

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 to preserve approximately 225 multi-family rental housing units annually throughout the biennium.
- Stimulate six housing projects annually 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 120 housing units through the City's bonus program during 2001-2002.
- Each year, assist 200 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.

Programs

Program	2000 Actual	2001 Adopted	2002 Endorsed	2002 Proposed	2002 Adopted
Administration	2,521,970	2,373,855	1,910,624	2,358,351	2,335,839
Community Development	809,539	803,747	543,691	900,407	900,407
Multi-Family Production and Preservation	19,455,863	21,071,160	21,397,238	24,110,536	24,110,536
Single Family Production and Preservation	8,620,699	7,306,643	7,478,945	7,540,374	7,540,374
Line of Business Total	31,408,071	31,555,405	31,330,498	34,909,668	34,887,156
Positions (in Full Time Equivalents)	67.25	57.25	57.25	57.25	57.25

Housing

Administration

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.

2002 Proposed Program Changes

Transfer \$85,627 and 1.0 FTE position in 2002 to Administration from other programs: \$72,489 is transferred from the Single Family Production and Preservation program; \$13,138 and 1.0 FTE Administrative Specialist are transferred from the Community Development program. These resources were previously used in another program. These transfers better align the resources with the program in which the resources are being used.

Add \$345,599 in 2002 to Administration to pay for labor costs and operating line items. This increase is generated by increased program income.

Add \$15,000 in 2002 to Administration in General Subfund resources to pay for the annual Housing Partnership membership fee. Prior membership fees were paid from Finance General.

2002 Adopted Program Changes

Due to the combined impact of the region's economic downturn and the passage of I-747, reduce the Administration program budget by \$22,512. This will reduce the expenditure in postage, minor equipment, maintenance and repair, travel, and data processing.

Resources

Funding Source	2000 Actual	2001 Adopted	2002 Endorsed	2002 Proposed	2002 Adopted
General Subfund	364,900	418,792	445,721	462,353	439,841
Fund 33020 Housing Development	170,984	0	0	0	0
Fund 17800 Housing & Com. Dev. Revenue Sharing	0	0	0	12,003	12,003
Fund 16600 Housing	926,927	1,827,720	1,464,903	1,883,995	1,883,995
Fund 16400 Low-income Housing	1,059,159	127,343	0	0	0
Program Total	2,521,970	2,373,855	1,910,624	2,358,351	2,335,839
Positions (in Full Time Equivalents)	21.25	21.25	21.25	22.25	22.25

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.

2002 Proposed Program Changes

Transfer \$281,857 and 4.0 FTE positions in 2002 to Community Development from other programs: \$61,431 is transferred from the Single Family Production and Preservation program; \$220,426 is transferred from the Multi-Family Production and Preservation program; 3.0 FTEs include a Human Services Manager, a Community Development Specialist, and a Planning & Development Specialist transferred from the Multi-Family Production and Preservation program; and 1.0 FTE Strategic Advisor position is transferred from the Single Family Production and Preservation program. These transfers better align the resources with the program in which the resources are being used.

Transfer \$13,138 and 2.0 FTE positions in 2002 from Community Development to other programs. \$13,138 and 1.0 FTE Administrative Specialist is transferred to the Administration program, and 1.0 FTE Community Development Specialist is transferred to the Multi-Family Production and Preservation program. These transfers better align the resources with the program in which the resources are being used.

Add \$87,997 in 2002 to the Community Development program to pay for labor costs and operating line items. This comes from increased program repayments in the Rental Rehabilitation program.

2002 Adopted Program Changes

There are no program changes from the 2002 Proposed Budget to the 2002 Adopted Budget.

