


# 2023 Seattle Housing Levy Proposal

Office of Housing presentation to Select Committee on the 2023 Housing Levy  
April 19, 2023



**Seattle**  
Office of Housing

A stylized illustration of a city skyline at the bottom of the page. It features various buildings in blue, green, orange, and grey, with some having multiple windows. There are also green hills, a red tree, and a grey ground line. The sky is white with scattered blue and orange clouds and a small orange sun. A dark grey banner with a green base is positioned in the upper right, containing text.

More than 16,000 people are estimated to live in  
Levy-supported homes at any given time.

Every Housing Levy since 1986 has met or exceeded its goals.

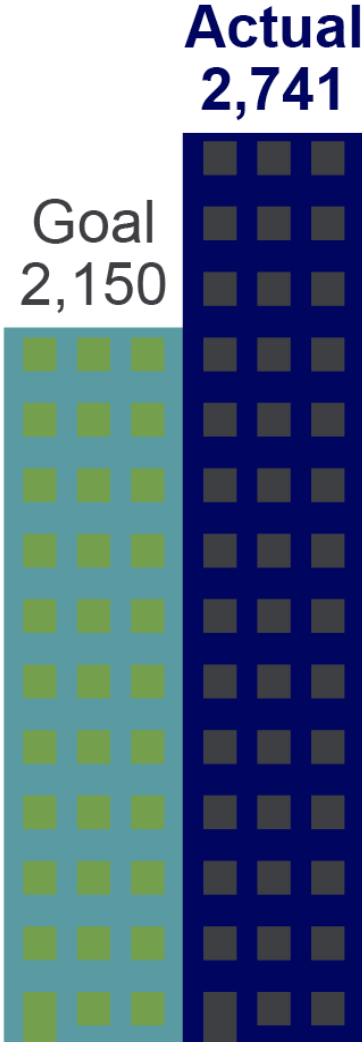


Jackson Heights & Patricia K. Apartments (Community House Mental Health)  
Left Photo Pictured: Chris Szala and Terrell Jackson (Credit: Ronnie Estoque)

2016 Housing  
Levy outcomes  
as of 2022



Low-income  
homeowners assisted



Rental homes  
produced

# Development of Housing Levy Proposal

February 2022 – March 2023

# Summary of Community Engagement

## February – July 2022

- Initial stakeholder engagement to understand greatest needs and challenges currently faced by housing providers

## October 2022 – January 2023

- 20-member Technical Advisory Committee (TAC) convened to provide feedback throughout proposal revision process
- 80-day public comment period

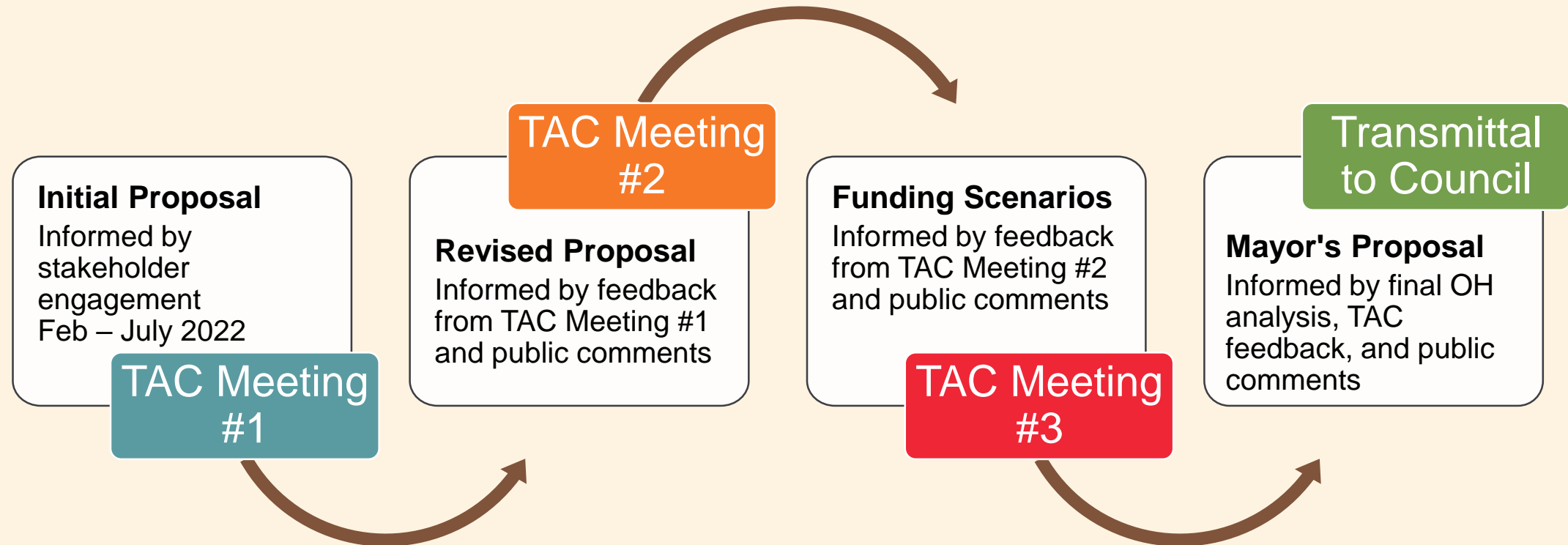
49 organizations engaged, 38 formal public comments received



