildings.

Multifamily Tax Exemption Program: This program provides multifamily building owners a property tax exemption in exchange for a set-aside of units affordable to low- and middle-income households for up to 12 years.

- The Office of Housing issued Final Certificates of Tax Exemption for 19 market-rate multifamily rental housing properties with 494 rent- and income-restricted MFTE units. Eight permanently affordable for-sale homes were also issued Final Certificates of Tax Exemption. Tax exemptions for properties with Final Certificate issued in 2021 became effective on January 1, 2022.
- Between January 1, 2010 - December 31, 2022, the cumulative amount of foregone property tax revenue in Seattle, due to the deferral of the new construction value for active MFTE properties, is \$146.7 million. For 2022 alone, \$65.9 million of tax savings for MFTE property owners is shifted to be an additional tax burden for non-exempt taxpayers. Due to MFTE, the additional amount of property tax paid in 2022 by each homeowner, assuming the home has the median value of \$760,000 for Seattle, is approximately \$72.

Mandatory Housing Affordability Performance Option: Under a program that requires most new real estate development to contribute to production of new affordable housing, developers may choose to make a payment to support the housing investments described in this report or choose to pursue the performance option, under which they create affordable set-aside units in otherwise market-rate buildings.

- One building using the performance option was placed in service in 2021 (7 MHA units out of a total 95 units), bringing the total number of performance option buildings placed in service since MHA was implemented to 6.
- Developers made commitments for construction of 95 additional MHA performance units (out of 1,286 total units) in 13 new buildings in 2021, a sharp increase from prior years.

Supplementary Reports on Housing Programs and Investments

Three supplementary reports are produced and published simultaneously with this Investment Report.

1. Seattle Housing Levy: Seattle’s voter-approved \$290 million, 7-year levy made its fifth round of funding awards in 2021. This report covers Levy performance in relation to adopted goals and affordability requirements for each of the five Levy-funded programs, including several spending programs not addressed in this report: operating and maintenance support for OH-funded buildings, down payment assistance for first-time homebuyers, foreclosure prevention, and homelessness prevention services.

2. Mandatory Housing Affordability and Incentive Zoning: This report compiles information on both the voluntary and mandatory programs, including information on participating properties and resulting production of affordable housing, as required in the Council-adopted OH Housing Funding Policies.

3. Multifamily Tax Exemption Program: Participating multifamily buildings can receive a property tax exemption on residential improvements in exchange for placing income and rent restrictions on 20 or 25 percent of the units. This annual report is required under Ordinance 124877 and addresses data points such as housing production and tax impacts.

I. AFFORDABLE HOUSING OPENING AND UNDER CONSTRUCTION

Seven OH-funded rental housing projects leased up and began operations in 2021, comprising 489 new affordable apartments. Twenty-one OH-funded permanently affordable for-sale homes were also completed in 2021, and homes were sold to low-income first-time homebuyers.

Table 1: OH-Funded Housing Opened in 2021

Project name <i>Project Sponsor</i> Neighborhood	Description
Rental Apartments	
Filipino Community Village <i>Filipino Community of Seattle, HumanGood</i> Rainier Valley	93 studio and one- and two-bedroom apartments for extremely low-, very low-, and low-income seniors and senior-led households
Encore Apartments <i>GMD</i> Belltown	60 studio and one-bedroom apartments for low-income individuals
Kristin Benson Place <i>Plymouth Housing</i> Uptown	91 studio and one-bedroom apartments for formerly homeless individuals
George Fleming Place <i>Low Income Housing Institute</i> Othello	92 studio, one-, two-, and three-bedroom apartments for extremely low-, very low-, and low-income families and individuals
Rise at Yancy Street <i>Transitional Resources</i> West Seattle	44 units of permanent supportive housing for formerly homeless individuals with significant supportive services needs
Clay Apartments¹ <i>Low Income Housing Institute</i> Capitol Hill	75 units of permanent housing for veterans and formerly homeless individuals with limited supportive services needs
Broadway Hall Apartments <i>Low Income Housing Institute</i> Capitol Hill	34 units of permanent housing for formerly homeless individuals with limited supportive services needs
Permanently Affordable For-Sale Homes	
Lake City Townhomes Phase 1 <i>Habitat for Humanity Seattle-King County</i> Lake City	8 resale-restricted, permanently affordable four-bedroom townhomes for low-income first-time homebuyers
South Park Cottages <i>Habitat for Humanity Seattle-King County</i> South Park	13 resale-restricted, permanently affordable two-bedroom cottages for low-income first-time homebuyers

¹ OH financing from the Seattle Housing Levy's Acquisition and Preservation program supported the acquisition of this newly constructed apartment building for use as affordable housing.

Table 2: OH-Funded Housing Under Development and Under Construction

Prior- and current-year OH funding awards will culminate in 43 newly completed rental buildings comprising over 5,400 new affordable apartments in the coming years. Prior- and current-year OH funding awards will yield 179 new permanently affordable for-sale homes across 11 homeownership developments. The buildings and homes listed below were either under construction or preparing for permitting and construction as of December 31, 2021.

Project Name <i>Project Sponsor</i> Neighborhood	Description (Shading indicates projects funded in 2021)
Rental Apartments	
12th and Spruce <i>Plymouth Housing</i> First Hill	100 units of permanent supportive housing serving individuals experiencing chronic homelessness
ገልገል <i>Chief Seattle Club</i> Pioneer Square	75 units for a mix of extremely low-, very low-, and low-income individuals with an emphasis on urban native people experiencing homelessness
Africatown Plaza <i>Africatown Community Land Trust / Community Roots Housing</i> Central District	75 units for a mix of extremely low-, very low-, and low-income individuals with an emphasis on urban native people experiencing homelessness
Ballard Crossing PSH <i>Inland Group / Plymouth Housing</i> Ballard	79 units of permanent supportive housing serving individuals experiencing chronic homelessness
Beacon Hill Apartments <i>Sea Mar Community Health Centers</i> Beacon Hill	39 studio apartments for women experiencing chronic homelessness with an emphasis on Latinx women and women of color
Bitter Lake PSH <i>DESC</i> Bitter Lake	100 units of permanent supportive housing serving individuals experiencing chronic homelessness
Boylston Apartments <i>Low Income Housing Institute</i> Capitol Hill	55 studio apartments serving individuals experiencing homelessness
Broadway Urbaine <i>TAP Collaborative</i> Capitol Hill	100 studio and one-bedroom apartments and live-work units for individuals with low incomes
Bryant Manor <i>FAME Housing Association</i> Central District	58 two-, three-, and four-bedroom apartments for families with extremely low incomes
Cedar Crossing Apartments <i>Bellwether Housing / Mercy Housing Northwest</i> Roosevelt	245 studio, one-, two-, and three-bedroom apartments for a mix of extremely low-, very low-, and low-income individuals and families

Project Name <i>Project Sponsor</i> <i>Neighborhood</i>	Description (Shading indicates projects funded in 2021)
DESC Woodland <i>Woodland</i> Fremont	100 units of permanent supportive housing serving individuals experiencing chronic homelessness
Eclipse Fremont Apartments <i>GMD</i> Fremont	87 studio and one- and two-bedroom apartments for very low- and low-income families and individuals; 66 additional unrestricted units
El Centro Columbia City <i>El Centro de la Raza</i> Columbia City	87 one-, two-, and three-bedroom apartments for families and individuals with low, very low, and extremely low incomes
Elizabeth Thomas Homes <i>FAME/Equity Alliance of Washington / Catholic Housing Services</i> Rainier Beach	119 studio and one-, two-, and three-bedroom apartments for very low- and low-income families and individuals
Ethiopian Village <i>Ethiopian Community in Seattle / HumanGood</i> Rainier Beach	89 studio and one-bedroom apartments for older adults with extremely low, very low, and low incomes, with an emphasis on East African community
Flourish on Rainier <i>Bellwether Housing</i> Rainier Beach	185 studio, one-, two-, three-, and four-bedroom apartments for families and individuals with low and very low incomes
Goldfinch <i>Chief Seattle Club</i> Fremont	63 units of permanent supportive housing serving individuals experiencing homelessness and individuals with low incomes, with a focus on American Indian and Alaska Native elders
Good Shepherd Housing <i>Low Income Housing Institute</i> Central District	102 studio apartments for individuals experiencing homelessness and individuals with extremely low and very low incomes
Grand Street Commons <i>Mount Baker Housing Association</i> Mount Baker	204 studio, one-, two-, and three-bedroom apartments for families and individuals with low and very low incomes
Green Lake PSH <i>DESC</i> Green Lake	124 units of permanent supportive housing for individuals experiencing chronic homelessness
Harvard Hall Apartments <i>Low Income Housing Institute</i> Capitol Hill	69 studio apartments serving individuals experiencing homelessness
Hobson Place II <i>DESC</i> North Rainier	92 units of permanent supportive housing serving individuals experiencing homelessness
Lam Bow Apartments <i>Seattle Housing Authority</i> Delridge	79 one-, two-, and three-bedroom apartments for families and individuals with extremely low and very low incomes
Maddux Apartments <i>Mount Baker Housing Association</i> Mount Baker	165 studio, one-, two-, and three-bedroom apartments for very low- and low-income families and individuals