Resources

Funding Source	2000 Actual	2001 Adopted	2002 Endorsed	2002 Proposed	2002 Adopted
General Subfund	76,031	92,944	96,451	96,451	96,451
Fund 33020 Housing Development	0	0	0	0	0
Fund 17800 Housing & Com. Dev. Revenue Sharing	0	0	0	87,997	87,997
Fund 16600 Housing	733,508	710,803	447,240	715,959	715,959
Fund 16400 Low-income Housing	0	0	0	0	0
Program Total	809,539	803,747	543,691	900,407	900,407
Positions (in Full Time Equivalents)	7.50	7.00	7.00	9.00	9.00

Housing

Multi-Family Production and Preservation

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.

2002 Proposed Program Changes

Increase total bridge loan authority in the Multi-Family Production and Preservation program. In addition, shift funding sources for bridge loan activity from one subfund to another. The result is an increase of \$4.23 million which will come from a transfer of \$2.54 million from the 1986 Levy Operations and Maintenance Subfund to the Levy Rental Production Subfund and the addition of \$1.69 million coming from an increase in bridge loan repayments in 2002.

Add \$21,501 in 2002 to the Multi-Family Production and Preservation program. These funds are from a combination of 2001 one-time revenues in fund balance and an increase in interest earnings in the Levy 1986 & 1995 Subfund. Funds provide for more production activity in rental rehabilitation unit production.

Add \$91,305 in 2002 to the Multi-Family Production and Preservation program to reflect an increase in loan repayments, and an increase in investment earnings in the Growth Subfund toward more production activity in multi-family unit preservation.

Add \$49,169 in 2002 to the Multi-Family Production and Preservation program to reflect an increase in investment earnings in the Preservation Subfund. This increase is a result of outstanding loan committed dollars not being drawn down by borrowers as quickly as anticipated. Funds are to be used for more production activity in multi-family unit preservation.

Add \$318,750 in 2002 to the Multi-Family Production and Preservation program to reflect an increase in Housing and Urban Development (HUD) HOME funds anticipated in 2002 for more production activity in multi-family lending and investment.

Transfer 2.0 FTE positions in 2002 to the Multi-Family Production and Preservation program from other programs. 1.0 FTE Development Finance Specialist is transferred from Single Family Production and Preservation, and 1.0 FTE Community Development Specialist is transferred from the Community Development program. These transfers better align the resources with the program in which the resources are being used.

Transfer \$362,417 to the Multi-Family Production and Preservation program from the Single Family Production and Preservation program to set aside funds for interest rate buydown in the new International District/Pioneer Square Multi-Family Rehabilitation program.

Transfer \$220,426 and 3.0 FTE positions in 2002 from the Multi-Family Production and Preservation program to the Community Development program. The 3.0 FTE positions include a Human Services Manager, a Community Development Specialist, and a Planning & Development Specialist. These transfers better align the resources with the program in which the resources are being used.

Add \$300,000 in 2002 to the Multi-Family Production and Preservation program to reflect an increase in

loan repayments in the Rental Rehabilitation Subfund. These greater than anticipated repayments are from refinancings due to lower market interest rates. Funds to be used for more production activity in multi-family lending and investment.

Add \$98,398 in 2002 to the Multi-Family Production and Preservation program to reflect an increase in expected Community Development Block Grant (CDBG) award: \$58,661 to the CDBG Subfund, and \$39,737 to the Housing Operating Subfund. This increase in CDBG funds will pay for multi-family rehabilitation and investment activity as well as labor costs associated with technical assistance.

2002 Adopted Program Changes

There are no program changes from the 2002 Proposed Budget to the 2002 Adopted Budget.

Resources

Funding Source	2000 Actual	2001 Adopted	2002 Endorsed	2002 Proposed	2002 Adopted
General Subfund	16,253	20,617	20,617	20,617	20,617
Fund 33020 Housing Development	1,538,859	0	0	0	0
Fund 17800 Housing & Com. Dev. Revenue Sharing	1,397,641	1,802,891	1,759,957	2,481,035	2,481,035
Fund 16600 Housing	1,196,604	842,431	1,172,628	991,939	991,939
Fund 16400 Low-income Housing	15,306,506	18,405,221	18,444,036	20,616,945	20,616,945
Program Total	19,455,863	21,071,160	21,397,238	24,110,536	24,110,536
Positions (in Full Time Equivalents)	14.00	12.00	12.00	11.00	11.00

Housing

Single Family Production and Preservation

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.

