

Seattle Office of Housing

Annual Investments Report - 2019
Attachment 1

Seattle Housing Levy

DRAFT FOR HOUSING LEVY OVERSIGHT COMMITTEE REVIEW

**www.seattle.gov/housing/levy
City of Seattle**

# Housing Levy Oversight Committee

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# **Housing Levy Accomplishments in 2019**

The 2016 Seattle Housing Levy provides $290 million over seven years for housing production, preservation, and assistance. The current Housing Levy builds on a history of voter support that has provided a significant, consistent resource for affordable housing in Seattle for the past 38 years. Housing Levy funding has attracted substantial investments by other public and private fund sources and created affordable housing that serves thousands of Seattle residents each year. This report presents the Levy-funded housing only; a full summary of City housing investments can be seen in the **Office of Housing 2019 Investments Report.**

## **Rental Production and Preservation**

In 2019, this program awarded $29.2 million in Levy funds to six housing development projects that will provide 887 affordable apartments. The availability of significant capital leverage funding, particularly Low Income Housing Tax Credit equity, helped the program exceed annual production targets for the third year of the levy. Funded projects will begin operations in 1 to 3 years after buildings permits are issued and construction is completed.

## **Operating and Maintenance**

In 2019, two Levy-funded buildings serving extremely low-income and homeless residents received O&M funding commitments. The 2019 funding commitments of up to $6.6 million will provide annual operating subsidies for up to 132 rental units. This funding is provided as an “up to” amount demonstrating OH commitment to the project but recognizing that other operating subsidies may be secured, so O & M funds can be made available for future projects.

## **Homelessness Prevention and Housing Stability Services**

In 2019, Seattle’s Human Services Department provided $2.07 million in Levy funds, combined with other City funds, to community-based agencies for homelessness services and rent assistance. The program assisted 555 households at imminent risk of eviction and homelessness to maintain stable housing, and 126 households to move into housing after living in their car, shelter or on the street – exceeding the program’s annual targets.

## **Homeownership**

In 2019, this program funded two developments for low-income, first-time buyers, both located on sites owned by Seattle City Light. A site in Phinney Ridge will include 19 permanently affordable homes for ownership, and a site in Loyal Heights will include 7 permanently affordable townhomes. The program also provided grants for urgent home repairs to 32 low-income homeowners unable to access home repair loans.

## Acquisition and Preservation Loans

Over the course of the 2016 Levy reporting period thus far, OH has made six loans totaling approximately $28.174 million, which will produce 634 affordable apartments. No new loans were closed in 2019, and one loan was repaid.

## Administration

The Housing Levy ordinance sets aside 9% of revenues for administration. In 2018, OH expended $3.065 million for overall Levy administration and the Human Services Department expended $81,110 to administer the Homelessness Prevention and Housing Stability Services Program. Unspent funds are reserved for later years of the Levy when inflation is expected to push administrative costs above the annual allocation.

**Seattle Housing Levy – Three-Year Summary of Funding and Production**

|  |  |  |  |
| --- | --- | --- | --- |
| Levy Program | Funding | Housing Outcomes | Status:Meeting or Exceeding Goal |
| **7-year Levy Funding**2017-23 | **3-year Funds Committed** 2017-19 | **7-year Levy Goals** 2017-23 | **Housing /Households**2017-19 |
| Rental Production and Preservation | $201 M | $86.46 M | 2,150 units added | 1,918 | 🗸+ |
| 350 unitsreinvestment | 233 | 🗸+ |
| Operating and Maintenance1 | $42 M | Up to $32.6 M | 510 units | Up to 652 | 🗸 |
| Homelessness Prevention / Housing Stability Services | $11.5 M | $3.3 M | 4,500households | 2,302 | 🗸+ |
| Homeownership2 | $14.3 M | $10.52 M | 280households | 186 | 🗸+ |
| Acquisition and Preservation3 | Up to $30 M | $28.2 M | NA | 634 | NA |

1 Operating and Maintenance Program makes preliminary funding commitments to enable projects to proceed with pre-development. For some projects the units and funding amounts will be reduced as rental vouchers and other operating subsidies are secured.