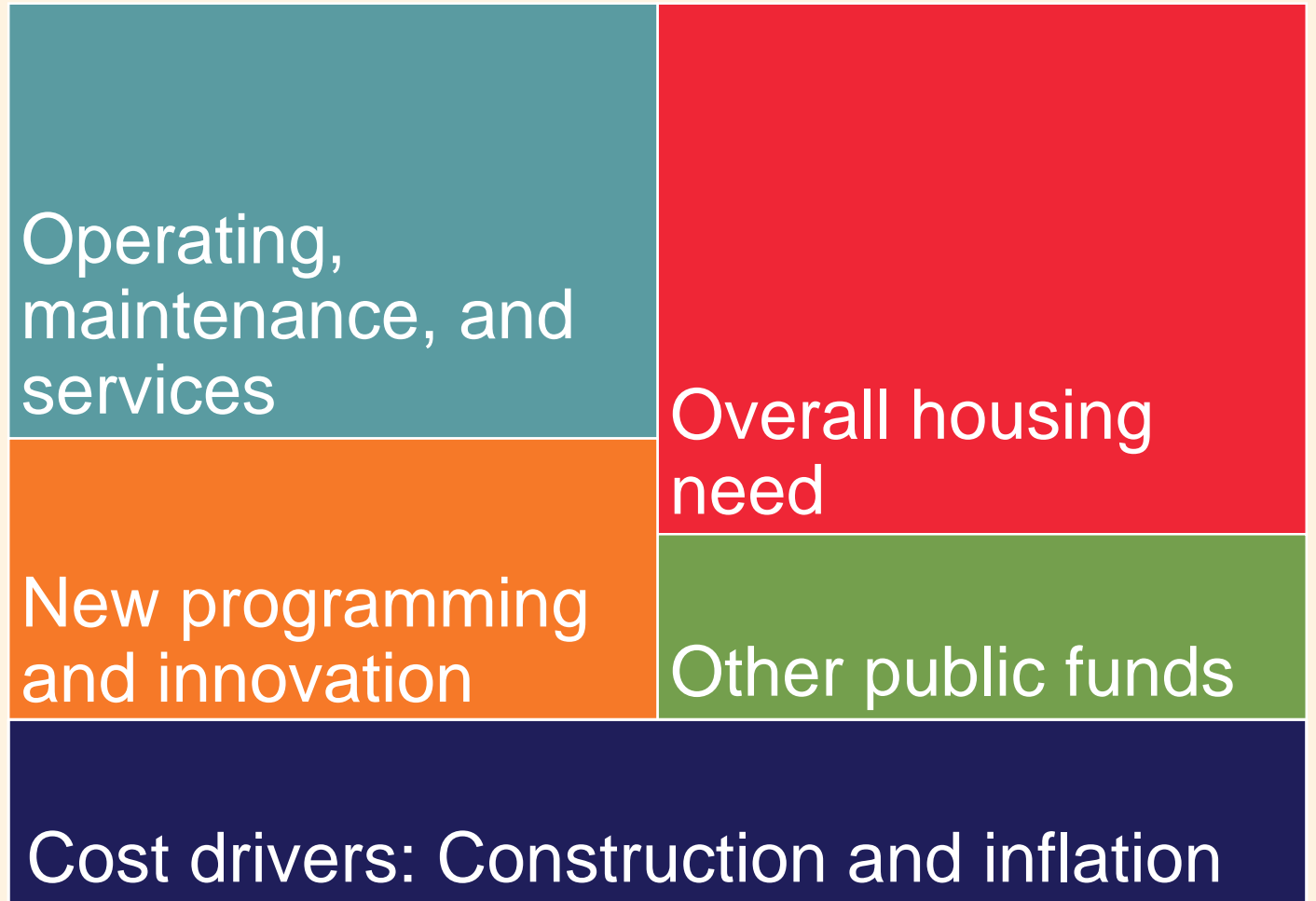
Technical Advisory Committee (TAC) meeting, November 18, 2022

# Proposal Revision Process

October 2022 – March 2023



# Housing Levy Sizing and Program Considerations



# Improving Efficiency of OH Investments



Toft Terrace (Plymouth Housing)

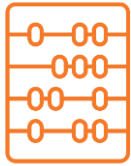
**Tax credit reform  
and more federal  
investments**

**Decrease  
construction costs  
and innovate**

**Enhanced  
efficiency in  
permitting**

**Process  
improvements and  
regulatory reform**

# Values and Principles Informing the Levy Proposal



The Housing Levy **should grow** to respond to increased housing costs, the **growing needs** of our community, and meet the demands of this moment.



The Housing Levy should continue to deliver **diverse affordable housing options** while prioritizing **households at the lowest incomes**, with the highest needs.



The Housing Levy should continue to support buildings, as well as the **people who work hard to make those buildings into safe, healthy homes.**

