

# Introduction & Briefing Seattle Office of Housing

Housing & Human Services Committee

Maiko Winkler-Chin, Director, Office of Housing

Kelli Larsen, Policy & Planning Director, Office of Housing





## **Vision**

All people have a safe, affordable home.

---

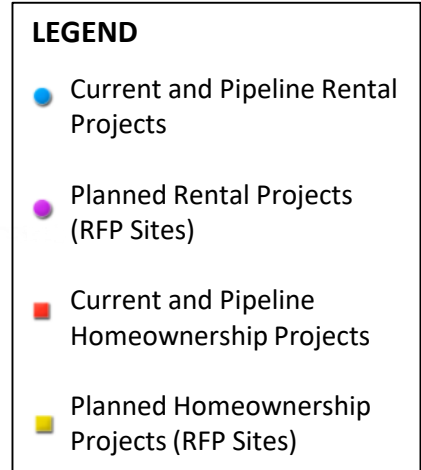
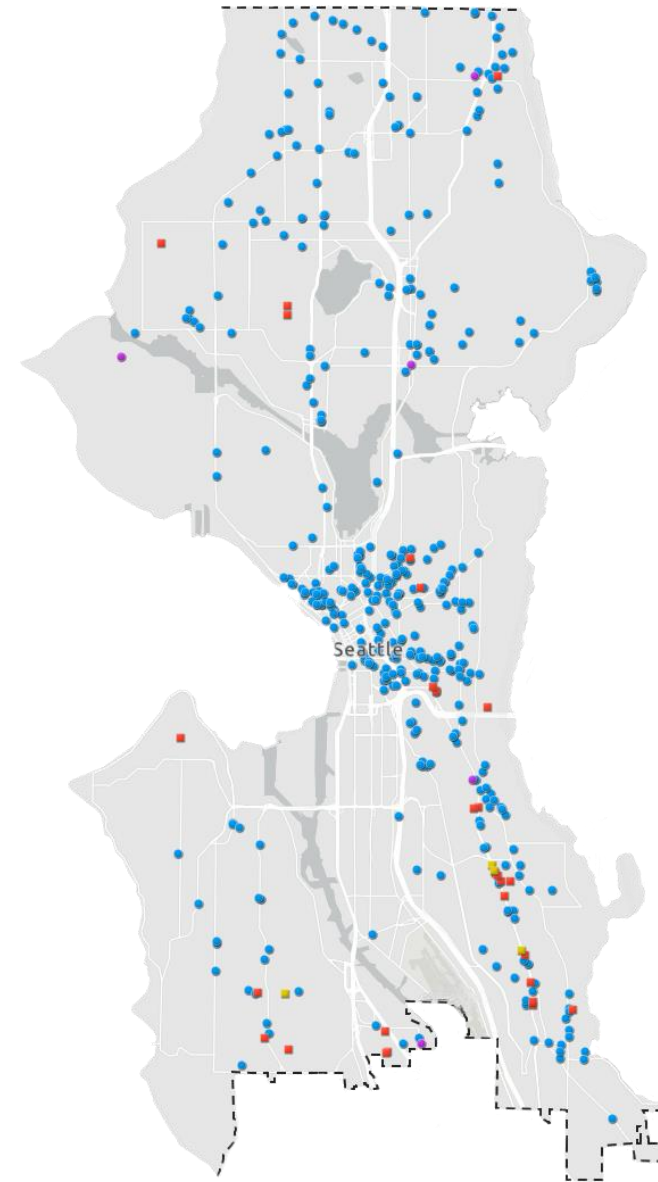
## **Mission**

The Office of Housing partners in creating affordable housing, equitably investing to prevent displacement and increase opportunities for people to live in Seattle.



