

Seattle Housing Levy

for an equitable and affordable city

Community Meeting on the Future of the Seattle Housing Levy

Seattle City Hall
September 21, 2015



Seattle Housing Levy

Seattle Housing Levy History

One bond and four levies, each exceeded goals

Most funding supports rental housing development and operations

Began with senior housing in 1981, now serves a wide range of people

Loans for first-time homebuyers since 1995

Rental assistance to prevent homelessness since 2002

Seattle Housing Ballots and Performance

1981	\$48.17 m	1,297 units
1986	\$49.98 m	1,818 units
1995	\$59.2 m	2,623 units
2002	\$86 m	2,459 units 4,735 households
2009 to date	\$145 m	2,119 units 1,882 households



2009 Housing Levy

\$145 million over 7 years – 2010-2016

Rental Housing: rents are affordable for 50 years or more

Acquisition & Opportunity Loans: short term loans for strategic purchases during economic downturn, ended 2013

Operating & Maintenance: matched with Federal funds to support homeless housing with limited rental income

Rental Assistance: short term help to prevent eviction

Homebuyer loans for first time buyers

Five Levy Programs	Total Funds
Rental Housing Production and Preservation	\$104 m
Acquisition & Opportunity Loans	\$6.5 m
Operating & Maintenance	\$14.4 m
Rental Assistance/ Homelessness Prevention	\$4.25 m
Homebuyer Assistance	\$9.1 m



Rental Housing Production and Preservation

Affordable rents for lower wage workers and their families

Located throughout the city in locations with frequent transit service



Residents of Mt Baker Lofts near the Mount Baker LINK light rail station, ArtSpace



Parker Apartments in Queen Anne, Bellwether Housing



Rental Housing Production and Preservation

Seniors and people with disabilities



Resident of Seattle Chinatown
International District PDA housing

- In Seattle, 38% of seniors are low-income, about 9,000 senior households pay more than half their income for housing
- Nationally, the lowest 2/5 of senior households rely on Social Security for over 80% of their income



Leshi senior housing, Seattle Housing Authority



Rental Housing Production and Preservation

Housing for the Homeless



Residents of Compass on Dexter in South Lake Union neighborhood, Compass Housing Alliance

- Housing with services in mixed affordable apartment buildings
- Supportive Housing: people with many years of homelessness and chronic disabilities can stabilize and live with dignity