# 2023 Housing Levy Proposal

# 2023 Housing Levy Proposal

## \$970 M over seven years

**\$0.45** tax rate, **\$383** annual impact to the owner of a median value home (\$855,136)

**3,158 homes** created

**\$707 M** Rental Production and Preservation

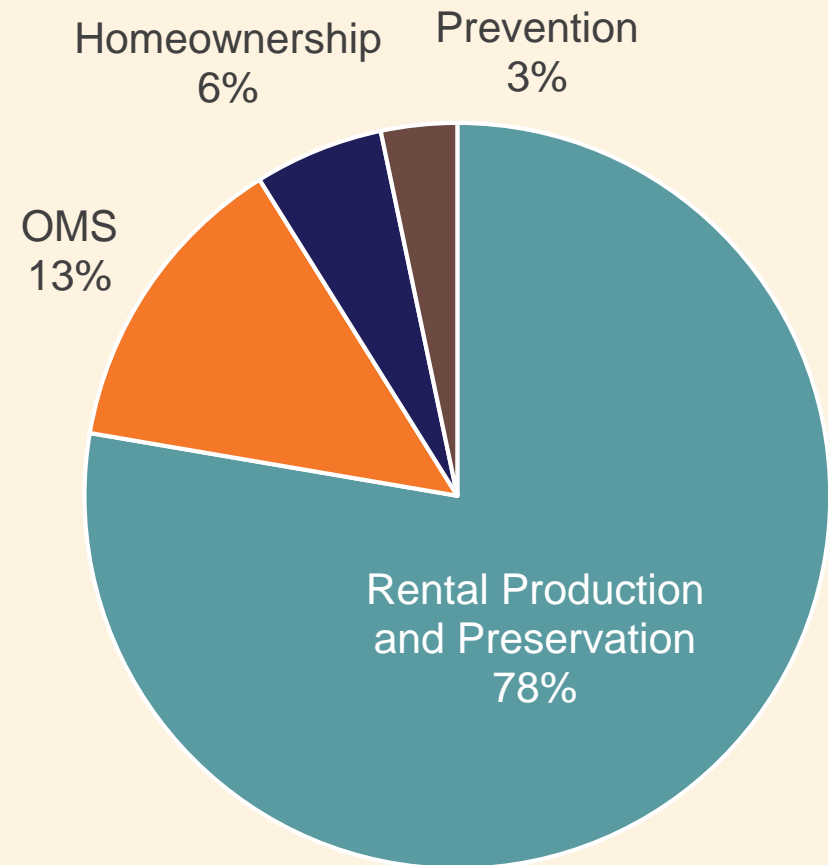
**\$122 M** Operating, Maintenance, Services (OMS)

**\$51 M** Homeownership

**\$30 M** Prevention

**\$30 M\*** Acquisition & Preservation

**\$60 M** Administration



\*No additional funding; Short-term loans will be made using Levy funds not yet reserved through other Levy programs .

# Rental Production & Preservation Program

**\$707 million for new and preserved homes**

At least 60% of combined Rental Production and OMS funding will support housing affordable to households at 0-30% AMI

Levy per-home contribution:  
~\$217,000

Total per-home cost:  
~\$539,000

## PROGRAM GOALS

**New production**  
2,881 homes



North Star (DESC)

## ASSUMPTIONS

### Cost to build

Studio:	\$363,693
1-bedroom:	\$415,909
2-bedroom:	\$493,805
3-bedroom:	\$629,374
Land cost/home:	\$45,000

0-30% AMI homes:	67%
31-50% AMI homes:	20%
51%-60% AMI homes:	14%

### Size of home

Studio:	50%
1-bedroom:	28%
2-bedroom:	14%
3-bedroom:	8%

# Rental Production & Preservation Program, continued

## PROGRAM GOALS

**\$707 million for new and preserved homes**

At least 60% of combined Rental Production and OMS funding will support housing affordable to households at 0-30% AMI