Project Name <i>Project Sponsor</i> <i>Neighborhood</i>	Description (Shading indicates projects funded in 2021)
Martina Apartments <i>Inland Group / Catholic Housing Services</i> Greenwood	66 units of permanent supportive housing serving individuals experiencing chronic homelessness
MLK Mixed Use <i>Low Income Housing Institute</i> Othello	147 studio, one-, two-, and three-bedroom apartments for young adults experiencing homelessness, and families and individuals with very low and extremely low incomes
Mount Zion Senior Housing at 19th <i>Mount Zion Housing Development</i> Central District	61 studio and one-bedroom rental apartments for low-income seniors
Nesbit Family Housing <i>Low Income Housing Institute</i> Licton Springs	117 studio, one-, and two-bedroom apartments, and three-bedroom townhomes for families and individuals with extremely low and very low incomes
New Hope Family Housing <i>New Hope Community Development Institute</i> Central District	86 studio, one-, two-, and three-bedroom apartments for families and individuals with low, very low, and extremely low incomes
North Lot <i>SCIDpda</i> Chinatown-International District, North Beacon Hill	153 studio, one-, two-, and three-bedroom apartments for individuals and families with very low incomes
Northaven III <i>Northaven / HumanGood</i> Northgate	85 studio and one-bedroom apartments for extremely low-, very low-, and low-income senior individuals and couples
Polaris at Lake City <i>Inland Group</i> Lake City	257 studio, one-, two-, and three-bedroom apartments for very low- and low-income families and individuals
Polaris at Rainier Beach <i>Inland Group</i> Rainier Beach	305 units for low-income families and individuals, with 20% set aside for people with disabilities
Pride Place <i>Community Roots Housing</i> Capitol Hill	118 units for low-income and extremely low-income seniors with an emphasis on the LGBTQ community
The Rise on Madison <i>Bellwether Housing / Plymouth Housing</i> First Hill	248 studio, one-, two-, and three-bedroom apartments for low-income families and individuals, and 112 units of permanent supportive housing for seniors who have experienced chronic homelessness
Sacred Medicine House <i>Chief Seattle Club</i> Lake City	117 units for extremely low-, very-low, and low-income individuals with an emphasis on urban native people experiencing homelessness
Sawara Apartments <i>Seattle Housing Authority</i> Yesler Terrace	113 one-, two-, three-, and four-bedroom apartments for families and individuals with low incomes

Project Name <i>Project Sponsor</i> Neighborhood	Description (Shading indicates projects funded in 2021)
St. Luke's Affordable Housing <i>Bridge Housing Corporation</i> Ballard	85 studio, one-, two-, and three-bedroom apartments for families and individuals with low and very low incomes
Uncle Bob's Place <i>Interlm Community Development Association</i> Chinatown-International District	126 studio, one-, two-, and three-bedroom apartments for families and individuals with low incomes
Via 7 <i>Mount Baker Housing Association</i> Rainier Beach	220 studio, one-, two-, and three-bedroom apartments for individuals and families with very low incomes
Willow Crossing <i>GMD</i> Othello	213 one-, two-, and three-bedroom apartments for families and individuals with low incomes
Yesler Family Housing <i>Seattle Chinatown International District PDA / Community Roots Housing</i> Yesler Terrace	158 studio, one-, two-, and three-bedroom apartments for families and individuals with extremely low and low incomes
YouthCare South Annex <i>Community Roots Housing</i> Capitol Hill	84 studio and one-bedroom apartments for young adults experiencing homelessness and young adults with very low and extremely low incomes
Permanently Affordable For-Sale Homes	
Capitol View <i>Habitat for Humanity</i> Capitol Hill	13 resale-restricted, permanently affordable condominiums through renovations to a 1901 apartment building
Copper Pines <i>Habitat for Humanity</i> Loyal Heights	7 resale-restricted, permanently affordable townhomes for low-income first-time homebuyers
Corvidae <i>Habitat for Humanity / Frolic</i> Columbia City	2 limited equity cooperative homes, within a project of 10 total, for low-income first-time homebuyers
Highland Terrace <i>Habitat for Humanity</i> Highland Park	12 resale-restricted, permanently affordable two-bedroom cottages for low-income first-time homebuyers
Lake City Townhomes Phase 2 <i>Habitat for Humanity</i> Lake City	8 resale-restricted, permanently affordable four-bedroom townhomes for low-income first-time homebuyers
Olympic Ridge <i>Habitat for Humanity</i> Central District	17 resale-restricted, permanently affordable one and two-bedroom condo units for low-income first-time homebuyers
PAHO <i>Homestead Community Land Trust / Edge Developers</i> Phinney Ridge	19 resale-restricted, permanently affordable one, two, and three-bedroom condo units for low-income first-time homebuyers

Project Name <i>Project Sponsor</i> <i>Neighborhood</i>	Description (Shading indicates projects funded in 2021)
Phinney Condos <i>Homestead Community Land Trust / Edge Developers</i> Phinney Ridge	19 resale-restricted, permanently affordable one, two, and three-bedroom condo units for low-income first-time homebuyers
Trenton Townhomes <i>Habitat for Humanity</i> Westwood	4 resale-restricted, permanently affordable three- and four-bedroom townhomes for low-income first-time homebuyers
U-Lex at Othello Square <i>HomeSight</i> Othello	68 limited equity cooperative homes for low-income first-time homebuyers
Village Gardens <i>Homestead Community Land Trust</i> Leschi	10 resale-restricted, permanently affordable three-bedroom townhomes for low-income first-time homebuyers plus 6 unrestricted townhomes

II. FUNDS AWARDED IN 2021

The Office of Housing awarded \$153 million in 2021 to build, acquire, and preserve 1,910 affordable rental homes in neighborhoods across Seattle. These investments support a spectrum of housing types for low-income residents, including supportive housing for those experiencing homelessness and apartments for low-income individuals and families.

Table 3: Rental Housing Program Funds Awarded

New production, reinvestment, and preservation

Fund Source	2021 Funding Awarded	Description
Seattle Housing Levy	\$15.2 M	The voter-approved Seattle Housing Levy avails approximately \$29 million per year for the rental housing program. In 2020, a pilot initiative accelerated Levy resources, by designating two years of Rental Production and Preservation into a single year. As a result, the total Levy funds awarded in 2021 for rental production and preservation was markedly smaller than in previous years.
Seattle Mandatory Housing Affordability (MHA) payments	\$50.0 M	In areas subject to MHA requirements, residential and commercial developers' make financial contributions toward affordable housing in cases when they do not opt to pursue a performance option.
Seattle Incentive Zoning / Bonus payments	\$0.4 M	Residential and commercial developers whose developments received permits prior to MHA implementation continue to make payments to the City under the Incentive Zoning program.
Other local funds, including Seattle Payroll Expense Tax	\$71.4 M	The Seattle Payroll Expense Tax is a business excise tax applicable to business with a local annual payroll of at least \$7,386,494 in the prior calendar year.
Federal funds, which may include HOME, CLFR, or other	\$16 M	The HOME Investment Partnerships Program (HOME) provides formula grants to states and municipalities to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing. Coronavirus Local Fiscal Recovery Funds (CLFR), a part of the American Rescue Plan Act (ARPA), provide local governments resources to support households, businesses, and public services impacted by the pandemic.
Total	\$153.0 M	

OH awarded an additional \$5.78 million to develop 33 permanently affordable homes for first-time homebuyers. OH's Home Repair Program provided nearly \$830,000 in loans and grants to low-income homeowners to address critical health, safety, and structural issues. OH's HomeWise Weatherization Program expended \$4 million to provide energy efficiency and indoor air quality improvements in affordable apartment buildings serving low-income renters and single-family homes with low-income owners.

Table 4: Homeownership Development Funds
Permanently affordable, resale-restricted for-sale housing

Fund Source	2021 Funding	Description
Seattle Housing Levy	\$4.08M	The 7-year Seattle Housing Levy dedicates \$14.3 million to a variety of homeownership programs, including development of new permanently affordable for-sale housing and downpayment assistance loans for income-qualified first-time homebuyers
Mandatory Housing Affordability (MHA) payment	\$1.70M	A portion of the developer payment proceeds under the MHA program (see description above, under Rental Housing) is intended for development of permanently affordable, resale-restricted for-sale housing.
Total	\$5.78M	

Table 5: Home Repair Program Funds

Fund Source	2021 Funding	Description
Seattle Housing Levy (program income)	\$394,236	Loans made with 1995 Levy home repair loan repayments
Community Development Block Grant	\$284,310	Loans made with CDBG home repair loan repayments
Seattle Housing Levy	\$151,451	Grants made with 2016 Levy funding
Total	\$829,997	

Table 6: Low-Income Weatherization Program Funds

Fund Source	2021 Funding*	Description
Seattle City Light	\$1.69M	Energy efficiency improvements to electrically heated homes and apartments in Seattle City Light's service area
Seattle Housing Levy (program income)	\$0.15M	Oil to electric heat conversions; funding comes from 1995 Housing Levy home repair loan repayments

Fund Source	2021 Funding*	Description
Washington State Capital Budget	\$0.79M	Energy efficiency, asthma reduction and indoor air quality improvements in homes and apartments; funding is provided through the State Energy Matchmaker Program
Federal	\$1.20M	Energy efficiency and indoor air quality improvements in homes and apartments; funding from Department of Health and Human Services, Department of Energy, and Bonneville Power Administration
Puget Sound Energy	\$0.26M	Energy efficiency and health and safety improvements for gas heated buildings
Total	\$4.09M	

* Indicates capital funds expended in 2021. Grants may have been awarded in an earlier year.

Emergency Rental Assistance

In 2021, the City continued its work to administer emergency rental assistance to provide stability for renters with low incomes who were economically impacted by the COVID-19 pandemic.