2 Homeownership Program funding includes $9.5 million in 2016 Levy funds and $4.5 million carried forward from the 2009 Levy; additional funds may become available from loan repayments or reprogramming unspent funds.

3Acquisition & Preservation Program makes short-term loans for acquisition of buildings or development sites, using other Levy program funds that are not yet needed for projects.

# Rental Production and Preservation Program

The largest Levy program provides approximately $29 million annually in capital funds to support development and preservation of affordable rental housing. Levy funds provide affordable opportunities in neighborhoods throughout the city and leverage other public and private investment for housing development and operations.

 **Housing Levy Impact
Rental Production & Preservation**

**7-year Goals:** 2,150 rental units added
 and 350 reinvestment units

**2-year Outcomes:** 1,918 units added
 and 233 reinvestment units

* The program funds new construction, building acquisition and rehabilitation to preserve low-cost housing, and reinvestment in affordable housing when major upgrades are needed. The housing serves eligible residents for a minimum of 50 years.
* At least 60% of total Levy rental housing funds must serve extremely low-income households below 30% AMI. This policy is met by reserving all Operating and Maintenance funds to serve this income group and awarding at least 52% of Rental Production and Preservation funds to housing set-aside for extremely low-income residents.
* Physical inspections and annual compliance reporting ensure that the housing is well maintained, serves the intended resident population, and is financially viable.

## 2019 Summary

OH awarded $29.2 million in Housing Levy funds, and $23.31 million in other City funds, to six new development projects that will produce 887 affordable rental apartments. With these new funded projects, the Rental Housing Program is continuing to make substantial progress toward the Levy’s 7-year production goals. The 887 new units funded nearly triples the benchmark of 307 units per year, bringing total production to 1,918 affordable apartments. No funds were awarded in 2019 to reinvestment units.

Funding awarded in the first three years of the 2016 Levy will primarily serve extremely low-income households: 65% of program funds awarded to date will support housing for people with incomes at or below 30% AMI, which exceeds the required 52% of capital funds.

This level of production reflects continued success in leveraging other key sources of public and private capital investment. The six Levy-funded projects funded in 2019 leveraged $4.72 in other capital investment for each City dollar, and some projects will also leverage significant operating and services funding. Private equity investment through the Low Income Housing Tax Credit program continued to be the largest fund source, particularly for supportive housing and other housing serving homeless and extremely low-income residents.

|  |  |  |  |
| --- | --- | --- | --- |
| **Project Name** ***Project Sponsor*Location** | **Project Description** | **Affordability** | **Capital Funding** |
| **<30% AMI** | **<50% AMI** | **<60% AMI** | **Total City $** | **Levy Funding** |
| **Madison/Boylston***Bellwether Housing / Plymouth Housing*First Hill | Construction of studio apartments serving seniors and veterans experiencing chronic homelessness, and studios, one-, two-, and three-bedroom apartments serving families and individuals | 112 | -- | 252 | $11.93 M | $1.63 M |
| **The Eldridge***Capitol Hill Housing*Capitol Hill | Construction of studio and one-bedroom apartments serving LGBTQ seniors; on-site community and health services center operated by GenPRIDE | 13 | 112 | -- | $8.56 M | $7.21 M |
| **12th and Spruce Supportive Housing***Plymouth Housing*First Hill | Construction of permanent supportive housing (studio apartments) serving individuals experiencing chronic homelessness | 100 | -- | -- | $8.03 | $8.03 M |
| **Ethiopian Village***Ethiopian Community in Seattle / HumanGood*Rainier Beach | Construction of studio and one-bedroom apartments serving seniors, with emphasis on serving East African community; on-site community center for Ethiopian Community in Seattle | 22 | 45 | 22 | $7.73 | $7.73 M |
| **Hobson Place II***Downtown Emergency Service Center (DESC)*North Rainier | Construction of permanent supportive housing (studio apartments) serving individuals experiencing chronic homelessness; on-site primary care and behavioral health clinic | 92 | -- | -- | $5.56 M | $2.56 M |
| **Nesbit Family Housing***Low Income Housing Institute*Licton Springs | Construction of studio, one-, and two-bedroom apartments, and three-bedroom townhomes serving families and individuals | 12 | 24 | 81 | $10.71 M | $2.05 M |
| **TOTAL** |  | **351** | **181** | **355** | **$52.52 M** | **$29.21 M** |