**Preservation**  
635 homes

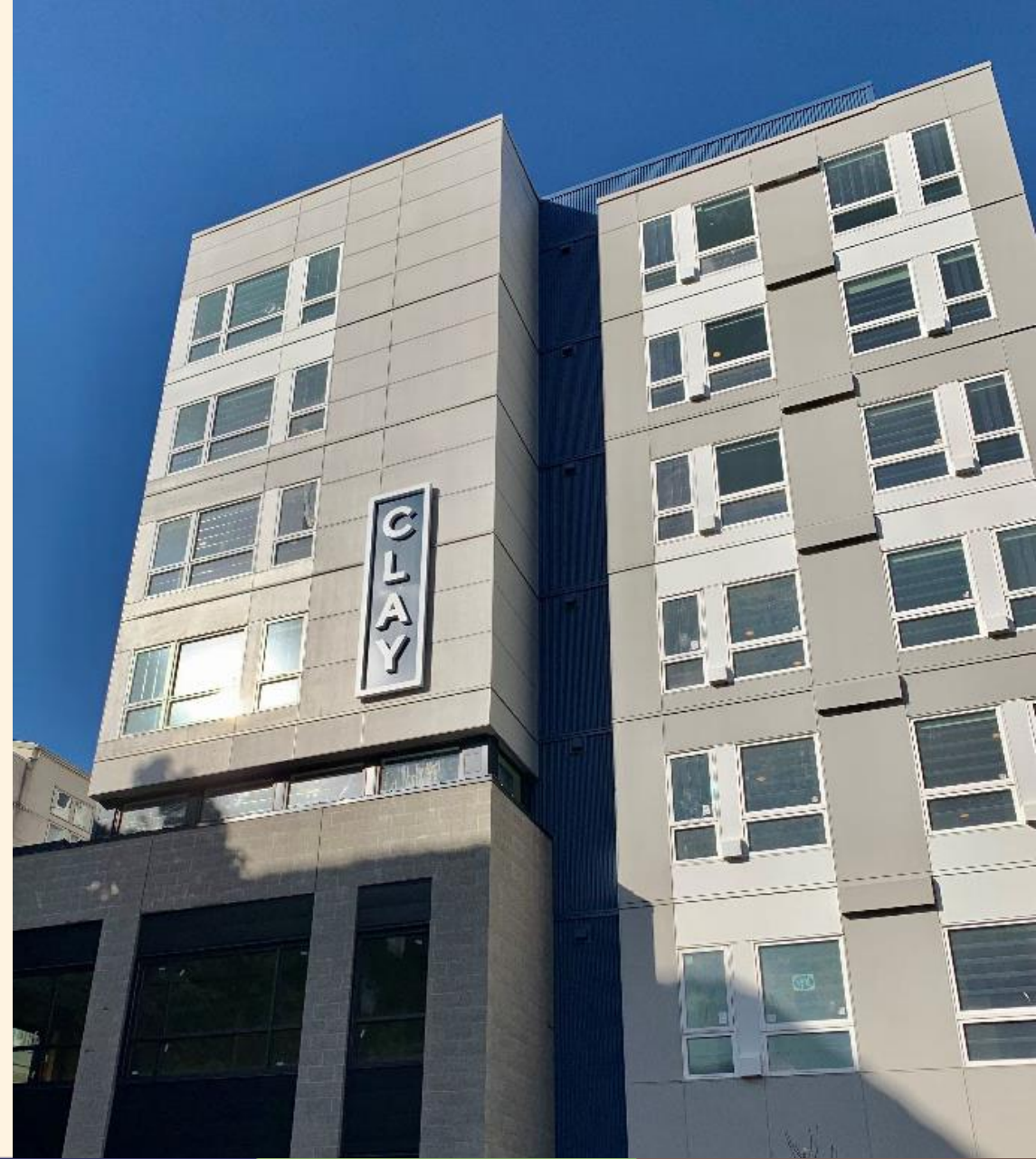


Fifth and Seneca (YWCA)

# Acquisition Loans

- Up to **\$30 million** at any given time
- Creative use of OMS funds
- Short-term loans while permanent financing is being secured
- To acquire land or buildings
- Quickly acquire and preserve naturally occurring affordable homes at risk
- Projects are often in early stages, no associated goal

Clay Apartments (Low Income Housing Institute)



# Operating, Maintenance, and Services (OMS) Program

**\$122 million**

At least 60% of combined  
Rental Production and  
OMS funding will support  
housing affordable to  
households at 0-30% AMI

## PROGRAM GOALS

### **New OMS contracts**

510 homes  
20-year contracts

### **Workforce stabilization and OMS supports**

646 homes  
Ongoing contracts

## INVESTMENTS

### **New OMS contracts**

\$88 million  
Increases per-home contribution  
~\$5,400/home/year

### **Workforce stabilization and OMS supports**

\$34 million  
Supports PSH Workforce and  
other OMS needs

# Homeownership Program

**\$51 million**

New homeownership opportunities and stabilization programs serve low-income households earning up to 80% AMI

## PROGRAM GOALS

### **New production**

277 new homebuyers

### **Homeowner stabilization**

90 households serviced

South Park Cottages (Habitat for Humanity)



# Prevention and Stabilization Program

**\$30 million**

Short-term rent assistance and stability services for households with incomes up to 50% of AMI

4,500 households served

Estimated support for each household: \$6,600



Resident Services



Homelessness Prevention



Eviction Prevention

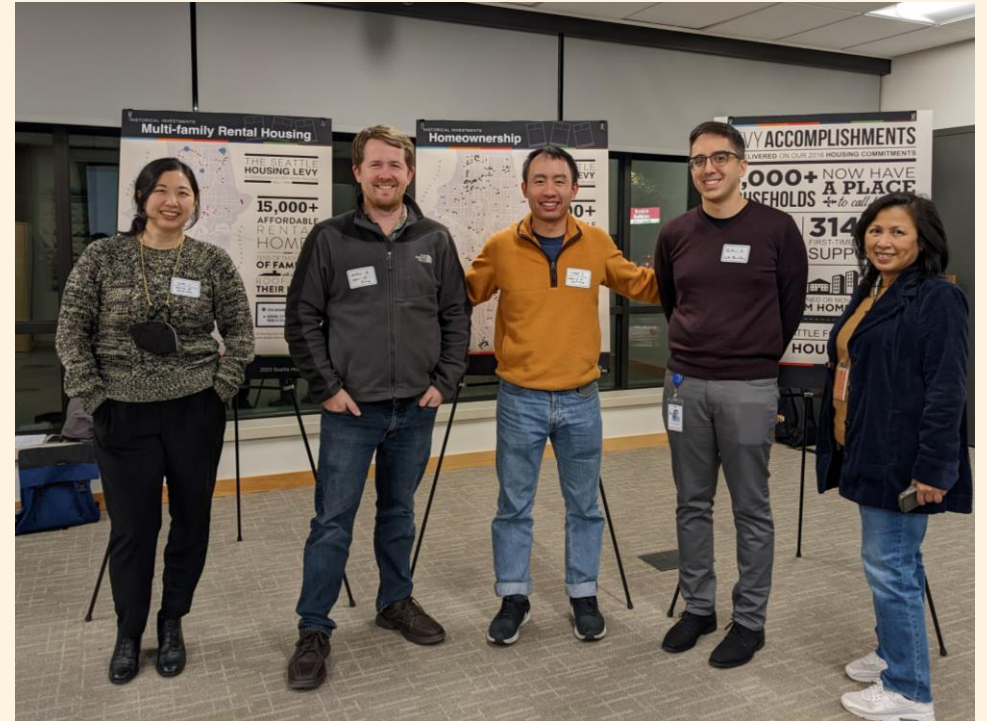


# Program Administration

**\$8.6 million annually**

**6% of overall Levy**

- OH program implementation and administrative support
- Office space and other City central costs
- Office operations and supplies
- OH predevelopment investments



Office of Housing staff at Hobson Place (DESC)