To distribute available funds, the City employed a three-pronged strategy that reached more than 6,300 Seattle renters whose housing stability was jeopardized by the pandemic's economic impacts. This approach to program implementation emphasized efficient and trusted partnerships, through:

- a direct contract with United Way of King County, building on their strong foundation of existing eviction prevention work;
- innovative delivery by the Seattle Office of Housing's direct support to nonprofits that operate city-funded affordable housing; and
- intentionality with respect to communities who were most negatively impacted by COVID-19, through direct engagement with community-based organizations, including agencies led by and serving BIPOC, immigrant, and refugee communities.

By the end of 2021, approximately \$27.6 million in rental assistance had been paid out to 6,355 households. For households served from October to December 2021, of those who provided such data 53% lived in a home that had children. The three-program strategy ensured that federal funding could be quickly disbursed in a streamlined yet equitable manner: across the Community-Based Organizations, United Way, and Office of Housing programs, about 63% of rental assistance recipients identified as people of color, and 17% of Hispanic ethnicity.

Capital Funds Leveraged

Rental Housing Development: Of the City's total capital investment in rental housing production and reinvestment, \$138 million is dedicated to new housing development. This \$138 million in OH investment will result in a total investment of \$572 million in new low-income housing, not including funds that pay for ground floor commercial or community spaces. The \$434 million that augments City funding derives from multiple sources, with the largest being private activity bonds and private equity investment through the

federal Low-Income Housing Tax Credit program, both of which are administered by the Washington State Housing Finance Commission.

Homeownership Development: Development of homeownership housing typically leverages between \$4 and \$5 per dollar spent of City funding. The homebuyer's mortgage, borrowed from a conventional mortgage lender, and their down payment amount constitutes the largest share of that leverage, averaging roughly two-thirds of the cost of each home. Other subsidy sources include State Housing Trust Fund, Federal Home Loan bank and HUD's Self-Help Homeownership, Program (SHOP) along with philanthropic and volunteer labor contributions.

III. PROJECTS FUNDED IN 2021

Table 7: Rental Housing, New Development Projects, 2021

Project Name <i>Project Sponsor</i> Neighborhood	Project Description	Restricted Units			Capital Funding (City Only, \$M)			
		Total	Levy	MHA	Total City	Levy	MHA	Other
DESC Woodland <i>DESC</i> Fremont	<ul style="list-style-type: none"> Construction of permanent supportive housing (studio apartments) serving individuals who are disabled and experiencing chronic homelessness (0-30% AMI) Robust on-site supportive services provided 	100	100	--	10.7	10.7	--	--
Sawara Apartments <i>Seattle Housing Authority</i> Yesler Terrace	<ul style="list-style-type: none"> Construction of one-, two-, three-, and four-bedroom apartments serving families and individuals with incomes up to 30% and 60% AMI Funding for this project fulfills Office of Housing commitments in Yesler Terrace Cooperative Agreement Participant in Housing Development Consortium’s Exemplary Building Program, which explores new technologies and practices to enhance energy efficiency of affordable housing buildings 	113	113	--	3.5	3.5	--	--
Grand Street Commons <i>Mount Baker Housing Association</i> Mount Baker	<ul style="list-style-type: none"> Construction of studio, one-, two-, and three-bedroom apartments serving families and individuals with incomes up to 50% and 60% AMI Located two blocks from future Judkins Park light rail station on remediated brownfield site, within a larger mixed-income, mixed-use community 	204	--	204	14.4	--	2.3	12.1

Project Name <i>Project Sponsor</i> Neighborhood	Project Description	Restricted Units			Capital Funding (City Only, \$M)			
		Total	Levy	MHA	Total City	Levy	MHA	Other
Beacon Hill Apartments <i>Sea Mar Community Health Centers</i> Beacon Hill	<ul style="list-style-type: none"> Acquisition of newly constructed studio apartments serving women experiencing chronic homelessness (0-30% AMI), with a focus on Latinx women and women of color On-site case management services with access to Sea Mar Community Health Center's specialized and culturally responsive supportive services 	39	--	39	5.4	--	5.4	--
Boylston Apartments <i>Low Income Housing Institute</i> Capitol Hill	<ul style="list-style-type: none"> Acquisition of newly constructed studio apartments serving individuals experiencing homelessness (0-30% AMI and up to 50% AMI) On-site case management services 	55	--	55	9.1	--	5.6	3.5
Broadway Hall Apartments <i>Low Income Housing Institute</i> Capitol Hill	<ul style="list-style-type: none"> Acquisition of newly constructed studio apartments serving individuals experiencing homelessness (0-30% AMI and up to 50% AMI) On-site case management services 	34	--	34	6.5	--	3.0	3.5
Harvard Hall Apartments <i>Low Income Housing Institute</i> Capitol Hill	<ul style="list-style-type: none"> Acquisition of newly constructed studio apartments serving individuals experiencing homelessness (0-30% AMI and up to 50% AMI) On-site case management services 	69	--	69	11.6	--	7.7	3.9
Broadway Urbaine <i>TAP Collaborative</i> Capitol Hill	<ul style="list-style-type: none"> Construction of studio and one-bedroom apartments and live-work units serving individuals with incomes up to 60% AMI Ground-floor uses include retail space 	100	---	100	4.0	--	3.0	1.0
El Centro Columbia City <i>El Centro de la Raza</i> Columbia City	<ul style="list-style-type: none"> Construction of one-, two-, and three-bedroom apartments serving families and individuals with incomes up to 30%, 50%, and 60% AMI Development will include Church of Hope community church and a child development center managed by El Centro de la Raza 	87	--	87	11.6	--	4.5	7.1

Project Name <i>Project Sponsor</i> Neighborhood	Project Description	Restricted Units			Capital Funding (City Only, \$M)			
		Total	Levy	MHA	Total City	Levy	MHA	Other
MLK Mixed Use <i>Low Income Housing Institute</i> Othello	<ul style="list-style-type: none"> Construction of studio, one-, two-, and three-bedroom apartments serving young adults experiencing homelessness, families, and individuals with incomes up to 30% and 50% AMI Development will include an early learning center managed by Refugee Women’s Alliance (ReWA) 	147	--	147	11.3	--	4.5	6.8
New Hope Family Housing <i>New Hope Community Development Institute</i> Central District	<ul style="list-style-type: none"> Construction of studio, one-, two-, and three-bedroom apartments serving families and individuals with incomes up to 30%, 50%, and 60% AMI New Hope Missionary Baptist Church has been a presence in the Central District since 1949; this development leverages existing church-owned property and may use additional density provided by Ordinance 126445 	86	--	86	13.4	--	5.6	7.8
St. Luke’s Affordable Housing <i>Bridge Housing Corporation</i> Ballard	<ul style="list-style-type: none"> Construction of studio, one-, two-, and three-bedroom apartments serving families and individuals with incomes up to 50% and 60% AMI St. Luke’s Episcopal Church has been a presence in Ballard for over 130 years; this development leverages existing church-owned property and may use additional density provided by Ordinance 126445 	85	--	85	9.7	--	4.0	5.7
YouthCare South Annex <i>Community Roots Housing</i> Capitol Hill	<ul style="list-style-type: none"> Construction of studio and one-bedroom apartments serving young adults experiencing homelessness and young adults with incomes up to 30%, 50%, and 60% AMI Development will include 30,000 square foot facility for YouthCare’s Workforce Development HUB, which will provide education and employment training services for young adults 	84	--	84	9.7	--	4.0	5.7

Project Name <i>Project Sponsor</i> Neighborhood	Project Description	Restricted Units			Capital Funding (City Only, \$M)			
		Total	Levy	MHA	Total City	Levy	MHA	Other
Goldfinch <i>Chief Seattle Club</i> Fremont	<ul style="list-style-type: none"> Acquisition of permanent supportive housing (studio apartments) serving individuals experiencing homelessness and individuals with low incomes (0-30% and up to 50% AMI), with a focus on American Indian and Alaska Native elders Chief Seattle Club will provide culturally relevant supportive services for Native elders through on-site case management 	63 ²	--	--	11.2	--	--	11.2
Keiro Site <i>Africatown Community Land Trust</i> Central District	<ul style="list-style-type: none"> Acquisition of former Keiro Nursing and Rehabilitation Center for future development of rental housing serving individuals and families with incomes up to 60% AMI Prior to development, the site's interim use is as a 125-unit shelter for individuals experiencing homelessness 	285 ³	--	--	5.8	--	--	5.8
Total – New Development		1,551	213	990	\$138.0 M	\$14.2 M	\$50.0 M	\$74.2 M

² The Goldfinch project received neither Housing Levy nor MHA funds, and thus its 63 units are not assigned to either Levy or MHA production totals.

³ The Keiro Site project received neither Housing Levy nor MHA funds, and thus its 285 units are not assigned to either Levy or MHA production totals.