# Operating & Maintenance Program

**2016 Housing Levy Impact
Operating & Maintenance**

**7-year Goal:** 510 rental units

**3-year Outcome:** up to 132
 rental units supported, up to 520 additional rental units identified for future support

The Operating & Maintenance (O&M) Program provides annual subsidies for buildings that serve extremely low-income and formerly homeless residents who pay very low rents. Levy funds, along with other critical operating subsidies, help ensure the housing is well maintained and financially viable.

* Funds are available only to housing that received Housing Levy capital funds. O&M funds are typically matched with other funding for building operations and resident services.
* Projects receive a 20-year operating support commitment. Funds are allocated each year to fill the gap between project income and expenses, up to a maximum of $2,500 per unit in the first year, with annual adjustments for inflation.

## 2017-2019 Summary

Over the course of the 2016 Levy reporting period thus far, nine projects have been identified for preliminary commitments of O&M funds, with two projects receiving O&M funding commitments in 2019. Providing preliminary O&M funding commitments earlier in the development process is intended to assist project sponsors to secure other capital and operating funding. These funding commitments set the maximum number of housing units that will be supported; the final awards may be lower and will be based on the final number of eligible units affordable at or below 30% of median income, other operating subsidies secured, and projects’ operating budgets.

**Projects receiving O&M funding commitments (2019)**

The following projects were awarded Levy capital funding in 2017 and are now nearing construction completion. These are the first two projects in the 2016 Levy reporting period that have received formal O&M funding commitments. As other projects identified for preliminary O&M funding commitments proceed to construction completion, they will be reported here in future years.

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Project Name*****Project Sponsor*** | **Population Served** | **Supported** **Units(maximum)** | **First Year Funding****Estimate** | **Funding Award****(20 years)** | **Year of Capital Funding Award** |
| **Gardner House(Mt. Baker Family Housing)***Mercy Housing NW* | Families experiencing homelessness | 47 | $117,500 | $2.35 M | 2017 |
| **Hobson Place I (22nd Ave Permanent Supportive Housing)***Downtown Emergency Services Center* | Supportive housing for homeless adults with chronic disabilities | 85 | $212,500 | $4.25 M | 2017 |
| **TOTAL** |  | **132** | **$330,000** | **$6.6 M** |  |

**Projects identified for preliminary commitments of O&M funds (2018-2019)**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Project Name*****Project Sponsor*** | **Population Served** | **Supported** **Units(maximum)** | **First Year Funding****Estimate** | **Funding Award****(20 years)** | **Year of Capital Funding Award** |
| **Chief Seattle Club ?al ?al Housing** *Chief Seattle Club* | Homeless and low-income individuals, Native oriented | 60 | $150,000 | $3 M | 2018 |
| **K Site Housing***Plymouth Housing* | Formerly homeless individuals | 91 | $227,500 | $4.55 M | 2018 |
| **Northaven Senior Housing***Northaven and HumanGood Affordable Housing* | Low-income seniors | 21 | $52,500 | $1.05 M | 2018 |
| **Yancy Street Housing** *Transitional Resources* | Homeless and low-income individuals, serious and persistent mental illness | 44 | $110,000 | $2.2 M | 2018 |
| **Hobson Place II***Downtown Emergency Services Center* | Individuals experiencing chronic homelessness | 92 | $230,000 | $4.6 M | 2019 |
| **Madison/Boylston***Plymouth Housing* | Seniors and veterans experiencing chronic homelessness | 112 | $280,000 | $5.6 M | 2019 |
| **12th and Spruce***Plymouth Housing* | Individuals experiencing chronic homelessness | 100 | $250,000 | $5.0 M | 2019 |
| **TOTAL** |  | **520** | **$1.3 M** | **$26 M** |  |