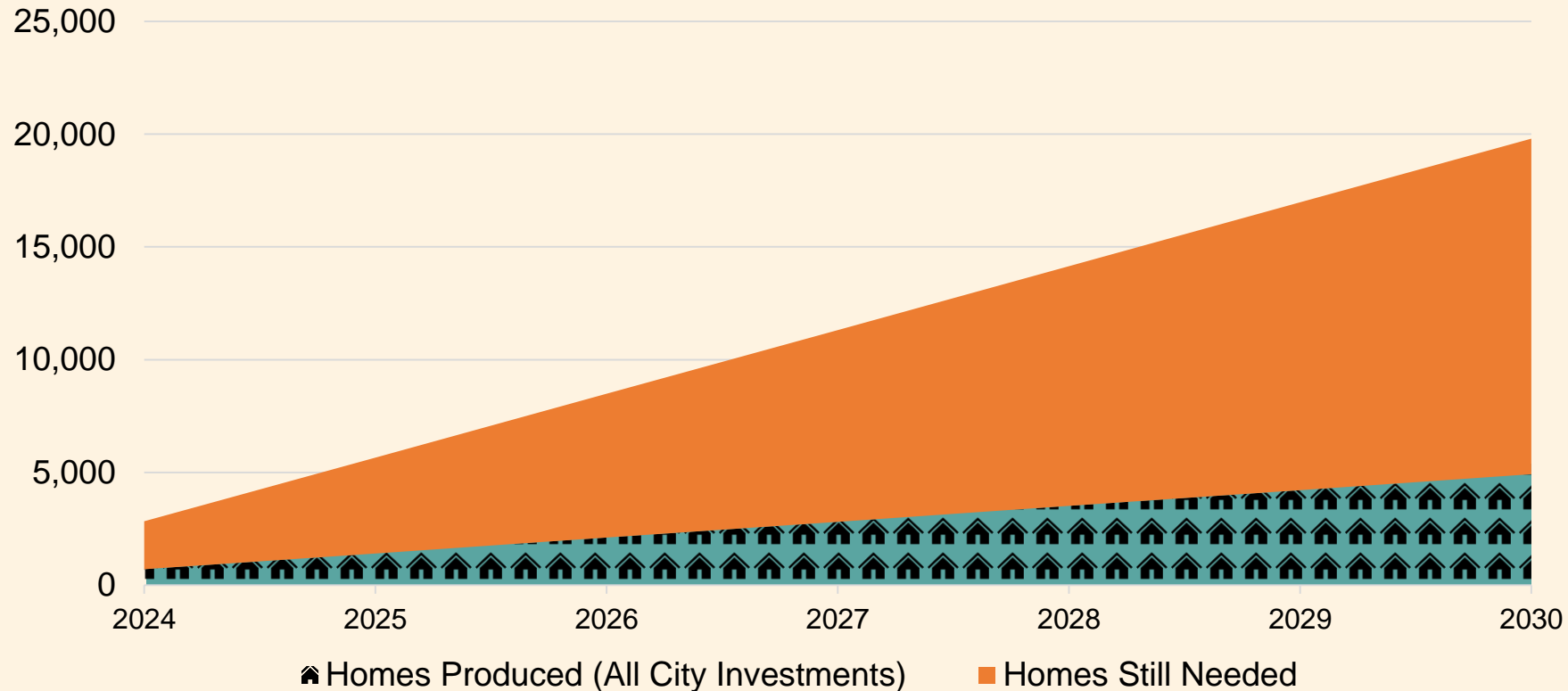
# Responses to Committee Questions & OH Fund Sources Working Together

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**Seattle**  
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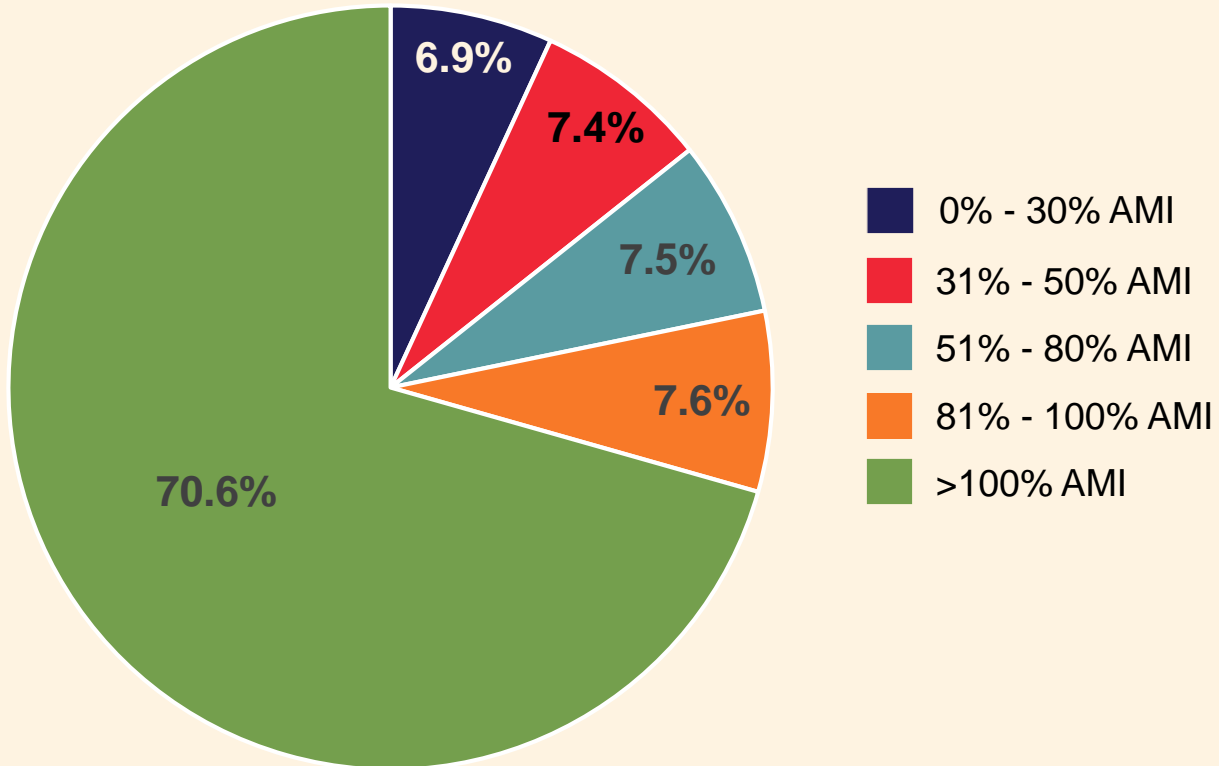
# Affordable Housing Need & Production (Projected 2024-2030)