Table 8: Rental Housing, Reinvestment and Preservation, 2021

Project Name <i>Project Sponsor</i> Neighborhood	Project Description	Restricted Units			Capital Funding (City Only, \$M)			
		Total	Levy	MHA	Total City	Levy	MHA	Other
Union Hotel⁴ <i>DESC</i> Pioneer Square	<ul style="list-style-type: none"> Interior and exterior health and safety updates, replacement of obsolete building systems in building constructed in 1905 Building currently provides studio apartments and on-site supportive services to individuals who have experienced homelessness (0-30% AMI) 	50	--	--	1.0	--	--	1.0
NP Hotel & Eastern Hotel <i>InterIm Community Development Association</i> Chinatown-International District	<ul style="list-style-type: none"> Safety, sustainability, and operational efficiency updates to two historic buildings constructed in the early 1900s Buildings currently provide studios, one-, two-, and four-bedroom apartments serving families and individuals with incomes up to 30%, 40%, and 50% AMI 	107	--	--	2.9	--	--	2.9
Jensen Block <i>Low Income Housing Institute</i> South Lake Union	<ul style="list-style-type: none"> Repair exterior stairs Building currently provides studio and one-bedroom apartments to individuals with incomes up to 30% and 40% AMI 	30	--	--	2.0	--	--	2.0
Pacific Apartments <i>Plymouth Housing</i> Downtown	<ul style="list-style-type: none"> Rehabilitation of historic building, originally constructed in 1916, to support long-term building operation Conversion of single-room occupancy units to studios 	88	88	--	8.1	0.5	--	7.6
Plymouth on Stewart <i>Plymouth Housing</i> Downtown	<ul style="list-style-type: none"> Emergency repair of sidewalk in public right-of-way adjacent to building 	84	84	--	1.0	0.5	--	0.5
Total – Reinvestment and Preservation		359	172	--	\$15.0 M	\$1.0 M	--	\$14.0 M

⁴ OH is partnering with other public funders to fund necessary updates and preserve affordable homes not previously part of OH portfolio.

Table 9: Rental Housing, Short-Term Financing, 2021

Project Name <i>Project Sponsor</i> Neighborhood	Project Description	Restricted Units			Capital Funding (City Only, \$M)			
		Total	Levy	MHA	Total City	Levy	MHA	Other
Aurora Heights Housing <i>Low Income Housing Institute</i> Bitter Lake	<ul style="list-style-type: none"> Acquisition of a site for future development of affordable apartments serving individuals earning a range of incomes up to 30%, 50%, and 60% AMI 	350	350	--	6.0	6.0	--	--
Clay Apartments <i>Low Income Housing Institute</i> Capitol Hill	<ul style="list-style-type: none"> Acquisition of a newly constructed multifamily residential building to rapidly serve veterans and individuals experiencing homelessness 	75	75	--	11.9	11.9	--	--
Thunderbird Site <i>Mt. Baker Housing Association</i> Rainier Beach	<ul style="list-style-type: none"> Acquisition of a transit-oriented site for future development of affordable apartments serving families and individuals earning at or below 60% AMI 	232	232	--	6.4	6.4	--	--
Total – Short-Term Financing		657	657	--	\$24.3 M	\$24.3 M	--	--

Table 10: Homeownership Program, New Development Projects, 2021

Project Name <i>Project Sponsor</i> Location	Project Description	Total Funded Units	Levy Units	MHA Units	Capital Funding (\$M)			
					Total City \$	Levy \$	MHA \$	Other \$
PAHO <i>Homestead Community Land Trust and Edge Community Developers</i> Phinney Ridge	<ul style="list-style-type: none"> New construction of 19 resale-restricted, permanently affordable one-, two-, and three-bedroom condo units for low-income first-time homebuyers 	19	19	--	1.9	1.9	--	--
Corvidae <i>Habitat for Humanity, Seattle-King County and Corvidae</i> Columbia City	<ul style="list-style-type: none"> 2 limited equity cooperative homes, within a project of 10 total homes, for sale to low-income first-time homebuyers 	2	2	--	0.2	0.2	--	--
Habitat 15th Highland Park <i>Habitat for Humanity, Seattle-King County</i> Westwood-Highland Park	<ul style="list-style-type: none"> New construction of 12 resale-restricted, permanently affordable two-bedroom cottages for low-income first-time homebuyers 	12	12	--	1.3	1.3	--	--
Habitat 14th <i>Habitat for Humanity, Seattle-King County, Green Canopy</i> Capitol Hill	<ul style="list-style-type: none"> New construction of 17 resale-restricted, permanently affordable one- and two-bedroom condo units for low-income first-time homebuyers 	17	--	17	1.7	--	1.7	--
Total		50	33	17	\$5.1	\$3.4	\$1.7	--

Table 11: Home Repair Program, Loans and Grants, 2021

Type of Assistance	Project Description	Awards Made*	Total Funding	Average Assistance
Loans	Repairs that address critical health, safety, and structural integrity issues. Typical repairs include roof replacements, side sewers, plumbing, and electrical work. 0% interest loans, with option for deferred payment for some borrowers. Homeowners often also receive additional grants for weatherization improvements.	37	\$678,546	\$18,339
Grants	Repairs that address immediate health, safety, and structural integrity issues, and repairs needed to access weatherization grants. Grants are provided to owners unable to access a home repair loan.	23	\$151,451	\$6,585
Total		60	\$829,997	

*The 60 awards shown above supported 59 households, as one household participated in two transactions in 2021.

Table 12: Low-Income Weatherization Program, Completed Single-Family Projects, 2021

Project Name	Owner	Project Description	Units	Funding
Single-Family Home Weatherization	Low-income homeowners citywide	Energy efficiency and indoor air quality upgrades at single-family homes, such as insulation, air sealing, new heating systems, hot water heaters, and bathroom fans Average grant amount: \$16,534	82	\$1,355,761
Single-Family Oil-to-Electric Conversions	Low-income homeowners citywide	Convert single-family homes from oil furnaces to efficient electric heat pump systems	30	\$366,715
Single-Family Weatherization Total			112	\$1,722,476

Table 13: Low-Income Weatherization Program, Completed Multifamily Projects, 2021

Project Name	Owner	Project Description	Units	Funding
Morrison Hotel	DESC	Boiler replacement, centralized ventilations systems, energy recovery venting, upgraded exhaust fans and efficient LED lighting	215	\$839,911
Stone Way Apartments	Bellwether Housing	Redesigned and installed energy recover ventilation system and efficient LED lighting	70	\$125,545
Kerner Scott House	DESC	Efficient LED Lighting & ductless heat pumps	40	\$79,835
3904 MLK	SEED	Air Sealing, ventilation, ductless heat pumps & heat pump water heaters	33	\$272,954
Cascade Shelter Project	Cascade Shelter Project	Insulation, air sealing, window replacements, ductless heat pumps & ventilation upgrades	12	\$192,700
Multifamily Weatherization Total			370	\$1,510,946

IV. HOUSING INVESTMENTS THROUGHOUT SEATTLE

Housing equity and equitable development are advanced through City location priorities for housing investment. Seattle housing policies direct investments to neighborhoods where low-income residents, including many people of color, face displacement due to rising rents and gentrification. This affordable housing helps sustain cultural communities and enables residents to stay in their neighborhoods as transit and other improvements are made. Seattle housing policies also direct investments to higher cost areas where many opportunities are available, including schools, transportation, and amenities.

OH prioritizes investments in locations that:

- Provide access to frequent transit
- Provide access to opportunity
- Advance equitable development goals and address displacement
- Serve needs of residents



Rendering: Mount Zion Housing Development's Senior Housing at 19th, funded 2020

In addition, for purposes of investing payment funds from the Mandatory Housing Affordability program, OH considers a project's proximity to areas where development activity has generated payment contributions.

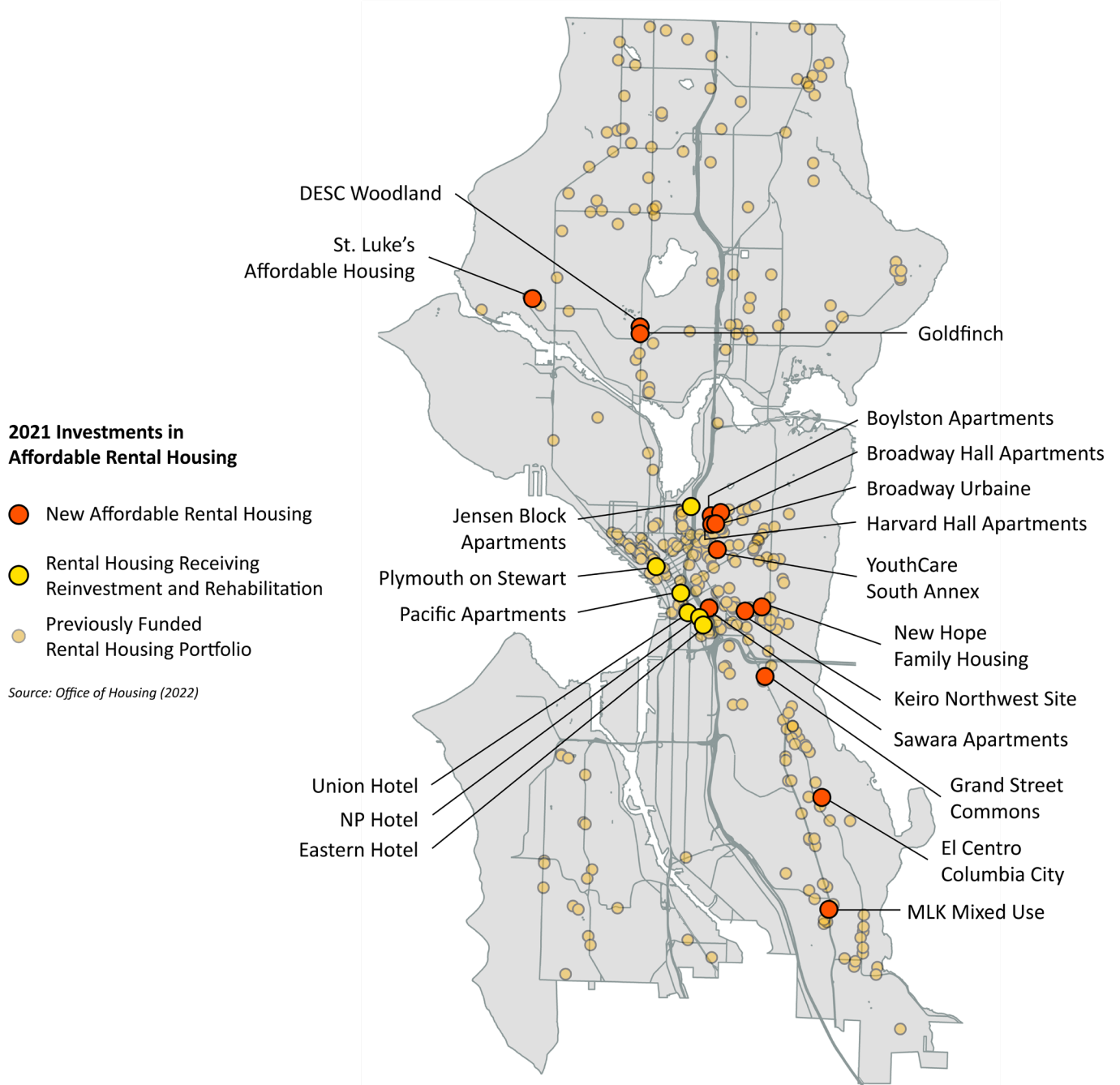
The following maps and table illustrate how the location of OH-funded affordable housing addresses City priorities.