2002 Proposed Program Changes

Transfer \$2.68 million in 2002 to the Single Family Production and Preservation program for the purpose of moving the Weatherization program resources out of the Department's operating fund. The operating fund only serves to hold the administrative funds for the department and is not intended to hold any programmatic resources. Funds for the Weatherization program come from three different sources: \$1.27 million comes from City Light, \$200,000 comes from borrower project contributions, and \$1.22 million comes from the State of Washington.

Transfer \$496,337 and 2.0 FTE positions in 2002 from the Single Family Production and Preservation program to other programs: \$61,431 is transferred to the Community Development program, \$72,489 is transferred to the Administration program, and \$362,417 is transferred to the Multi-Family Production and Preservation program. 1.0 FTE Strategic Advisor is transferred to the Community Development program and 1.0 FTE Development Finance Specialist is transferred to the Multi-Family Production and Preservation program. These transfers better align the resources with the program in which the resources are being used.

Add \$127,033 in 2002 to the Single Family Production and Preservation program in the Levy Homebuyer Subfund. Of these funds, \$97,857 is an appropriation from 2001 one-time revenues in fund balance, and \$29,175 comes from an increase in investment earnings. Funds provide for more production activity in the Homebuyer program.

Add \$46,323 in 2002 to the Single Family Production and Preservation program to reflect an increase in investment earnings in the I-90 Program Subfund to pay for labor costs.

Add \$225,000 in 2002 to the Single Family Production and Preservation program to reflect an increase in the federal Department of Energy grant into the 16460 subfund for more production activity in the Weatherization program.

Add \$90,493 in 2002 to the Single Family Production and Preservation program to appropriate 2001 one-time revenues in fund balance in the REACH Trust Fund Subfund. Funds pay for labor costs.

Add \$22,250 in 2002 in the Single Family Production and Preservation program into the HOME Rehabilitation & Homebuyer Subfund to reflect an increase in the HUD HOME grant award. Funds pay for an increase in production activity in the Homewise Program.

Add \$46,667 in 2002 to the Single Family Production and Preservation program into the Housing Operating Subfund to reflect an increase in expected CDBG award. Funds pay for labor costs.

2002 Adopted Program Changes

There are no program changes from the 2002 Proposed Budget to the 2002 Adopted Budget.

Resources

Funding Source	2000 Actual	2001 Adopted	2002 Endorsed	2002 Proposed	2002 Adopted
Fund 33020 Housing Development	0	0	0	0	0
Fund 17800 Housing & Com. Dev. Revenue Sharing	1,519,861	900,000	900,000	537,583	537,583
Fund 16600 Housing	4,047,861	3,725,697	3,865,701	1,095,156	1,095,156
Fund 16400 Low-income Housing	3,052,977	2,680,946	2,713,244	5,907,635	5,907,635
Program Total	8,620,699	7,306,643	7,478,945	7,540,374	7,540,374
Positions (in Full Time Equivalents)	24.50	17.00	17.00	15.00	15.00

Housing

2002 Revenues and Appropriations for Housing Funds

Housing Fund - 16600

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	2002 PROPOSED	2002 ADOPTED
433010	Grants for Weatherization Programs - Federal	693,000	760,000	783,000	215,226	215,226
434010	Grants for Weatherization Programs - State	938,000	870,000	896,000	246,056	246,056
462500	Miscellaneous Revenues	63,000	-	-	74,000	74,000
541490	Grants for Weatherization Programs - SCL	1,813,000	1,853,000	1,852,000	587,336	587,336
541490	Owner Re-payments	200,000	200,000	200,000	-	-
541490	CDBG- Staff Costs	1,855,000	1,893,000	1,831,000	1,917,206	1,917,206
541490	Overhead from Program Funds	1,707,000	1,531,000	1,388,000	1,647,226	1,647,226
587001	General Subfund	481,000	532,000	563,000	579,421	556,909
Total Resources		\$ 7,750,000	\$ 7,639,000	\$ 7,513,000	\$ 5,266,471	\$ 5,243,959

