

# Office of Housing



Cynthia Parker, Director

## Mission Statement

The mission and purpose of the Seattle Office of Housing is to invest in and promote the development and preservation of affordable housing that offers the opportunity for our city to thrive.

## Key Performance Targets

- Provide funding that leads to the construction of 640 multi-family rental housing units during the biennium.
- Provide funding that preserves approximately 225 multi-family rental housing units annually throughout the biennium.
- Stimulate 22 housing projects in targeted neighborhoods during 2001-2002 using the multi-family property tax exemption program.
- Preserve 150 housing units through the sale of Transferable Development Rights and fund the development of 150 housing units through the City's bonus program during 2001-2002.
- Each year, assist 400 lower-income households purchase a home with homeownership assistance services.
- During the biennium, provide funding to weatherize 1,450 single family housing units.
- Provide 200 rehabilitation loans for single family households that earn less than 80% of median household income during 2001-2002.

## Resources

Program (in thousands of dollars)	1999 Actual	2000 Adopted	2001 Adopted	2002 Endorsed
Administration	0	2,655	2,374	1,911
Community Development	0	852	804	544
Multi-Family Production and Preservation	0	20,482	21,071	21,397
Single Family Production and Preservation	0	9,075	7,307	7,479
<b>Line of Business Total</b>	<b>0</b>	<b>33,064</b>	<b>31,555</b>	<b>31,330</b>
<b>Positions</b> (in Full Time Equivalents)	<b>67.25</b>	<b>67.25</b>	<b>57.25</b>	<b>57.25</b>

# Housing

## Administration

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### Purpose Statement

The purpose of the Administration Program is to provide leadership, coordination, and financial management services to Office of Housing programs and capital projects to increase the supply of affordable housing for Seattle residents.

### Program Highlights

Improve financial management capacity with an addition of 1 FTE to the Office's financial staff. The position will be supported by program funds in 2001 and annually thereafter. The additional financial management capacity will enable the Office to expand the Bridge Loan Program and prudently increase investment earnings.

Increase the General Subfund budget authority by \$15,000 in both 2001 and 2002 to reflect a transfer from Finance General of the City's membership dues in the Low-Income Housing Congress.

Abrogated 9 positions in the Multi-Family Production and Preservation Program and the Single Family Production and Preservation Program. In addition, abrogate two vacant but funded positions in the Multi-Family Production and Preservation Program, resulting in program savings of \$233,000 in 2001. Savings of \$79,000 are to be used to fund a new Finance Analyst Supervisor position. These changes are documented in the Position Changes table at the end of this section.

### Resources

<b>Funding Source</b> (in thousands of dollars)	<b>1999 Actual</b>	<b>2000 Adopted</b>	<b>2001 Adopted</b>	<b>2002 Endorsed</b>
General Subfund	0	384	419	446
Fund 33020 Housing Development Fund	0	180	0	0
Fund 17800 Housing & Com. Dev. Revenue Sharing	0	0	0	0
Fund 16600 Housing Fund	0	976	1,828	1,465
Fund 16400 Low-income Housing Fund	0	1,115	127	0
<b>Program Total</b>	<b>0</b>	<b>2,655</b>	<b>2,374</b>	<b>1,911</b>
<b>Positions</b> (in Full Time Equivalents)	<b>21.25</b>	<b>21.25</b>	<b>21.25</b>	<b>21.25</b>

## Community Development

### Purpose Statement

The purpose of the Community Development Program is to provide strategic planning, program development, and vacant land redevelopment to increase housing opportunities for Seattle residents.

### Program Highlights

Develop initiatives that increase financial resources available for affordable housing development in Seattle.

Support the City's effort to foster Transit Oriented Development (TOD) adjacent to transit centers.

Develop employer-assisted housing programs, in collaboration with banks and the Chamber of Commerce.

Complete Housing Density programs for neighborhoods outside of downtown in 2001 with special emphasis on neighborhoods near new or proposed transit centers.

Lead City's effort on major redevelopment efforts: Seattle Housing Authority's Hope 6 projects (Holly Park, Rainier Vista, and High Point) and Sand Point.

Extending an agreement approved in 1998, continue to perform work on the region's light rail project that will be paid for by Sound Transit. This work includes issuing permits, reviewing design plans, providing for public safety during construction and operations, and planning for development around light rail stations. The budget authority and positions necessary to accomplish this work in 2001 and 2002 were included in Ordinance 120120 and are not included in this budget. Due to changes in Sound Transit's budget and schedule, further modifications to Sound Transit's contribution are proposed in Council Bill 113560 in early 2001.