- Map A: Rental Housing Investments
- Map B: Homeownership Investments
- Map C: Location Within Urban Center/Urban Village Boundaries
- Table 14: OH Investments by Urban Center/Urban Village
- Map D: Access to Frequent Transit Service
- Map E: Access to Opportunity Index⁵
- Map F: Displacement Risk Index

⁵ Maps E-F overlay OH-funded projects on maps produced for the [Office of Planning and Community Development's Growth and Equity Analysis \(May 2016\)](#), which describes the data and methodology used to create the Displacement Risk and Access to Opportunity Indices.

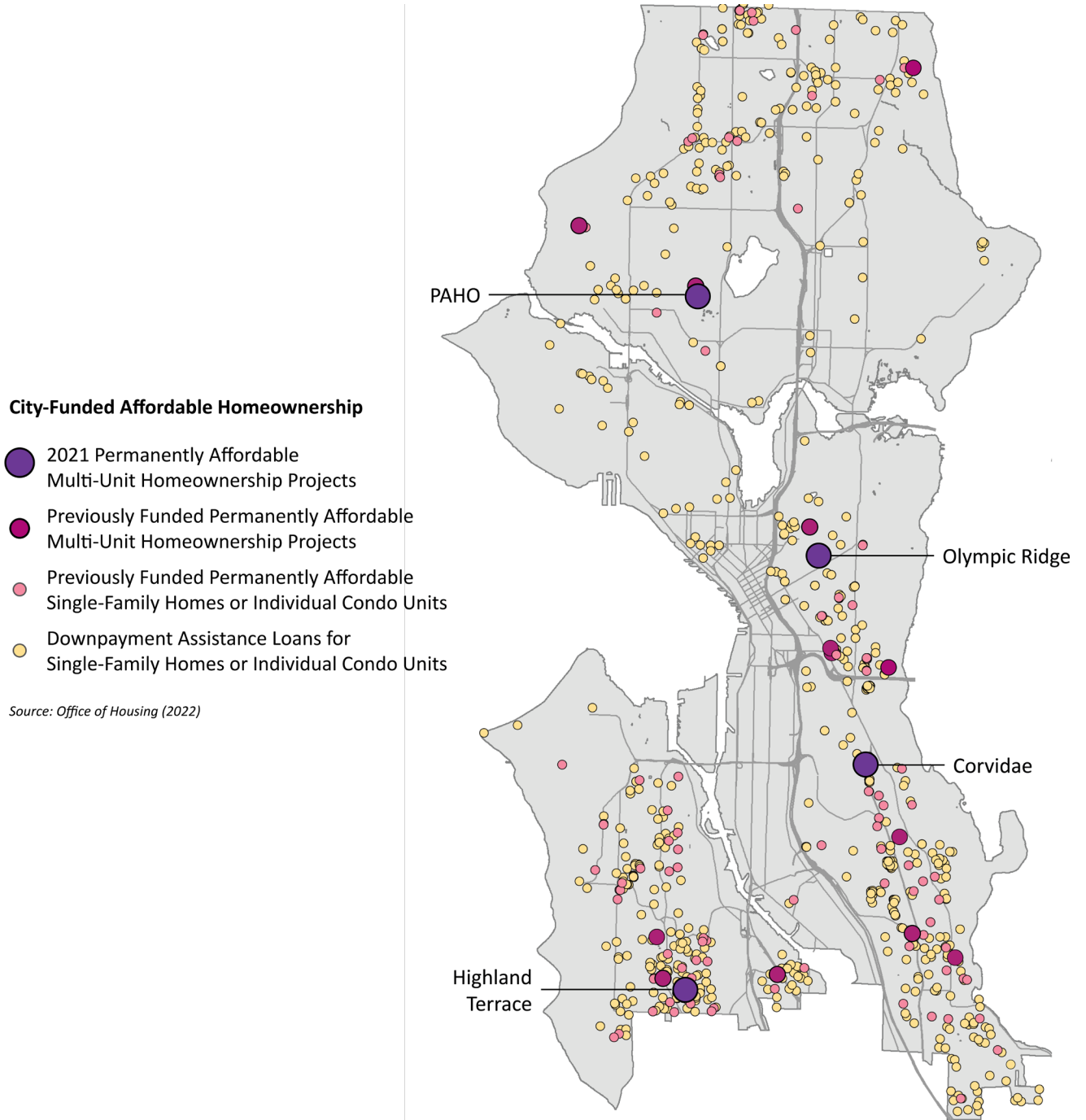
Map A: Rental Housing Investments

OH funds production and preservation of rental housing that will serve low-income Seattle residents for a minimum of 50 years.



Map B: Homeownership Investments

OH creates opportunities for first-time homebuyers through investments in permanently affordable homes as well as down payment assistance loans.



Map C: Location Within Urban Village Boundaries

OH prioritizes investments throughout the city, including in Seattle’s most amenity-rich neighborhoods in terms of transit, schools, parks, retail and other services, in alignment with the City’s Urban Village strategy.

