

Office of Housing

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Department Overview

The mission of the Office of Housing (OH) is to build strong healthy communities and increase opportunities for people of all income levels to live in our city. To accomplish this mission, OH has three Budget Summary Levels:

- Multifamily Housing;
- Homeownership and Sustainability; and
- Leadership and Administration.

Multifamily Housing employs the Housing Levy and other federal and local funding to make low-interest loans to developers to develop or preserve affordable multifamily rental housing. OH monitors the housing portfolio to ensure that the policy objectives of the City are achieved and the units remain in good condition. The portfolio now includes 19,000 units, representing a significant investment of City and other funding in affordable housing over 39 years. OH also operates programs to support affordable housing providers and low-income residents.

Homeownership and Sustainability includes three programs to assist low-income households:

- The **Home Ownership Program** supports first-time homebuyers and existing low-income homeowners through down payment assistance loans, subsidies for permanently affordable homes, and foreclosure prevention loans.
- The **Home Repair Program** provides grants or no- to low-interest loans to assist with critical home repairs.
- The **Weatherization Program** provides grants to increase energy efficiency and lower utility costs for low-income residents in both single-family and multifamily properties.

Leadership and Administration provides centralized leadership, coordination, technology, contracting, and financial management services to OH programs and capital projects. This includes the Policy and Planning program that establishes long-term strategic plans, develops and implements policy-based tools, and addresses housing-related aspects of citywide land use and community development planning.

Budget Snapshot

	2020 Actuals	2021 Adopted	2022 Adopted
Department Support			
General Fund Support	44,571	2,700,247	2,823,870
Other Funding - Operating	147,546,871	81,836,058	205,599,986
Total Operations	147,591,442	84,536,305	208,423,856
Total Appropriations	147,591,442	84,536,305	208,423,856
Full-Time Equivalent Total*	46.00	46.00	51.00

* FTE totals are provided for informational purposes only. Changes in FTEs resulting from City Council or Human Resources Director actions outside of the budget process may not be detailed here

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Budget Overview

The Office of Housing (OH) is primarily supported by the 2016 Housing Levy, the Mandatory Housing Affordability program, and federal and state grants. Funding policies for the Housing Levy are detailed in the Levy Administrative and Financial (A&F) Plan, adopted by Council through a separate process. The A&F plan can be found [here](#). Throughout the COVID-19 pandemic, the need for housing production, acquisition, and preservation has remained critical for equitable response and recovery. The Office of Housing has continued significant investment in affordable housing projects in partnership with developers to produce and preserve multifamily rental housing that remains affordable under long-term income and rent restrictions.

In July of 2020, City Council passed the JumpStart Payroll Tax legislation and Spending Resolution with collection of the tax set to begin on January 1, 2022. The 2022 Proposed Budget utilizes this tax in conjunction with the base and other funding sources to invest \$208.4M in affordable housing of which \$123.8M are new investments detailed below. This investment is more than twice the amount available from base resources. These new investments, in housing capital, community-drive acquisition and development, and homeownership opportunities were informed by community process and align closely with the JumpStart spending priorities. Together these planning processes result in expanded funding for affordable housing for the purpose of alleviating poverty, reducing rates of homelessness, stimulating economic recovery, and building generational wealth for communities disproportionately impacted by COVID-19 and systemic and institutional racism.

The following sections reflects the Proposed Budget. Council made changes to these investments detailed in the City Council Changes section below.

New Investments in Housing Capital (\$89.5M)

As a core component of ongoing COVID-19 response and recovery, the proposed budget includes significant new investments for rental housing capital with a focus on residents making at or below 30% of the average median income (AMI). The proposed budget invests \$89.5M for the production, preservation, or acquisition of affordable housing. This investment is made up of \$50.5M from Seattle Rescue Plan 3 using federal Coronavirus Local Fiscal Recovery (CLFR) dollars, \$17M from the Payroll Tax Fund and \$1.3M from the transportation network company (TNC) tax, and \$20.7M in new Mandatory Housing Affordability (MHA) projected revenue.

Community Driven Acquisition and Development of Affordable Housing (\$15.7M)

The Strategic Investment Fund invests \$15.7M in communities facing high displacement pressure by acquiring or developing property for affordable housing projects. This investment compliments \$14.3M of additional funding for the Equitable Development Initiative in the Office of Planning and Community Development (OPCD). Both strategies use a community driven approach to addressing high displacement pressures as identified by the Equitable Community Indicator Report published by OCPD in September 2020.

Expanding Home Ownership to Grow Generational Wealth (\$6M)

The Equitable Communities Task Force recommended \$6M in on-going investments to improve homeowner rates and homeownership retention intended to grow generational wealth in Black, Indigenous, and People of Color (BIPOC) communities that have been disproportionately impacted by a historically racist housing policies.

Additional Investments (\$3.1M)

Lastly, new funding builds and expands programs for ongoing electrification for low-income residents that currently use oil to heat their homes and workforce development training that creates a pipeline for new jobs in the housing social services field. Taken together, the adjustments sustain and expand a suite of programs and investments to combat residential displacement; advance racial equity for communities most impacted

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by past discriminatory housing policy; reduce carbon emissions; and uphold complete, connect and equitable communities.