APPROPRIATIONS

Uses

Community Development	852,000	804,000	544,000	812,410	812,410
Corporate Services	1,360,000	2,247,000	1,911,000	2,346,348	2,323,836
Multi-Family Production and Preservation	1,277,000	863,000	1,193,000	1,012,555	1,012,555
Single Family Production and Preservation	4,261,000	3,726,000	3,866,000	1,095,158	1,095,158
Total Uses	\$ 7,750,000	\$ 7,640,000	\$ 7,514,000	\$ 5,266,471	\$ 5,243,959

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	2002 PROPOSED	2002 ADOPTED
431010	CDBG	1,252,000	1,225,000	1,182,000	1,240,530	1,240,530
469930	Loan Repayment Income	2,361,000	1,478,000	1,478,000	1,878,088	1,878,088
Total Resources		\$ 3,613,000	\$ 2,703,000	\$ 2,660,000	\$ 3,118,618	\$ 3,118,618

APPROPRIATIONS

Uses

Multi-Family Production and Preservation	1,471,000	1,803,000	1,760,000	2,481,035	2,481,035
Single Family Production and Preservation	1,600,000	900,000	900,000	537,583	537,583
Contribution to Fund Balance	542,000	-	-	-	-
Corporate Services	-	-	-	12,003	12,003
Community Development	-	-	-	87,997	87,997
Total Uses	\$ 3,613,000	\$ 2,703,000	\$ 2,660,000	\$ 3,118,618	\$ 3,118,618

Housing

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	2002 PROPOSED	2002 ADOPTED
411100	Property Tax Levy	8,650,000	8,459,000	7,380,000	8,458,715	8,458,715
411100	Property Tax Levy (previous years' collection)	-	876,000	2,152,000	1,109,397	1,109,397
411100	Property Tax Key (shorty-term loans)				4,100,000	4,100,000
431010	Federal Grants - HOME Program	3,869,000	4,017,000	4,017,000	4,358,000	4,358,000
433010	Grants for Weatherization Program - Federal	-	-	-	792,843	792,843
434010	Grants for Weatherization Program - State	-	-	-	650,330	650,330
439099	TDR Revenues	400,000	1,100,000	1,000,000	1,200,000	1,200,000
461110	Interest Earnings	1,123,000	1,458,000	1,494,000	1,732,647	1,732,647
469990	Miscellaneous Revenues	40,000	-	50,000	458,687	458,687
469930	Program Income From Bridge Loans	5,610,000	4,464,000	4,314,000	1,648,840	1,648,840
541490	Grants for Weatherization Program - Seattle Cit	-	-	-	1,265,120	1,265,120
587001	General Subfund	750,000	841,000	750,000	750,000	750,000
	Total	\$ 20,442,000	\$ 21,215,000	\$ 21,157,000	\$ 26,524,579	\$ 26,524,579
APPROPRIATIONS						
Uses						
	Community Development	-	-	-	-	-
	Corporate Services	1,115,000	127,000	-	-	-
	Multi-Family Production and Preservation	16,114,000	18,405,000	18,444,000	20,616,946	20,616,946
	Single Family Production and Preservation	3,214,000	2,681,000	2,713,000	5,907,633	5,907,633
	Total	\$ 20,443,000	\$ 21,213,000	\$ 21,157,000	\$ 26,524,579	\$ 26,524,579

Housing Development Fund - 33020

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

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