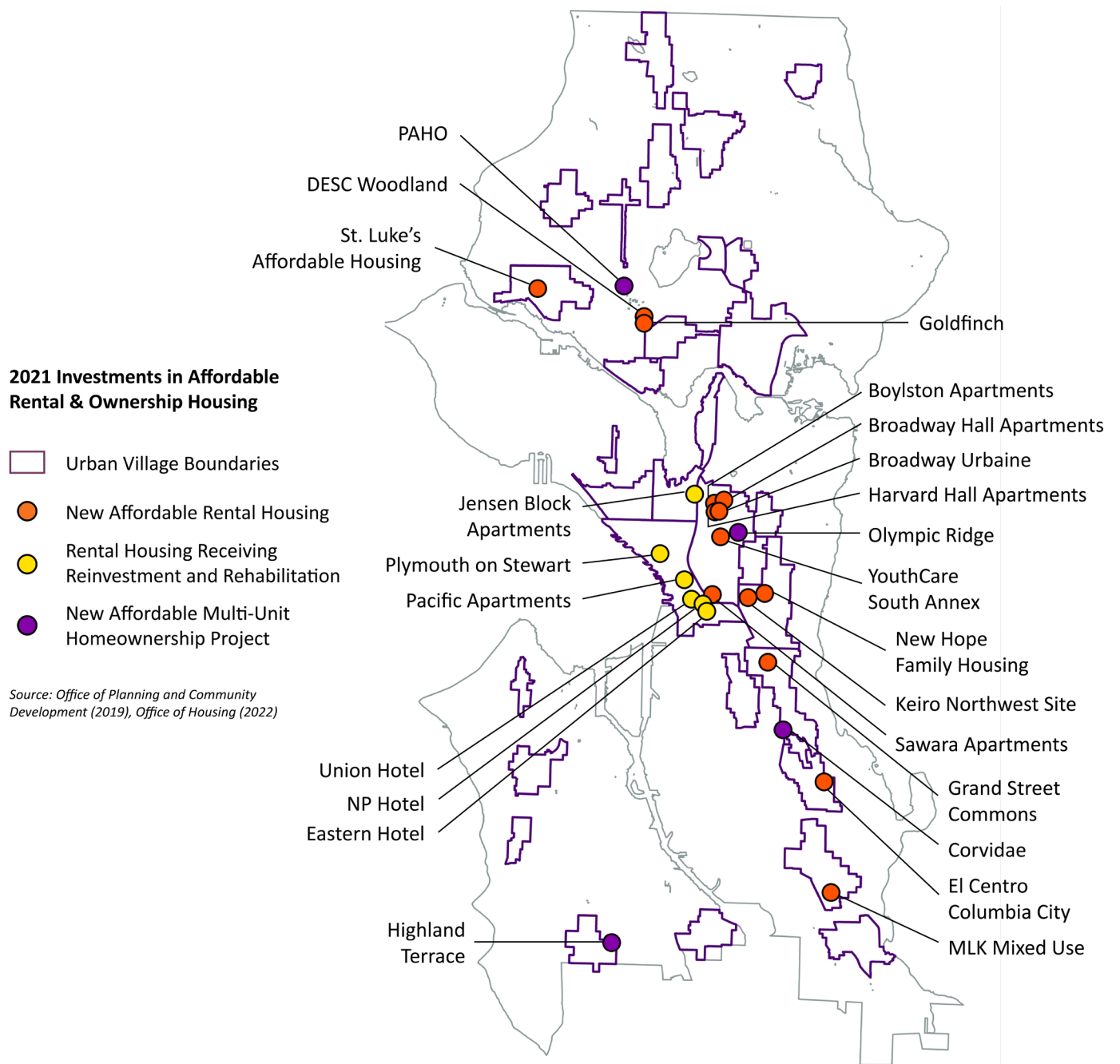


Table 14: OH Investments by Urban Center/Urban Village

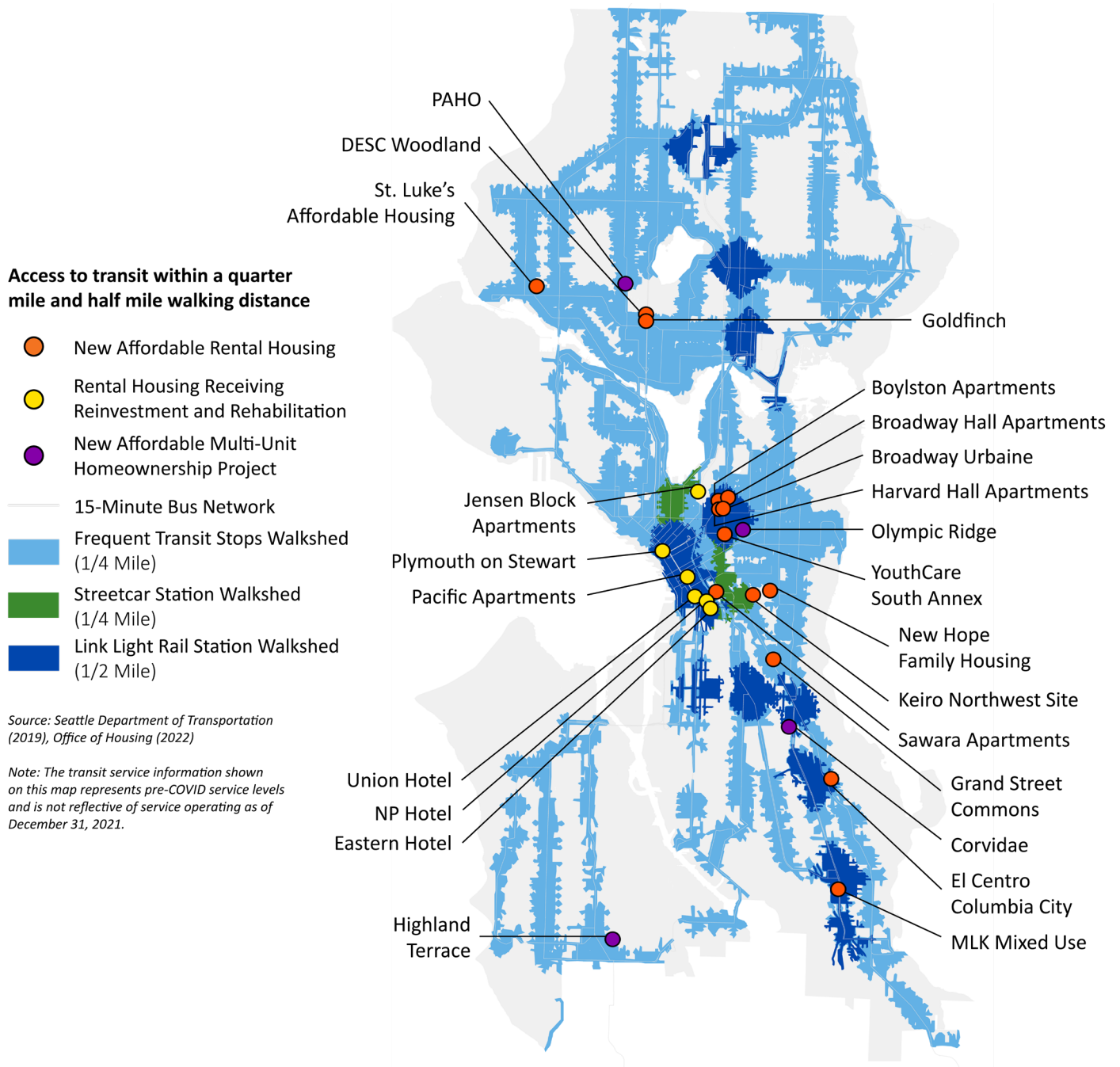
For new development of affordable rental and for-sale housing

Urban Center and Urban Village Groupings ¹	Projects Funded in 2021		
	Project Name(s)	Funded Units	Total City \$M
12th Avenue, Capitol Hill, Eastlake, First Hill	Boylston Apartments (55 rental) Broadway Hall Apartments (34 rental) Broadway Urbaine (100 rental) Harvard Hall Apartments (69 rental) Olympic Ridge (17 for-sale) Sawara (113 rental) YouthCare South Annex (84 rental)	455 rental 17 for-sale	\$44.4 rental \$1.7 for-sale
23rd & Union-Jackson, Madison-Miller	Keiro Site (285 rental) New Hope Family Housing (86 rental)	371 rental	\$19.2 rental
Admiral, Morgan Junction, South Park, West Seattle Junction, Westwood-Highland Park	Highland Terrace (12 for-sale)	12 for-sale	\$1.3 for-sale
Aurora-Licton Springs, Bitter Lake Village			
Ballard, Crown Hill, Greenwood-Phinney Ridge	PAHO (19 for-sale) St. Luke's Affordable Housing (85 rental)	85 rental 19 for-sale	\$9.7 rental \$1.9 for-sale
Belltown, Chinatown-ID, Commercial Core, Denny Triangle, Pioneer Square			
Columbia City, Mt. Baker, North Beacon Hill, Othello, Rainier Beach	Corvidae (2 for-sale) El Centro Columbia City (87 rental) Grand Street Commons (204 rental) MLK Mixed Use (147 rental)	438 rental 2 for-sale	\$37.3 rental \$0.2 for-sale
Fremont, Green Lake, Wallingford	DESC Woodland (100 rental) Goldfinch (63 rental)	163 rental	\$21.9 rental
Lake City, Northgate			
Queen Anne, Uptown			
Ravenna, Roosevelt, University District			
South Lake Union			
Total		1,551 rental 33 for-sale	\$138.0 rental \$5.1 for sale

¹These geographic areas are defined in the Council-adopted Housing Funding Policies. Investments made outside urban center and urban village boundaries are grouped with the nearest urban center or village.

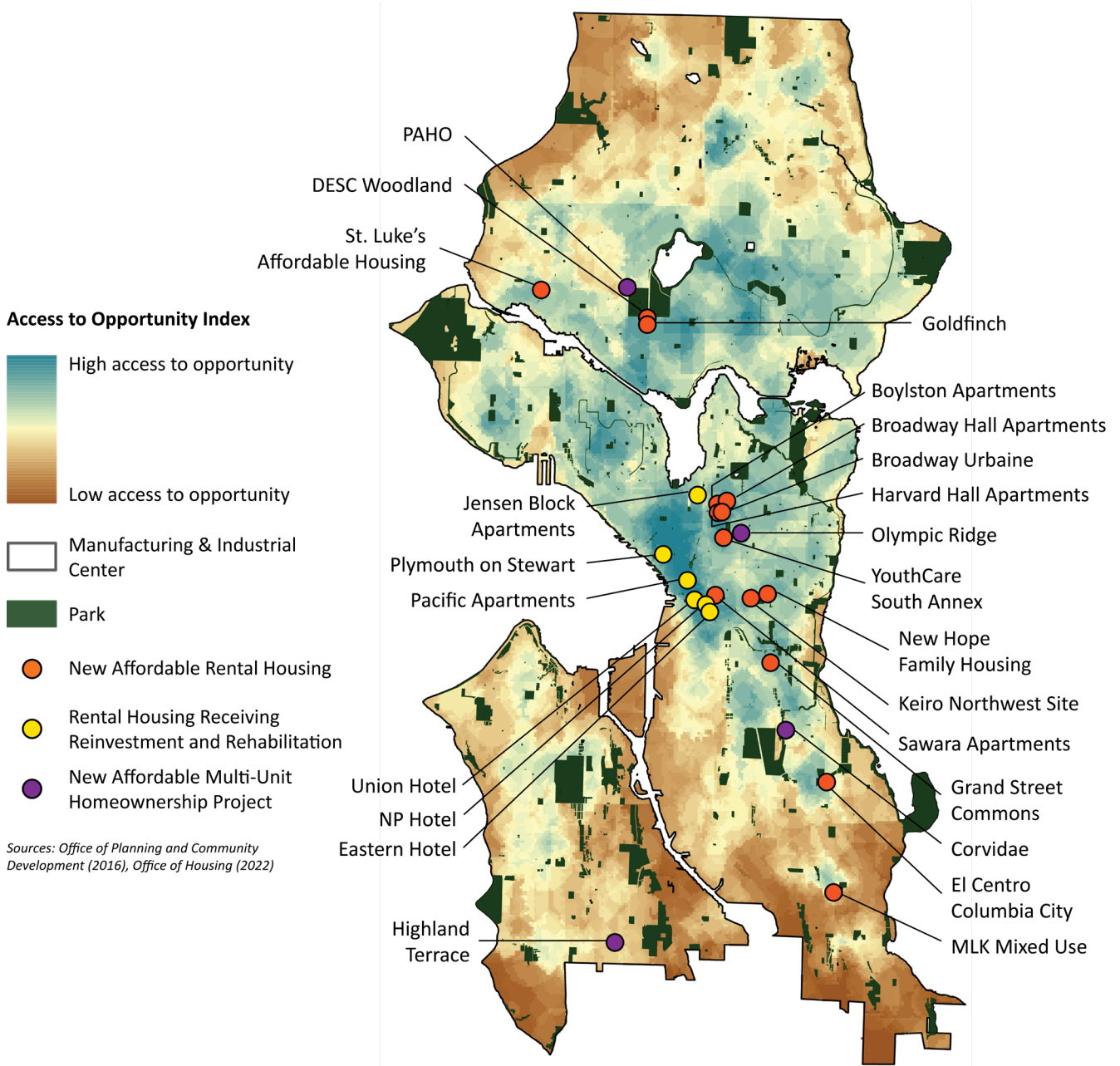
Map D: Access to Frequent Transit Service