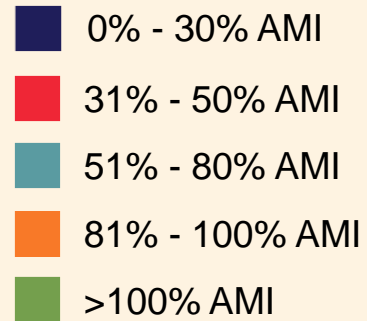
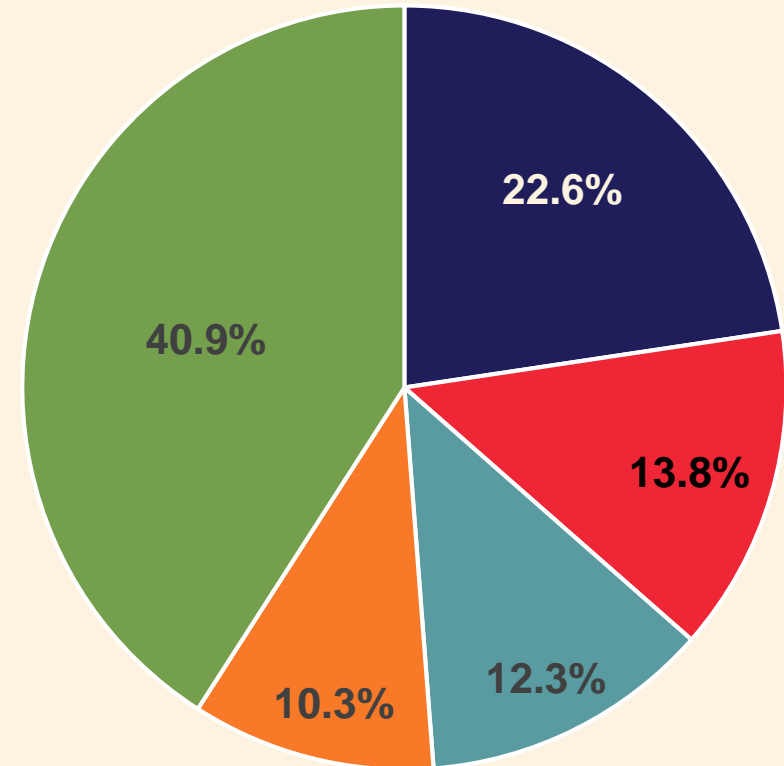
\*Affordable for incomes 0%-80% AMI

# Renter and Homeowner Income Levels

## Homeowners



## Renters



Source: US Department of HUD, CHAS 2015-2019, ACS 5-Year Estimates, Seattle city

# Geographic Targeting

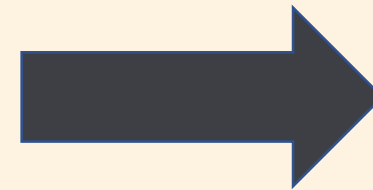
## Factors considered when making OH investments