### Operating Support Using Seattle Housing Authority Vouchers

In addition to Levy O & M Program funds, projects that receive Levy capital funding may apply for vouchers from Seattle Housing Authority. SHA has committed 300 Section 8 vouchers to the 2016 Housing Levy, which will be “project-based” to provide ongoing building operating subsidies. Levy vouchers are generally awarded the year before the building will begin operations, one or two years after capital funding. At the time of reporting, OH and SHA have released a Request for Proposals (RFP) for up to 120 SHA vouchers and OH Operations & Maintenance funding for up to 150 units. Proposals will be reviewed and funding awarded in 2020.

SHA will allocate additional vouchers to replacement housing at Yesler Terrace that receives Levy capital funding. The Yesler Family Housing project, funded in 2018, will receive 92 project-based vouchers.

# Homelessness Prevention and Housing Stability Services Program

**🗸**

The Seattle Human Services Department (HSD) administers the Homelessness Prevention and Housing Stability Services Program which serves families and individuals who are at imminent risk of homelessness or experiencing homelessness.

**2016 Housing Levy Impact
Homelessness Services **

**7-year Goal:** 4,500 households
 assisted

**3-year Outcome:** 2,302 households

The Program provides case management and rent assistance for eligible households at or below 50% of area median income (AMI).

Program funding can be used for case management that includes landlord negotiations, connection to mainstream benefits, budgeting, direct referrals to legal eviction prevention resources, and financial assistance as needed. Financial assistance includes rent assistance, security and utility deposits, move in costs, rent and utility arrears, and moving fees paid directly to landlords and/or organizations, not households.

* The Program funds two distinct interventions:
	+ **Homelessness Prevention** serves households at risk of losing their housing in 30 days or less (imminent risk). Households seeking homeless prevention services access services via referrals from 2-1-1, walk in or direct contact with the agencies.
	+ **Rapid Rehousing** serves households experiencing homelessness to move into stable housing after living in a car, shelter or a place not meant for human habitation. Households access Rapid Rehousing via the Coordinated Entry for All (CEA) System.
* Program performance and activities are measured and monitored in accordance with U.S. Department of Housing and Urban Development requirements via the region’s Homelessness Management Information System (HMIS) called Clarity.

## 2019 Summary

## In 2019, seven different community-based nonprofit agencies received $2,073,552 in Housing Levy funds. Each agency offers rich culturally and linguistically relevant services, targets services to historically underserved communities and communities with emerging needs and provides specialized programs for a range of household types.

## In total, 680 households received case management and rent assistance, as needed, in six homelessness prevention and two rapid rehousing programs. In 2019, 574 households exited the programs, and 112 were still enrolled going into 2020.

|  |  |
| --- | --- |
| **Homelessness Prevention** | **Levy Investment** |
| Neighborhood House | $491,173 |
| YWCA | $256,849 |
| InterIm Community Development Association | $373,714 |
| El Centro de la Raza | $144,813 |
| Muslim Housing Services | $160,300 |
| St. Vincent de Paul | $150,000 |
| **HP Total** | $1,576,849 |
| **Rapid Rehousing** | **Levy Investment** |
| CCS | $267,074 |
| YWCA | $229,629 |
| **RRH Total** | $496,703 |
| **Total Housing Levy Funding** | **$2,073,552** |

### Homelessness Prevention

The programs offered by Levy-funded community-based nonprofit agencies assisted 555 households who were at imminent risk of homelessness. Households were enrolled an average of 89 days from initial case management appointment until both case management and rent assistance ended. Direct financial assistance—for costs such as one-time rent and utility arrears, move-in costs, and/or ongoing rent assistance—averaged $1,420 per household, which was fully funded with Housing Levy funds.