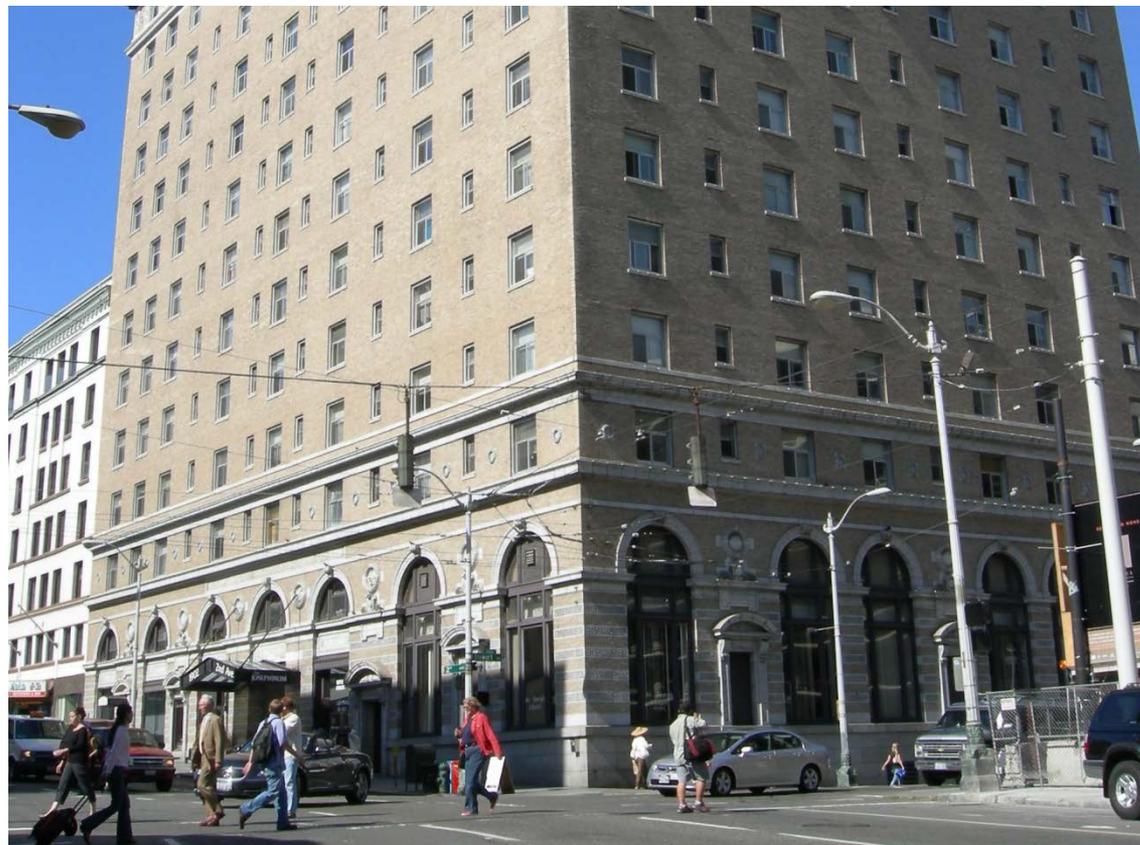
Cottage Grove Commons supportive housing in Delridge, Downtown Emergency Service Center



Rental Housing Production and Preservation

Reinvesting to improve affordable housing

Older buildings serving extremely low-income residents may need City funds to help make critical upgrades



Josephinum Apartments in Downtown Seattle, Catholic Community Services



Rental Assistance

to prevent eviction and homelessness

Short term help for families at imminent risk of homelessness

- Security and utility deposits, move in costs, rent and utility arrears, rent payments up to 3 or 6 months
- Combined with case management to assist with budgeting, job search, applying for benefits, and other long-term solutions

Impact – ongoing stability for families

- 96% averted eviction or achieved stable housing
- 83% still in stable housing six months after assistance ended



Homebuyer Assistance

Loans to first-time buyers

Loans available through participating nonprofit housing agencies and private lenders



New homeowners at Walcott Homes in Rainier Beach, Homestead Community Land Trust



Planning the Next Housing Levy

Building on Success

The Levy is a catalytic funding source

- Attracts and leverages other public and private funds: \$3 for each City dollar

Levy investments help make Seattle an equitable city

- Invests throughout the city to provide housing choice and access to jobs, services and amenities; promotes fair housing
- Maintains and increases diversity in Seattle neighborhoods
- Helps prevent displacement of low-income residents as housing costs rise

Levy investments provide broad community benefits

- Economic: employment, supports public transit investment
- Environmental: walkable neighborhoods, shorter commutes, green building
- Cost savings: healthcare, public safety, education



Planning the Next Housing Levy

Responsive to today's challenges

What issues should we be thinking about as we plan the next levy?

What do you see as priorities?

- Preserving low-rent buildings that might redevelop
- Aligning housing development with transit investments
- Promoting racial equity and supporting ethnic communities
- Helping people experiencing or at risk of homelessness
- More connections with schools and social services
- Helping low-income homeowners



Planning the Next Housing Levy

Join the Conversation!
Seattle.gov/housing/levy

Schedule for Levy Planning

Spring and Summer 2015	Program review and evaluation Housing needs, market conditions
Fall 2015	Technical Advisory Committee Community engagement
Winter 2016	Mayor recommendation to Council
Spring 2016	Council vote puts Housing Levy on the ballot
Summer or Fall 2016	Ballot