Access to transit is a priority for all OH investments, as transportation costs are second only to housing costs for most low-income households and many low-income households do not own a car. In particular, OH prioritizes locations near high-capacity transit and light rail station areas, both existing and planned.



Map E: Access to Opportunity Index⁶

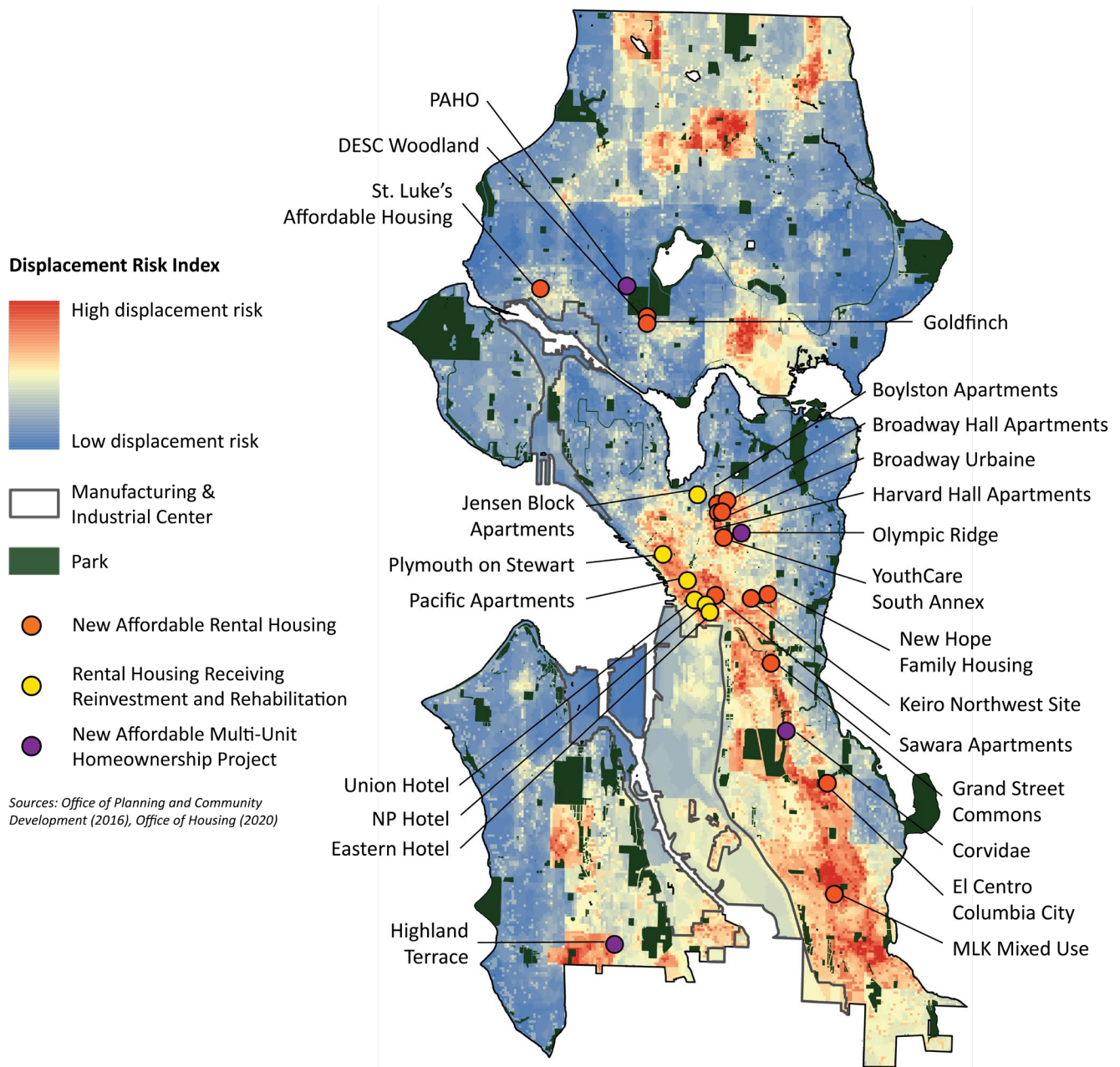
OH prioritizes investments in locations that afford low-income residents the greatest access to opportunities such as jobs, quality education, parks and open space, and services.



⁶ “The Access to Opportunity Index considers marginalized populations’ access to key determinants of social, economic, and physical well-being. (...) The access to opportunity index includes measures related to education, economic opportunity, transit, civic infrastructure, and public health.” Office of Planning and Community Development “Growth and Equity Analysis” Report (May 2016)

Map F: Displacement Risk Index⁷

OH prioritizes locations that support community development investments in low-income communities, including neighborhoods where marginalized groups have historic roots or access to culturally relevant business and services, and locations where low-income residents have a high risk of displacement.



⁷ “The Displacement Risk Index focuses on both physical (direct) and economic and cultural (indirect) displacement that affects marginalized populations. By combining data on vulnerability, amenities, development potential, and rents, the displacement risk index identifies areas where displacement of marginalized populations may be more likely.” Office of Planning and Community Development “Growth and Equity Analysis” Report (May 2016)

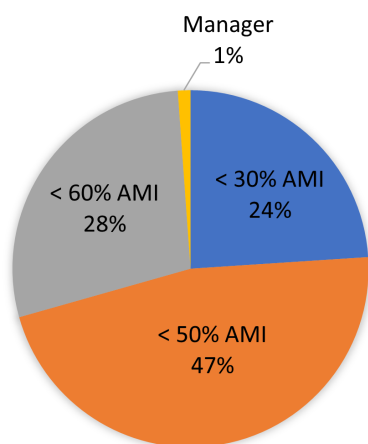
V. NEW RENTAL HOUSING FUNDED IN 2021: FUNDING PRIORITIES & CHARACTERISTICS

New rental housing projects funded in 2021 include both population-specific housing and buildings that are open to any income-eligible resident. The projects serve the range of populations prioritized in the OH Housing Funding Policies adopted by City Council. Projects sponsored by organizations grounded in Black, Indigenous, and People of Color (BIPOC) communities also reflect Citywide racial equity goals.

- **Homeless individuals and families:** Seven buildings will provide 375 apartments serving people experiencing homelessness, with varying levels of on-site supportive services offered;
- **Seniors and people with disabilities:** One building (DESC Woodland) will provide 100 apartments serving people with multiple special needs, and one building (Goldfinch) will provide 63 apartments for seniors, with a focus on American Indian and Alaska Native elders;
- **Low-wage working families and individuals:** Nine buildings and one site for future affordable housing development will provide 1,176 apartments to serve a range of household incomes and family types;
- **Support for project sponsors grounded in BIPOC communities:** Of the 12 development sponsors supported through 2021 investments in new rental housing development, five are explicitly rooted in, led by, and serve communities of color. Africatown Community Land Trust, Chief Seattle Club, El Centro De La Raza, New Hope Community Development Institute, and Sea Mar Community Health Centers are deeply embedded in the communities they serve and are committed to providing culturally-specific housing and services that are responsive to their communities’ unique needs. Another three development sponsors—Seattle Housing Authority, Low Income Housing Institute, and Mount Baker Housing Association—are led at the highest level by people of color.

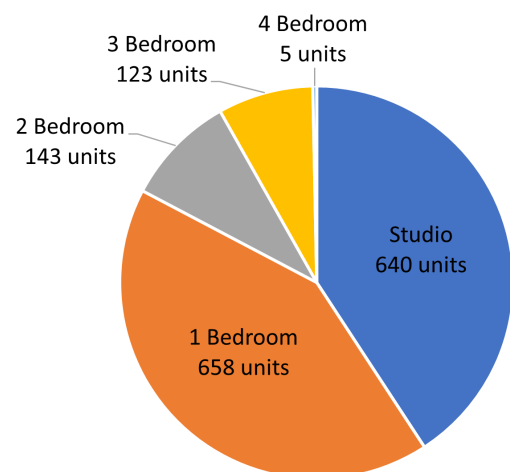
Unit Affordability

New Multi-Family Rental Housing - Funded in 2021
1,569 Total Units / 15 Buildings



Bedroom size

New Multi-Family Rental Housing - Funded in 2021
1,569 Units / 15 Projects



VI. DEMOGRAPHICS OF HOUSEHOLDS SERVED, BY PROGRAM

Rental Housing

In 2020, the year of the latest available data⁸, 14,552 OH-funded affordable apartments were in operation. This number includes apartments that were newly placed in service in 2020, and thus had not been in operation for a full year at the time of data collection. This housing served 15,819 resident households over the course of the year.