Regional performance measures include:

* **Retention of permanent housing:** 95% of households successfully maintained their housing once case management and financial assistance has ended (program exit).
* **Housing stability at 6 months:** Of those households who received prevention assistance in 2019 alone, 98% retained their housing during the 6-month period after receiving that assistance. We can report on a 12-month outcome for housing stability for these households in July 2020.[[1]](#footnote-1)
* **Housing stability at 12 months:** Of those households who maintained their housing after receiving prevention assistance in 2018, 94% retained their housing during the 12-month period after receiving that assistance, as reported in July 2019.

## Rapid Rehousing

Two agencies assisted 126 households with children to move into stable housing from homelessness – living in a car, shelter or a place not meant for human habitation. Households were enrolled an average of 224 days from the initial case management appointment until rent assistance and case management ended. Direct financial assistance averaged $1,740 of Housing Levy funds per household; households received an average of $2,014 in client assistance including other funds also administered by HSD including King County and/or City General Fund.

Regional performance measures include:

* **Exits to Permanent Housing:** 84% of households live in permanent housing once case management and financial assistance has ended (program exit).
* **Housing stability at 6 months after exit:** Of those households who exited to permanent housing in 2019, 11% returned to using the homeless system within 6 months of their program exit. We can report on returns to the homeless system for the 2019 households in July 2020.[[2]](#footnote-2)

|  |  |  |
| --- | --- | --- |
| **Household Demographics3** | **Homelessness Prevention** | **Rapid Rehousing** |
| Households below 30% AMI | 82% | 81% |
| Households with minor children | 32% | 95% |
| Head of Household less than 25 years of age | 6% | 14% |
| Percentage of participants that are minor children  | 33% | 58% |
| Head of Household with Race other than White | 72% | 73% |
| Head of Household with Race as White | 25% | 20% |
| Head of Household with Ethnicity as Hispanic/Latino | 10% | 10% |
| Race Data Unknown, Refused, Not Collected | 3% | 7% |

*3. Based on households providing demographic information*

# Homeownership Program

**2016 Housing Levy Impact Homeownership**

**7-year Goal:** 280 households assisted

**3-year Outcome:** 186 households

The Homeownership Program creates and sustains homeownership opportunities for low-income Seattle residents. Approximately $1.4 million in new funding is available annually, plus funds carried forward from the 2009 Housing Levy and down payment loan repayments from prior housing levies. Funds support:

* **Development:** Acquire or construct homes that are sold to first-time homebuyers with income up to 80% AMI, and are resale-restricted to be available and affordable for eligible buyers for a minimum of 50 years
* **Purchase Assistance:** Assist first-time homebuyers with income up to 80% AMI to purchase a home anywhere in Seattle. Buyers access Levy funding through participating nonprofit housing agencies and mortgage lenders. Upon resale or refinancing, loans are repaid to the Program to assist additional homebuyers.
* **Home Repair:** New in the 2016 Levy -- Grants to homeowners with income up to 50% AMI who need to make critical home repairs and are unable to access a home repair loan. Repairs improve living conditions, help owners access weatherization grants, and help preserve the home.
* **Foreclosure Prevention:** New in the 2016 Levy -- Assist homeowners with income up to 80% AMI to pay housing-related costs that are necessary to avert foreclosure and remain successfully in their homes and communities.

## 2019 Summary

The Program awarded $2.14 million for housing development and nearly $218,364 in home repair grants; these activities are tracked for program performance. Demographic and income information for all assisted homeowners is reported in the Office of Housing Investment Report. The 2019 Program milestones:

* 26 permanently affordable homes will be constructed on surplus Seattle City Light property using development funding
* 13 new homebuyers purchased a home using purchase assistance loans (Note: these loans were funded with 2009 Levy funds)
* 4 new homebuyers purchased a home through the resale of permanently affordable homes previously funded by the Program
* 32 low-income homeowners received grants for urgent home repairs

## Homeownership Development

|  |  |  |  |
| --- | --- | --- | --- |
| **Project Name*Sponsor*** | **Description** | **Housing Units** | **Levy Funding** |
| **Loyal Heights Townhomes***Habitat for Humanity, Seattle-King County* | Development on surplus Seattle City Light property, transferred at no cost for affordable housing. The development includes 7 three-bedroom townhomes. | 7 |  $630,000  |

|  |  |  |  |
| --- | --- | --- | --- |
| **Phinney Ridge Condominium***Homestead Community Land Trust* | Development on surplus Seattle City Light property, transferred at no cost for affordable housing. This condominium development will include 19 homes. | 19 | $1.51 M |
| **Total**  |  | **26** | **$2.14 M** |