Affirmatively  
furthering fair  
housing choice

Promoting access  
to economic  
opportunity and  
community  
development

Addressing the  
needs of  
communities  
vulnerable to  
displacement

Avoiding loss of  
existing affordable  
housing

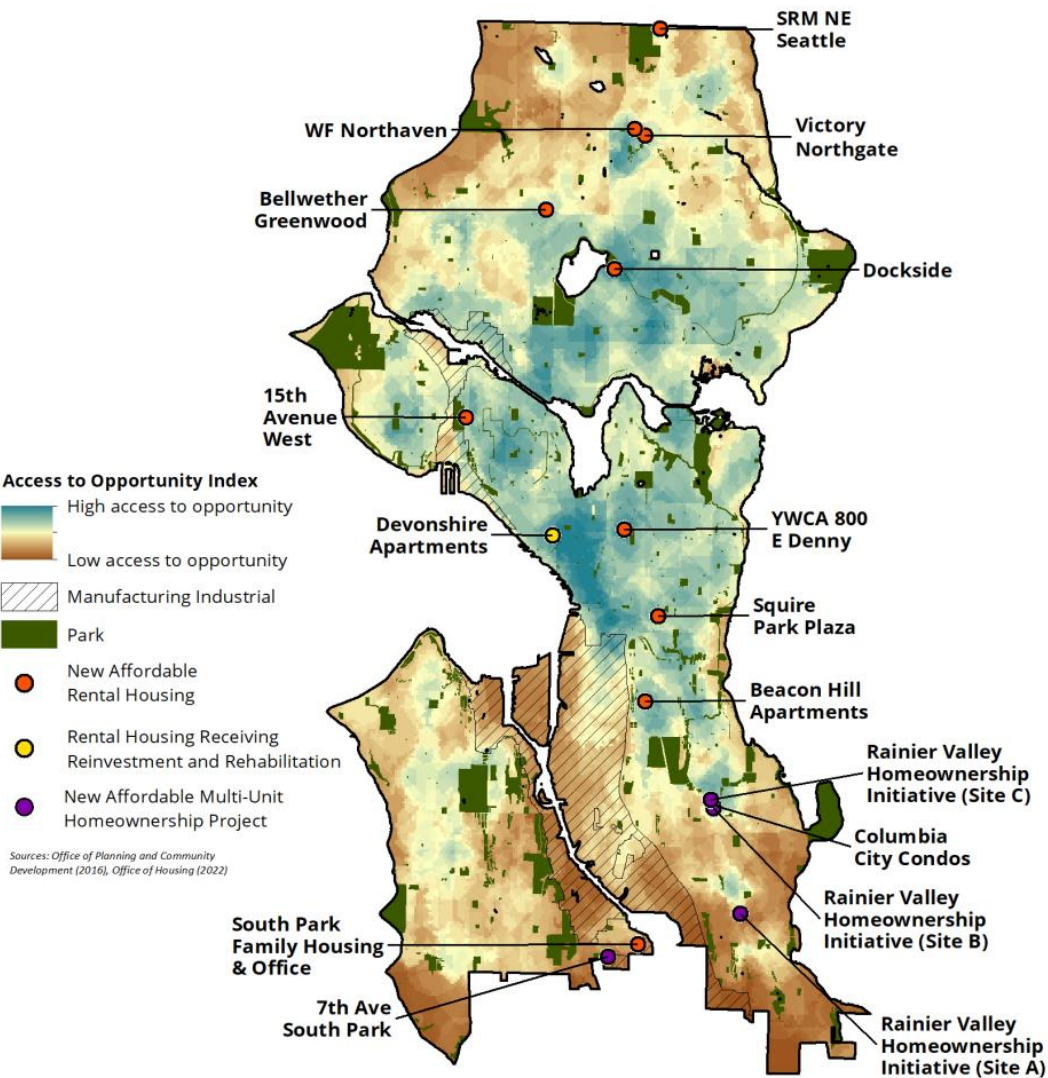


## Investment outcomes

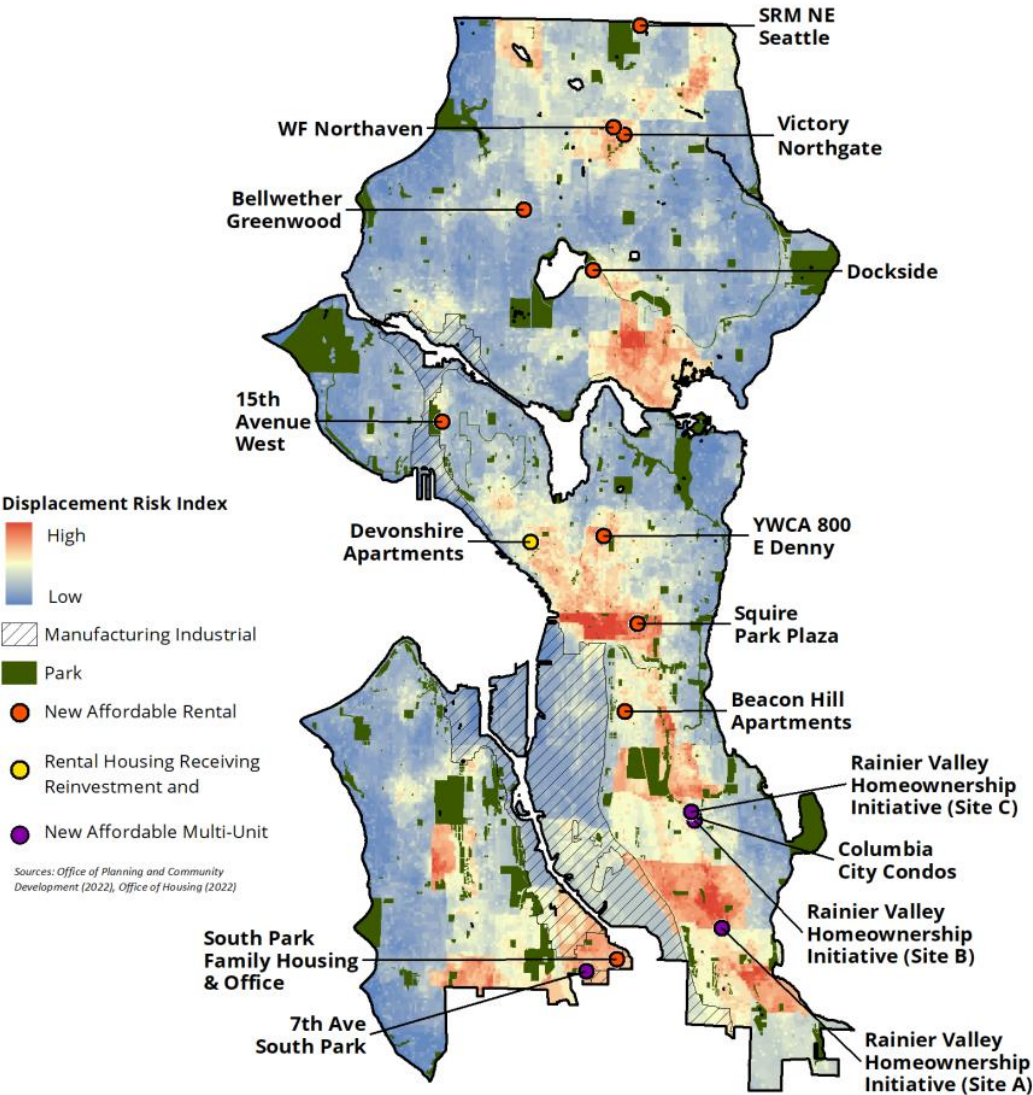
**Past emphasis areas:**  
Downtown  
Central Area  
Southeast Seattle

