



SEATTLE CITY COUNCIL
CENTRAL STAFF

Homelessness & Housing: Needs & Spending

Progressive Revenue Task Force | January 18, 2018

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LEGISLATIVE ANALYSTS

Annual Homelessness Count (King County)

Year	Unsheltered	Overnight Shelter	Transitional Housing	Total
2017	5,485	3,491	2,667	11,643
2016	4,505	3,200	2,983	10,688
2015	3,772	3,282	2,993	10,047
2014	3,123	2,906	3,265	9,294
2013	3,452	2,874	2,736	9,062

Sources: “2017 Seattle/King County Count Us In” and “2016 One Night Count”

2017 Count Us In

73% of local homeless counted in Seattle area: 8,522

3,857 Unsheltered

4,665 Sheltered

Disproportionality:

29% Black/African Americans

6% American Indians/Native Alaskans

24% Chronically homeless: 2,773

Need for Affordable Housing in Seattle

Severely Cost Burdened (SCB): > 50% of income for rent & utilities

Total Number of Renter Households:	156,465
Number of Renter Households with incomes \leq 30% AMI*:	39,540 (25%)
Number of SCB Renter Households with incomes \leq 30% AMI:	22,800 (15%)

*30% AMI Today: \$20,200 (1 person) - \$23,050 (2 person)

Source: "CHAS" tabulation of 2010-2014 5-Year American Community Survey (ACS) estimates, prepared by U.S. Census Bureau for HUD.
Notes: The estimates of cost-burdened households omit households for whom cost burden is not computed (mostly households who have zero or negative income). *The figures for cost-burdened households in the lowest income category should therefore be regarded as conservative estimates.*
ACS estimates carry margins of error

Homelessness Strategies & Investment Budget

Fund Source	2015	2016	2017	2018
General Fund	\$26,010,516	\$27,878,507	\$32,946,168	\$36,743,150
Other (fed., state, county, etc.)	\$18,032,410	\$21,265,936	\$23,858,964	\$25,751,631
Total	\$44,042,926	\$53,900,782	\$60,766,677	\$66,256,326

City Homelessness Investments by Intervention

Intervention Type	2016	2017	2018		
			RFP	Non-RFP	2018 Total
Diversion	\$423,500	\$737,492	\$1,993,300	\$0	\$1,993,300
Emergency Services	\$19,793,410	\$20,265,670	\$14,813,276	\$6,719,964	\$21,533,240
Outreach and Engagement	\$2,823,933	\$3,614,822	\$2,888,157	\$106,720	\$2,994,877
Permanent Supportive Housing	\$10,805,977	\$10,439,382	\$1,975,496	\$9,763,726	\$11,739,222
Prevention	\$5,125,859	\$3,867,915	\$2,492,577	\$4,062,555	\$6,555,132
Rapid Re-Housing	\$3,837,347	\$6,410,063	\$4,317,758	\$3,464,126	\$7,781,884
Transitional Housing	\$4,609,388	\$3,289,850	\$1,332,643	\$2,359,354	\$3,691,997
Capital	\$236,742	\$369,410	\$400,000	\$0	\$400,000
TOTALS	\$47,656,156	\$48,994,604	\$30,213,207	\$26,476,445	\$56,689,652

City Homelessness Investments

RFP (2017) competed funds for first time in over ten years; next RFP for homelessness investments will be in five years.

Pathways Home strategy shifts investments to Enhanced Shelter, Rapid Rehousing, Diversion and Prevention.

Bridge Funding (3-6 months) made available to shelters, encampment services, day centers, outreach, and other existing City-funded services not selected in RFP

Capital Funding Commitments for New Affordable Housing

Fund Source	2015	2016	2017
Housing Levy	\$16,900,000	\$17,500,000	\$28,600,000
Incentive Zoning	\$37,500,000	\$24,500,000	\$30,800,000
HOME (allocation and program income)	\$ 1,500,000	\$8,400,000	\$ 3,200,000
CDBG (allocation and program income)	\$ 625,000	\$0	\$ 2,900,000
Bond	\$0	\$0	\$29,000,000
Other	\$1,400,000	\$2,800,000	\$0
Total	\$57,900,000	\$53,200,000	\$94,500,000

New Affordable Housing Units Funded

Unit Type	2015	2016	2017
Permanent Supportive Housing (PSH)	131	162	222
≤30% of AMI Housing (excludes PSH)	38	116	136
≥31% AMI to 80% of AMI	724	295	538
Total	893 units	610 units	896 units

City's Capital Funding Commitment

City one of many funders of affordable housing projects. Other fund sources include: State, Federal, King County, and other partners.

City \$\$ typically represent approximately 30% of total funding for PSH and under 30% of AMI units *when other usual fund sources are available.*

Funding commitment made in given year, but construction of units (and spending of \$\$) happens in subsequent years (typically 1 to 3 years).

City Operating & Maintenance (O & M) Funding Commitments

New City Funded Operating and Maintenance Units

	2015	2016	2017
Housing Levy Funds	\$0	\$1,200,000	\$0
# of Units	0	13 units	0

City's O & M Funding Commitment

City very small contributor to operating and services costs (\$2,500 per unit out of total \$15k - \$17k).

Other key sources of operating AND services funding: Federal McKinney, King County, Seattle Housing Authority (SHA), other.

City's funding commitment made when units are ready to open – not at time of capital commitment.

City's commitment is for 20 years, subject to annual review of costs.