## Home Purchases to Sustain Affordability

A funding award of $300,000 was made in 2019 to support the acquisition and rehabilitation of three homes. This funding will help Habitat convert some of its Seattle homes from the down payment assistance model to a permanently affordable model to ensure homes continue to be affordable to low-income, first-time homebuyers for 50+ years. Historically, OH had supported Habitat for Humanity homebuyers through down payment assistance loans. Those loans were paid back to OH when the homeowner sold, but with no guarantee of ongoing affordability.

## Permanently Affordable Homeownership Resales

Over the last 20 years the Office of Housing has invested in the creation of homes for ownership that are permanently affordable or resale-restricted. Eligible homebuyers purchase homes at affordable prices and in exchange limit the price at which they can sell that home to another income-eligible homebuyer in the future. During the 2016 Levy period there have been nine such resales, with four resales in 2019, allowing funding that was invested in the past to continue serving homebuyers well into the future.

## Home Purchase Loans

Lending programs typically provide home purchase loans to eligible buyers over the 12 to 18 months following a Levy funding award. During the 2016 Levy period thus far, the participating lending organizations continued to provide this down payment assistance with funds awarded under the 2009 Housing Levy. Since those loans were attributed to the Program’s performance under that prior levy, while we’ve reported them above they are not counted against 2016 Levy’s seven-year goal.

## Home Repair Grants

OH provided grants totaling $218,364 to 32 low-income homeowners for small, urgent home repairs. The average grant was $6,824; typical repairs were windows, doors, roofs, electrical, plumbing, siding, exterior painting, and flooring. Most homeowners had extremely low incomes (81% at or below 30% of area median income) and 72 percent had at least one household member aged 60 or above.

## Foreclosure Prevention

This spring will mark the end of the 2-year Homeowner Stabilization Pilot Program which was designed to prevent the displacement of homeowners at risk of foreclosure. In the spring of 2018 OH contracted with HomeSight to administer this program. While HomeSight conducted ten community outreach meetings, a training with local housing counselling agencies and conducted cross-promotional activities with other Seattle housing organizations they have to date originated only 2 loans. The goal was to have made 20 loans by the end of the pilot program. The primary challenge has been that the inquiries HomeSight has received for this program are from homeowners who are ineligible for assistance; applicants either live outside Seattle city limits or have incomes higher than the eligible 80% AMI. Additionally, foreclosure activity has dropped in recent years, indicating a decrease in demand for this program. OH will be reprograming the bulk of funds set aside for this pilot but will continue to monitor and remain responsive to the need for foreclosure prevention funds.

# Acquisition and Preservation program

**2016 Housing Levy Impact
Acquisition & Preservation**

 **Estimated Homes to be
 developed:** 634

The Acquisition and Preservation Program provides short-term financing for strategic acquisition of sites for low-income rental or ownership housing development or preservation. Loan terms up to five years allow for strategic planning for use of the site, community engagement, formation of development partnerships, and securing funding for housing and other building uses.

Up to $30 million is authorized for A & P Program loans, using funds from other Housing Levy programs not yet needed for planned projects. Housing outcomes are tracked but the program does not have a housing production goal.

* Project sponsors must demonstrate that acquisition financing is necessary for the project to proceed. Loans can be made for land or buildings, including occupied buildings where low-income residents are at risk of displacement. A minimum 20-year affordability period is required.
* The loans are repaid when permanent project financing is secured. If City sources are awarded, affordability is extended to 50 years.