**Going forward:**  
Explore how we can  
increase investment in  
other neighborhoods












# Access to Opportunity



# Risk of Displacement

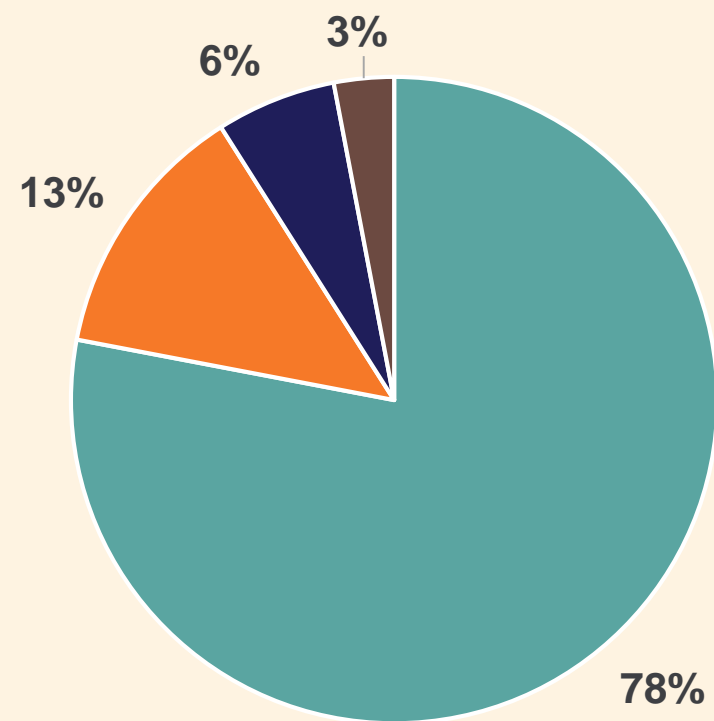


# How do OH fund sources work together?

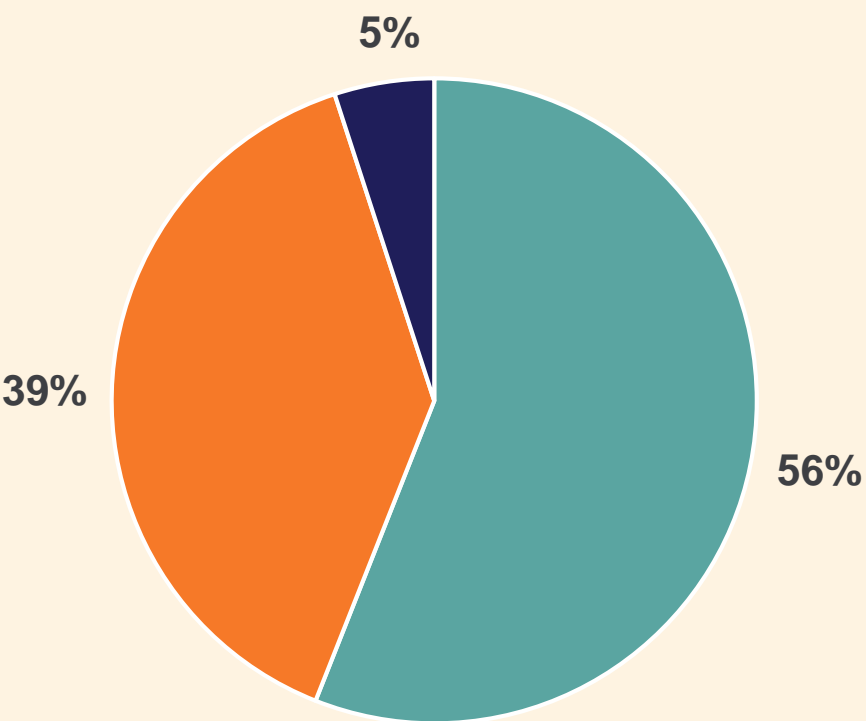
	Rental Production & Preservation		Operating, Maintenance & Services (OMS)	Homeownership	Prevention
	0-30% AMI	30-60% AMI	0-30% AMI	0-80% AMI	0-50% AMI
Housing Levy					
JumpStart					
Mandatory Housing Affordability (MHA)					

# Program Allocations for Levy and JumpStart

Housing Levy



JumpStart



- Rental Production
- OMS
- Homeownership
- Prevention

# Rental Production & Preservation



Filipino Community Village  
(Filipino Community of Seattle)

## 2023 Housing Levy \$707 M

**New production**  
2,881 homes

**Preservation**  
635 homes

**Acquisition and  
Preservation Loans**  
Up to \$30M loaned from  
OMS revenue

## JumpStart and MHA \$615 M

**New production**  
2,041 homes

**Preservation**  
603 homes

**Community Self-  
Determination Fund**  
Up to 13% annually  
Supports CBOs and  
community development

# Operating, Maintenance, and Services

**2023 Housing Levy**  
**\$122 M**



Staff supporting Seattle residents

## **New OMS**

\$88 M, 510 homes

- 20-year contracts
- ~\$5,400/home/year

## **Workforce stabilization and OMS supports**

\$34 M, 646 homes

- Stabilize PSH portfolio and increase worker wages
- OMS support
- ~\$6,400/home/year

**JumpStart**  
**\$316 M**

## **New and Ongoing OMS**

\$111 M, 1,349 homes

- Up to \$30k/home/year

## **Workforce Stabilization and OMS supports**

\$171 M, 3,254 homes

- Stabilize PSH portfolio and increase worker wages

## **Resident Services**

\$26 M

- Housing stability services

## **Expiring Levy contracts**

\$10 M, 349 homes

- ~\$4,100/home/year