### Resources

<b>Funding Source</b> (in thousands of dollars)	<b>1999 Actual</b>	<b>2000 Adopted</b>	<b>2001 Adopted</b>	<b>2002 Endorsed</b>
Fund 16400 Low-income Housing Fund	0	0	0	0
General Subfund	0	80	93	96
Fund 33020 Housing Development Fund	0	0	0	0
Fund 17800 Housing & Com. Dev. Revenue Sharing	0	0	0	0
Fund 16600 Housing Fund	0	772	711	447
<b>Program Total</b>	<b>0</b>	<b>852</b>	<b>804</b>	<b>544</b>
<b>Positions</b> (in Full Time Equivalents)	<b>7.50</b>	<b>7.50</b>	<b>7.00</b>	<b>7.00</b>

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## Multi-Family Production and Preservation

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### Purpose Statement

The purpose of the Multi-Family Production and Preservation Program is to develop, rehabilitate, and maintain affordable multi-family rental housing so that the supply of housing for Seattle residents is increased and affordability remains sustainable.

### Program Highlights

Maintain the City's support to the administration of the Sand Point Community Housing Association (CHA) in 2001 by committing \$91,000 in General Subfund resources. The CHA was created to develop and oversee operation of the housing units at Sand Point. Office of Housing staff will continue to work with the CHA to fully define its future role at Sand Point.

Develop a Low-Income Housing Levy renewal measure to go on the ballot in 2002. This effort will evaluate current Levy programs for opportunities to expand or re-organize City-funded housing programs.

Contract with Impact Capital for services to administer CDBG-funded operation and capacity-building subsidies to non-profit housing developers.

### Resources

<b>Funding Source</b> (in thousands of dollars)	<b>1999 Actual</b>	<b>2000 Adopted</b>	<b>2001 Adopted</b>	<b>2002 Endorsed</b>
General Subfund	0	17	21	21
Fund 33020 Housing Development Fund	0	1,620	0	0
Fund 17800 Housing & Com. Dev. Revenue Sharing	0	1,471	1,803	1,760
Fund 16600 Housing Fund	0	1,260	842	1,173
Fund 16400 Low-income Housing Fund	0	16,114	18,405	18,444
<b>Program Total</b>	<b>0</b>	<b>20,482</b>	<b>21,071</b>	<b>21,397</b>
<b>Positions</b> (in Full Time Equivalents)	<b>14.00</b>	<b>14.00</b>	<b>12.00</b>	<b>12.00</b>

## Single Family Production and Preservation

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### Purpose Statement

The purpose of the Single Family Production and Preservation Program is to provide resources for Seattle residents, including seniors, so that they can become homeowners and/or preserve and improve their current home.

### Program Highlights

Expand the HomeWise program to include loans for the creation of accessory dwelling units for eligible homes.

Develop new programs to assist lower-income households to purchase homes. Potential new programs include: (a) mortgage interest rate subsidies (in cooperation with the Washington State Housing Commission); (b) creation of a “risk fund” to decrease the cost of Mortgage Insurance, and (c) neighborhood-specific education campaigns.

### Resources

<b>Funding Source</b> (in thousands of dollars)	<b>1999 Actual</b>	<b>2000 Adopted</b>	<b>2001 Adopted</b>	<b>2002 Endorsed</b>
Fund 33020 Housing Development Fund	0	0	0	0
Fund 17800 Housing & Com. Dev. Revenue Sharing	0	1,600	900	900
Fund 16600 Housing Fund	0	4,261	3,726	3,866
Fund 16400 Low-income Housing Fund	0	3,214	2,681	2,713
<b>Program Total</b>	<b>0</b>	<b>9,075</b>	<b>7,307</b>	<b>7,479</b>
<b>Positions</b> (in Full Time Equivalents)	<b>24.50</b>	<b>24.50</b>	<b>17.00</b>	<b>17.00</b>

# Housing

## Position Changes

<b>Program/Position Change</b> (in Full Time Equivalents)	<b>2001 Adopted</b>	<b>2002 Endorsed</b>
<b>Prior Year FTE Total</b>	<b>67.25</b>	<b>57.25</b>
<u>Administration</u>		
Delete Executive II	-1.00	
Add Finance Analyst Supervisor (Pending Classification Review)	1.00	
<u>Community Development</u>		
Delete Planning & Development Specialist II	-0.50	
<u>Multi-Family Production and Preservation</u>		
Delete Senior Community Development Specialist	-1.00	
Delete Construction Management Specialist	-1.00	
<u>Single Family Production and Preservation</u>		
Delete Property Rehabilitation Specialist	-3.50	
Delete Property Rehabilitation Specialist	-1.00	
Delete Financial Specialist I	-1.00	
Delete Administrative Specialist	-1.00	
Delete Administrative Specialist I	-1.00	
<b>New FTE Subtotal</b>	<b>-10.00</b>	<b>0.00</b>
<b>FTE Total</b>	<b>57.25</b>	<b>57.25</b>

## 2001- 2002 Revenues and Appropriations for Housing Funds

### Housing Fund - 1660

The Housing Fund 16600 is the repository for resources to support the City's low-income housing weatherization programs, owner co-payments, as well as Office of Housing staff and administration costs.