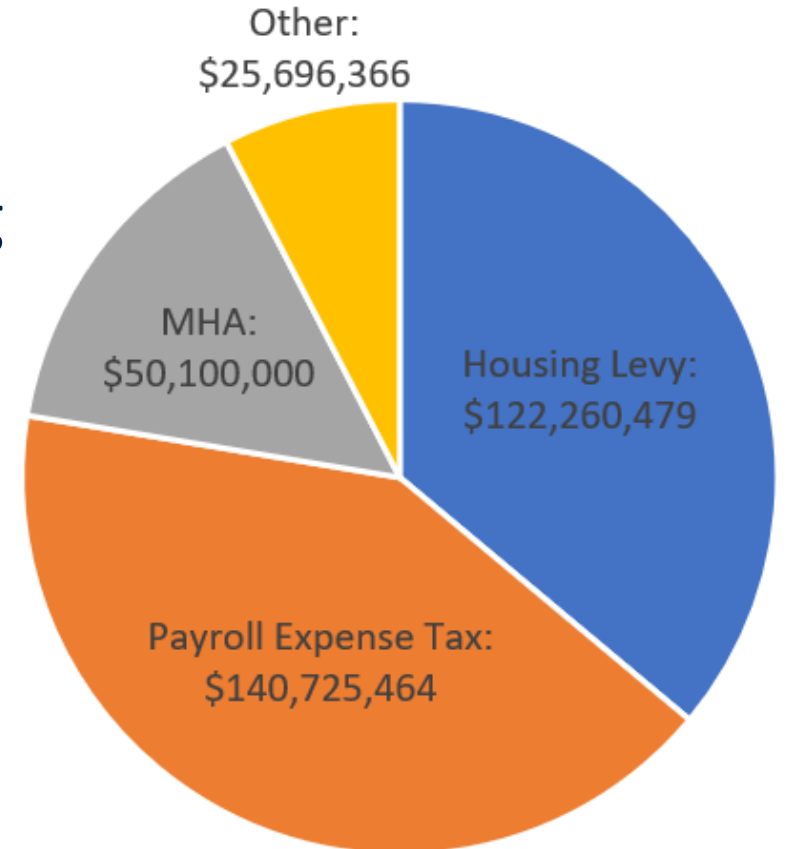
# Nearly 40 years of Housing Investments

At any given time, over 16,000 people are living in OH-funded homes.



# Key Department Data

- Office of Housing Charter Responsibilities
  - Develop new permanent housing, leveraging other public funds
  - Preserve existing permanent housing
- 2024 Budget
  - \$339 million total
- Staff: 65 full-time employees



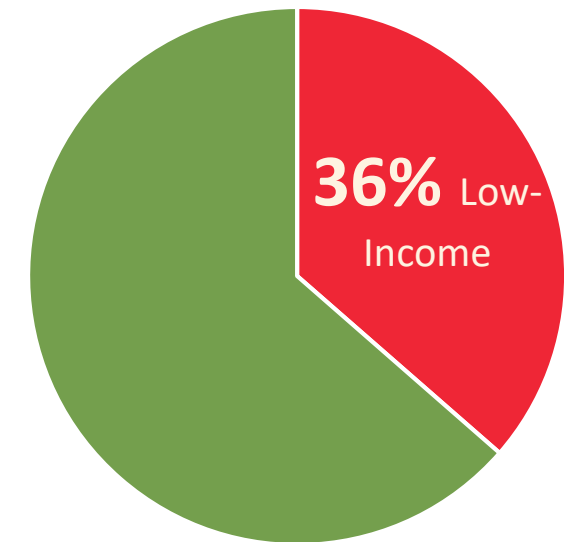
# Defining 'low income' and 'AMI'

**Area Median Income (AMI)** is the midpoint of a region's income distribution. It is defined annually by HUD.

- Low-income households make less than 80% AMI
- Very low-income households make less than 50% AMI
- Extremely low-income households make less than 30% AMI












**Over 1/3 of Seattle households are low-income.**

Percentage of low-income households in Seattle



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

# 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					
Payroll Expense Tax					
Mandatory Housing Affordability (MHA)					

# 2023 Housing Levy Goals

The 2023 Housing Levy will generate **\$970 million** from 2024-2030 and will:



**Create over 3,100 new affordable homes,** both rental and for-sale, throughout Seattle



**Assist more than 9,000 low-income households** to prevent homelessness and ensure housing stability



**Support workers, operations, maintenance, and services** to keep buildings running safely and sustainably



**Prevent displacement and support community-based developments** that reflect the communities they are rooted in



# What We Do

## Affordable Housing

- Rental Housing Development & Operating Support
- Asset Management
- Market Incentive Programs (MFTE, MHA, IZ)
- Homeownership

## Programs for Homeowners

- Home Repair
- Weatherization
- Oil-to-Electric
- Side Sewer

## Policy and Planning

- Strategic Initiatives
- Place-based Initiatives and Equitable Development
- Land use tools to support affordable housing



# Affordable Housing Development and Production

---

- Affordable Rental Housing
  - Invest to develop
  - Invest to operate
  - Compliance monitoring





# Homelessness and Housing

---

- 4,000 city-funded Permanent Supportive Housing (PSH) apartments
- \$55m in 2024 for Workforce Stabilization and Operating, Maintenance, and Services contracts
- 3 upcoming PSH developments include:
  - Interbay
  - Woodland
  - Lake City





# Affordable Housing Development and Production

---

- Affordable Homeownership
  - Invest to develop
  - First Time Homebuyer Program
- Market Incentive Programs
  - Multi Family Tax Exemption
  - Mandatory Housing Affordability
  - Incentive Zoning



# Programs for Homeowners

---

- Home Repair
- Weatherization
- Oil-to-Electric Conversion
- Side Sewer Repairs



*Home Repair program recipient, 2016. Before and after repairs made to home exterior.*



# Policy & Planning

---

- Strategic Initiatives
- Place-based Initiatives and Equitable Development
- Land Use tools: MFTE and MHA



*Image from Heartland LLC report, Fort Lawton Redevelopment.*

# 2024 Legislative Actions

- 2023 Annual Reports
- Housing Funding Policies & Seattle Housing Administrative & Finance Plan
- MFTE Extensions, Evaluation and Reauthorization
- Rainier Valley Affordable Homeownership Initiative Land Transfers
- Social Housing Definition



# 2023 Annual Reports: due June 30

- Annual Investment Report
- Seattle Housing Levy Annual Report
- Mandatory Housing Affordability (MHA) and Incentive Zoning (IZ) Annual Report
- Multifamily Tax Exemption (MFTE) Annual Report



# Housing Funding Policies

## Housing Levy Administrative & Financial Plan

- Updates the Levy A&F Plan for the recently passed 2023 Seattle Housing Levy
- Updates numerous policies in OH's overall Housing Funding Policies, adding new programs, modernizing terms, reflecting input from community partners
- Public meetings held November 2023, more planned in 2024





# Multifamily Tax Exemption (MFTE)

## Legislative History

- MFTE is a State authorized property tax exemption
- Seattle adopted its first MFTE program in 1998
- Purpose: Increase and maintain affordable housing (SMC 5.73.010)
- Seattle requires 20% or 25% affordable housing at different income levels
- Reauthorization approved by Council every 4 years; 2024 will be 7<sup>th</sup> reauthorization
- Council has adopted 15 ordinances specific to its MFTE program



# Multifamily Tax Exemption (MFTE) Extension, Evaluation, Reauthorization

- MFTE Program 6 (P6) extended through 2024
- Extension and program renewal requires legislation
- Evaluation and reauthorization will explore:
  - Analysis of tax revenue implications of the program
  - Analysis of the affordable housing provided
  - Analysis of all apartments created
  - Examine State-required paperwork and permitting requirements
  - Recommend program improvements for reauthorization



# Rainier Valley Affordable Homeownership Initiative

- Partnership with Sound Transit to develop permanently affordable homes
- Request for developers anticipated this year
- Transfer last three of ten Sound Transit sites



*Rendering courtesy of Homestead Community Land Trust*