## **2017-2019 Summary**

During the 2016 Levy period, OH has made six loans totaling approximately $28.174 million, which will produce 634 affordable apartments. No new loans were closed in 2019, and one loan was repaid.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Project Name*****Project Sponsor*** | **Description** | **Housing Units** | **Loan Amount** | **Status** |
| Mt Baker Family Housing*Mercy Housing Northwest* | Site acquisition for rental housing for families, including homeless families | 94 | $3.34 M | OH permanent financing 2017;Loan repaid 2018 |
| Midtown Center *Capitol Hill Housing and Africatown CLT* | Site acquisition for rental housing, potential homeownership component, for families and individuals | 134 | $4.5 M | Loan closed 2017 |
| Encore Apartments*GMD*  | Site acquisition for rental housing for families and individuals  | 60 | $4.57 M | Loan closed 2018Loan repaid 2019 |
| Madison Apartments*Southport Financial* | Acquisition and preservation of expiring tax credit building | 73 | $7.1 M | Loan closed 2018 |
| Link Studios*Mt. Baker Housing Assoc.* | Acquisition of affordable newly constructed micro-unit building | 60 | $3.017 M | Loan closed 2018 |
| Willow Crossing*GMD*  | Acquisition of development site; OH permanent financing not anticipated | 213 | $5.656 M | Loan closed 2018 |
| **TOTAL** |  | **634** | **$28.174 M** |  |

# Levy funding policies and Administration

## Administrative and Financial Plan

Housing Levy programs are guided by policies in the Levy Administrative and Financial Plan adopted by the City Council every two years. The A & F Plan is prepared by the Office of Housing, with the participation of the Human Services Department and the Housing Levy Oversight Committee, and the involvement of community members and stakeholders for each of the Levy programs.

## Allocation of Levy Funds

All Levy programs award funds through a competitive application process. The Rental Production and Preservation Program and Operating and Maintenance Program funds are awarded via a Notice of Fund Availability (NOFA) along with other rental housing funds administered by OH. Homeownership funds are also awarded to housing development projects and mortgage lending programs through a competitive NOFA process.

When a publicly owned site is available for affordable housing development, Rental and Homeownership funds may be awarded through a site-specific Request for Proposal. The competitive RFP selects the developer for the site and awards OH development funding. The RFP may be conducted jointly with another public agency, such as King County or Sound Transit, that is making the property available.

For the Acquisition and Preservation Program, applicants submit project proposals on a rolling basis rather than a set deadline, enabling project sponsors to take advantage of market opportunities. As these short-term loans are repaid, the funds are made available as permanent financing via the other Levy programs.

Homelessness Prevention and Housing Stability Services Program funds are administered by the Seattle Human Services Department, which selects service providers via a competitive Request for Investment process. The selected agencies assist households who are homeless or at risk of homelessness by providing housing stability services and making rent payments directly to the housing owner.

## Housing Levy Oversight Committee

A Housing Levy Oversight Committee is appointed by the Mayor and City Council to monitor the progress of Levy programs. The Oversight Committee reports to the Mayor and Council and the public regarding program accomplishments and makes recommendations for policy changes in the Administrative and Financial Plan. The Oversight Committee typically meets quarterly and is staffed by the Office of Housing.

# More Information

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

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1. *Based on HMIS data of the 381 households that exited a Prevention program and maintained their current housing situation at least 6 months prior to the end of 2018. The 12-month return rate could increase up until 12/31/2019 as this is a full 12 months after the last possible exit to permanent housing in 2018. Data captures if a household subsequently enrolls in a program in HMIS that indicates they are experiencing homelessness (e.g. enrolls in an emergency shelter). This number only includes individuals who consent to sharing their personally identifiable information in HMIS.* [↑](#footnote-ref-1)
2. *Based on HMIS data of the 80 households that exited a Rapid Rehousing program to a permanent destination (e.g. Rental by client, no ongoing housing subsidy). The 12-month return rate could increase up until 12/31/2020 as this is a full 12 months after the last possible exit to permanent housing in 2019. Data captures if a household subsequently enrolls in a program in HMIS that indicates they are experiencing homelessness (e.g. enrolls in an emergency shelter). This number only includes individuals who consent to sharing their personally identifiable information in HMIS.* [↑](#footnote-ref-2)