SUMMIT CODE	SOURCE	2000 REVISED	2001 ADOPTED	2002 ENDORSED
433010	Grants for Weatherization Programs - Federal	693,000	760,000	783,000
434010	Grants for Weatherization Programs - State	938,000	870,000	896,000
469000	Miscellaneous Revenues	63,000	0	0
541490	Grants for Weatherization Programs - Seattle City Light	1,813,000	1,853,000	1,852,000
541490	Owner Re-payments	200,000	200,000	200,000
541490	CDBG - Staff Costs	1,855,000	1,893,000	1,831,000
541490	Overhead from Program Funds	1,707,000	1,531,000	1,388,000
587001	General Subfund	481,000	532,000	563,000
<b>Total Resources</b>		<b>7,750,000</b>	<b>7,639,000</b>	<b>7,513,000</b>
<b>APPROPRIATIONS</b>				
	Community Development	852,000	804,000	544,000
	Corporate Services	1,360,000	2,247,000	1,911,000
	Multi-Family Production and Preservation	1,277,000	863,000	1,193,000
	Single Family Production and Preservation	4,261,000	3,726,000	3,866,000
<b>Total Uses</b>		<b>7,750,000</b>	<b>7,640,000</b>	<b>7,514,000</b>

### Low-Income Housing Fund - 16400

The Low-Income Housing Fund 16400 is the City's primary financial pool for housing preservation, rehabilitation, and develop programs. Seattle's low-income housing property tax levy, federal grants, and City General Subfund resources support the Fund.

SUMMIT CODE	SOURCE	2000 REVISED	2001 ADOPTED	2002 ENDORSED
411100	Property Tax Levy	8,650,000	8,459,000	7,380,000
411100	Property Tax Levy (previous years' collection)	0	876,000	2,152,000
431010	Federal Grants - HOME Program	3,869,000	4,017,000	4,017,000
439099	TDR Revenues	400,000	1,100,000	1,000,000
461110	Interest Earnings	1,123,000	1,458,000	1,494,000
469000	Miscellaneous Revenues	40,000	0	50,000
469930	Program Income From Bridge Loans	5,610,000	4,464,000	4,314,000
587001	General Subfund	750,000	841,000	750,000
<b>Total Resources</b>		<b>20,442,000</b>	<b>21,215,000</b>	<b>21,157,000</b>
<b>APPROPRIATIONS</b>				
	Corporate Services	1,115,000	127,000	0
	Multi-Family Production and Preservation	16,114,000	18,405,000	18,444,000
	Single Family Production and Preservation	3,214,000	2,681,000	2,713,000
<b>Total Uses</b>		<b>20,443,000</b>	<b>21,213,000</b>	<b>21,157,000</b>

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## Housing & Community Development Revenue Sharing Fund - 17800

The Housing & Community Development Revenue Sharing Fund 17800 is the Office of Housing's financial pool for administering Federal Community Development Block Grant (CDBG) funds.

SUMMIT CODE	SOURCE	2000 REVISED	2001 ADOPTED	2002 ENDORSED
431010	CDBG	1,252,000	1,225,000	1,182,000
469930	Loan Repayment Income	2,361,000	1,478,000	1,478,000
<b>Total Resources</b>		<b>3,613,000</b>	<b>2,703,000</b>	<b>2,660,000</b>
<b>APPROPRIATIONS</b>				
Multi-Family Production and Preservation		1,471,000	1,803,000	1,760,000
Single Family Production and Preservation		1,600,000	900,000	900,000
Contribution to Fund Balance		542,000	0	0
<b>Total Uses</b>		<b>3,613,000</b>	<b>2,703,000</b>	<b>2,660,000</b>

## Housing Development Fund - 33020

The Housing Development Fund 33020 supports low-income housing redevelopment activities.

SUMMIT CODE	SOURCE	2000 REVISED	2001 ADOPTED	2002 ENDORSED
46110	Use of Fund Balance	1,800,000	0	0
<b>Total Resources</b>		<b>1,800,000</b>	<b>0</b>	<b>0</b>
<b>APPROPRIATIONS</b>				
Corporate Services		180,000	0	0
Multi-Family Production and Preservation		1,620,000	0	0
<b>Total Uses</b>		<b>1,800,000</b>	<b>0</b>	<b>0</b>