- **Race / ethnicity:** 57% of households reporting demographic information (89% of total households served) are led by a person of color; 17% of all households served are led by an individual who identified as Hispanic.
- **Low-Income households:**
 - 72% Extremely Low-Income (up to 30% AMI)
 - 19% Very Low-Income (31% - 50% AMI)
 - 8% Low-Income/Moderate Income (51% - 80% AMI)
- **Special needs:** 42% of all renter households served (6,708 households) were identified as having a head of household with special needs; 18% of those heads of household were identified as having multiple special needs.

Race/Ethnicity of Renter Households, 2020
Percentages are based on the number of households reporting (14,048 – 89% of total)

- 40% White
- 33% Black/ African American
- 13% Asian/ Pacific Islander
- 3% American Indian/ Alaska Native
- 8% Multi-racial

Hispanic Renter Households, 2020
Percentage is based on the total number of households (15,819)

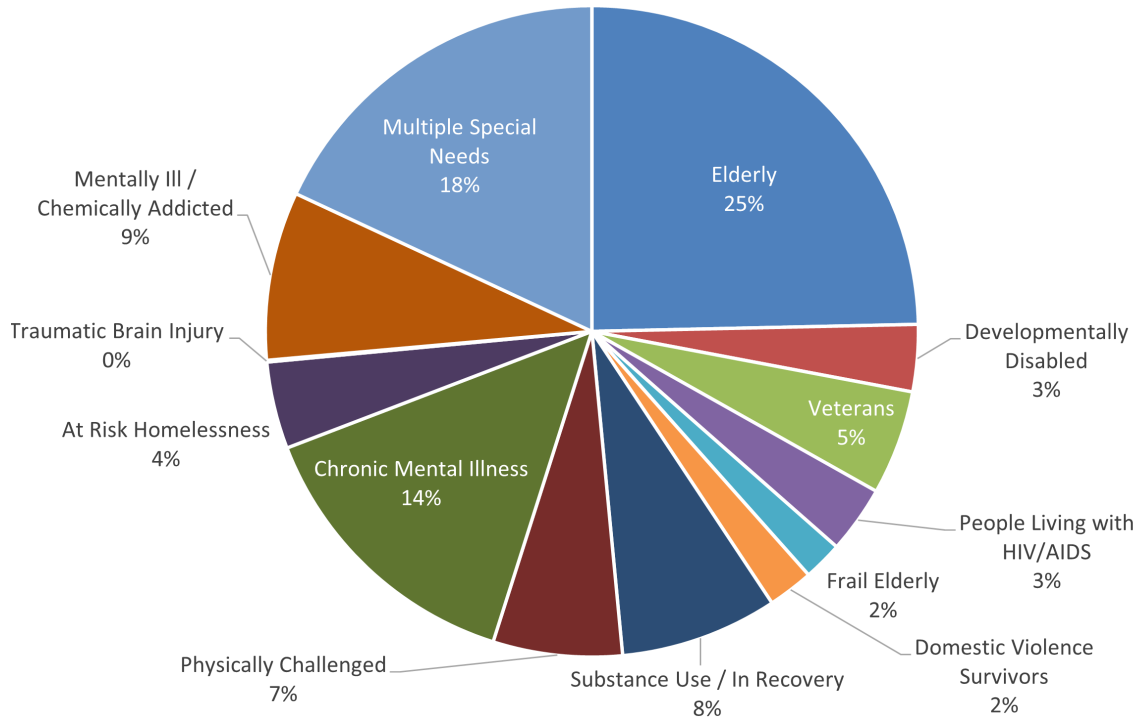
- 17% Hispanic
- 83% Not Hispanic

Selected 2021 Income Levels AMI = Area Median Income			
	30% AMI	50% AMI	60%AMI
Single Person	\$24,300	\$40,500	\$48,600
3-person Household	\$31,250	\$52,100	\$62,500

⁸ The Office of Housing imports racial and demographic information from a web based annual reporting application that is administered by the Washington State Housing Finance Commission. Data are available only for households residing in units where the Commission or the State Housing Trust Fund joined the Office of Housing as a capital funder.

Special Needs Households Served

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



Homebuyer Assistance

OH has provided purchase assistance for first-time homebuyers since the early 1990's, using Housing Levy proceeds, federal grants, and other fund sources. Households with incomes up to 80% AMI are eligible, although some homeownership development organizations chose to serve a lower-income population. In recent years, OH has increasingly funded the development of new permanently affordable for-sale housing, which is available at an affordable price upon initial sale and resale for eligible home buyers for at least 50 years.

Home purchase assistance promotes more diverse and equitable neighborhoods, and provides opportunity for households with lower incomes, and for racial and ethnic groups with lower rates of homeownership, to access greater housing stability and build intergenerational wealth. Demographic data is based on 347 first-time homebuyers assisted over the course of the past two housing levies.

Home purchase assistance has been provided to:

- **Race / ethnicity:** 45% of homebuyers reporting demographic data identified as people of color or of Hispanic ethnicity
- **Low-income households:**
 - 1% Extremely Low-Income (up to 30% AMI)
 - 40% Very Low-Income and Low-Income (31% - 60% AMI)
 - 59% Low-Income/Moderate Income (61% - 80% AMI)

Race/Ethnicity of Homebuyer Households 2011 - 2021
• 55% White
• 19% Asian/ Pacific Islander
• 19% Black/ African American
• 4% Hispanic
• 2% Multi-racial
• 1% American Indian/ Alaska Native

Home Repair

The Home Repair program assists low-income homeowners to make critical repairs that address safety concerns or threats to their homes' physical condition. The program also acts as an important anti-displacement tool, enabling low-income homeowners to stay in their homes even in the face of a cracked side sewer or a failing roof. Forms of financial aid include loans to homeowners with incomes up to 80% AMI and grants to homeowners with incomes up to 50% AMI.

In 2021, the program provided 37 loans and 23 grants to 59 homeowners (one household participated in two transactions).

- **Race / ethnicity:** 45% of those homeowners reporting demographic data identified as people of color or of Hispanic ethnicity
- **Low-income households:**
 - 58% Extremely Low-Income (up to 30% AMI)
 - 18% Very Low-Income (31% - 50% AMI)
 - 7% Low-Income (51% - 60% AMI)
 - 17% Low-Income/Moderate Income (61% - 80% AMI)

Race/Ethnicity of Reporting Homeowners Receiving Home Repair Grants and Loans, 2021
• 55% White
• 11% Asian/ Pacific Islander
• 27% Black/ African American
• 2% Hispanic
• 4% Multi-racial
• 2% American Indian/ Alaska Native

Weatherization Grants

The Weatherization Program provides grants for energy conservation and indoor air quality improvements, resulting in lower energy bills and healthier homes. Assistance is available for low-income homeowners up to 80% AMI. In rental housing at least half the residents must be low-income, generally up to 60% AMI. Household eligibility requirements and allowable uses of funds vary somewhat depending on the fund source used. Demographic data of households served is reported for buildings that passed inspections in 2021 but not necessarily reaching the point of project completion.

Multifamily Housing

Program investments in multifamily buildings orient primarily to subsidized housing properties, including buildings owned and operated by nonprofit or other mission-driven housing providers, Seattle Housing Authority, and King County Housing Authority. These investments improve residents' living conditions, reduce operating costs for housing providers, and help preserve the buildings for the long-term.

Demographic analysis reflects data for approximately 773 renter households:

- **People of Color:** 85% of reporting households
- **Low-income households** (94 Households did not report):
 - 2% Extremely Low-Income (up to 30% AMI)
 - 37% Very Low-Income (31% - 50% AMI)
 - 59% Low-Income (51% - 60% AMI)
 - 2% Low-Income/Moderate Income (61% - 80% AMI)

Single Family Homes

In 2021, OH staff inspected and approved energy efficiency and health and safety upgrades at 52 single family homes, most of which were owner-occupied. Residents of these homes, all of whom were low-income, benefit from improved health and quality of life, lower utility bills, and home upgrades that will improve the durability and sustainability of their homes.

Demographic analysis reflects data for approximately 52 single-family households:

- **People of color:** 50% of reporting households
- **Low-income households** (10 households did not report):
 - 33% Extremely Low-Income (up to 30% AMI)
 - 19% Very Low-Income (31% - 50% AMI)
 - 15% Low-Income (51% - 60% AMI)
 - 33% Low-Income/Moderate Income (61% - 80% AMI).

Race/Ethnicity
Residents of Multifamily Homes
receiving Weatherization Grants
729 reporting households, 2021

- 15% White
- 27% Black/ African American
- 41% Asian/ Pacific Islander
- 3% Hispanic
- 2% Multi-racial
- 13% American Indian/Alaskan Native

Race/Ethnicity
Residents of Single-Family Homes
receiving Weatherization Grants
52 households reporting, 2021

- 50% White
- 7% Black/ African American
- 33% Asian/ Pacific Islander
- 7% Hispanic
- 2% Multi-racial
- 2% American Indian/Alaskan Native

MORE INFORMATION

For more information, contact the City of Seattle Office of Housing or visit www.seattle.gov/housing.

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