City Council Changes to the Proposed Budget

Council made changes to the Office of Housing Proposed Budget, including statements in the above budget overview, by eliminating the proposed \$50.5M investment from Seattle Rescue Plan 3 using federal Coronavirus Local Fiscal Recovery (CLFR) dollars. Alternatively, Council appropriated \$52.7M of on-going Payroll Expense Tax Fund resources for investment in Affordable Rental Housing Production and Preservation. Council made changes to the Equitable Community Initiative investments by eliminating the Lease to Own reserve of \$250,000 and changing the Homeownership Development and Ownership Retention investments from on-going to one-time investments. Council appropriated \$7.3M for services at affordable housing developments that utilize Emergency Housing Vouchers and \$200,000 for case management services for individuals who are at risk of homelessness or recently homelessness. Council added \$450,000 for predevelopment costs to accelerate the development of additional affordable housing developments. Council added \$1M of General Fund for capacity building support to affordable housing providers. Additional details on these changes can be found in the summary of each change below.

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Incremental Budget Changes

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	Dollars	FTE
2021 Adopted Budget	84,536,305	46.00
Baseline		
Removal of One-Time 2021 Budget Adds	(2,700,000)	-
Citywide Adjustments for Standard Cost Changes	185,433	-
Baseline Adjustments for Personnel Costs	60,260	-
Proposed Operating		
Investments in Affordable Housing Capital	17,000,000	-
Expanded Capital Investment in Affordable Rental Housing Production and Preservation	50,498,109	-
Investments to Address Residential Displacement (Strategic Investment Fund)	15,700,000	-
Homeownership Development (Equitable Communities Initiative)	4,875,000	-
Ownership Retention Program (Equitable Communities Initiative)	875,000	-
Transportation Network Company Tax Revenue Authority	1,300,000	-
Single Family Oil Heat Conversion	1,498,461	1.00
Intake and Application Support for Expanded Weatherization Programs	26,539	1.00
Fine Revenue for Multifamily Electrification	61,500	-
Workforce Development; Affordable Housing and Homeless Service Providers	750,000	-
Reserve Funding for Equitable Communities Initiative Recommendation	250,000	-
Proposed Technical		
Continuation of O&M Subsidy Adjustment	767,520	-
Local Option O&M Subsidies	1,929,400	-
Continuation of 2021 Q2 Ongoing Changes	409,594	3.00
Projected Revenue Adjustments	20,772,343	-
Council		
Changes to Jumpstart Fund Expenditures, Coronavirus Local Recovery Fund Resources, and Other Community-led Investments	2,978,392	-
Cut \$6 million of JumpStart Funds in HSD for services paired with Emergency Housing Vouchers; cut \$1.3 million of JumpStart Funds in OH for multifamily lending; and add \$7.3 million of JumpStart Funds to OH for services paired with Emergency Housing Vouchers and for services in City-funded housing units	6,000,000	-
Add \$250,000 GF to OH for pre-development costs for an affordable housing project at North Seattle College	250,000	-
Add \$200,000 GF to OH for the Home for Good Program	200,000	-
Add \$200,000 of fund balance in OH to fund the Home and Hope Program	200,000	-
Errata Corrections to the Proposed Budget and CIP	-	-

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Total Incremental Changes	\$123,887,551	5.00
Total 2022 Adopted Budget	\$208,423,856	51.00

Description of Incremental Budget Changes

Baseline

Removal of One-Time 2021 Budget Adds

Expenditures	\$(2,700,000)
Revenues	\$12,465,681

This baseline adjustment removes one-time 2021 Budget Adds from OH's 2022 budget. These one-time adds included funding for the following: Mortgage Counseling from Joint COVID relief (\$350K), Aurora Commons feasibility study (\$200K), Aurora Commons acquisition (\$1.5M), Central Area predevelopment work (\$250K), the Home for Good program (\$200K), and oil heat conversion (\$200K).

Citywide Adjustments for Standard Cost Changes

Expenditures	\$185,433
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Citywide technical adjustments made in the baseline phase reflect changes to internal services costs, including rates from the Department of Finance & Administrative Services, Seattle Information Technology Department, Seattle Department of Human Resources, and for healthcare, retirement and industrial insurance charges for the department. These adjustments reflect initial assumptions about these costs and inflators early in the budget process.

Baseline Adjustments for Personnel Costs

Expenditures	\$60,260
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This centrally administered change adjusts appropriations to restore the annual wage increase for non-represented Executives, Managers and Strategic Advisors, which was forgone in 2021 due to financial constraints.

Proposed Operating

Investments in Affordable Housing Capital

Expenditures	\$17,000,000
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This item adds \$17,000,000 in one-time funding for the production, preservation, or acquisition of affordable housing, including essential rehabilitation investments to extend the useful life of existing units. This item is funded with Payroll Tax resources as it is consistent with the JumpStart policy goals regarding investments in affordable housing.

Expanded Capital Investment in Affordable Rental Housing Production and Preservation

Expenditures	\$50,498,109
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The Council altered this proposal in the Adopted Budget. Refer to the Council Phase Changes section below. The Proposed Budget description follows: This item adds \$50,498,109 in one-time funding for the production, preservation, or acquisition of affordable housing, including essential rehabilitation investments to extend the useful life of existing units. This item includes funding that is part of a package of CLFR-funded or CLFR-enabled items

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comprising Seattle Rescue Plan 3 (SRP3). See the Seattle Rescue Plan section of this 2022 Budget Book for more on SRP3.

Investments to Address Residential Displacement (Strategic Investment Fund)

Expenditures \$15,700,000

This proposal provides a dedicated resource for investments in the development of property located in high risk of displacement neighborhoods, including land and buildings, that is specifically intended to address residential displacement. This item is a companion to the \$14.3 million allocation of investments in the equitable development initiative in the Office of Planning and Community Development budget. This item is funded with Payroll Tax resources as it is consistent with the JumpStart policy goals regarding investments in affordable housing.

Homeownership Development (Equitable Communities Initiative)

Expenditures \$4,875,000

The Council altered this proposal in the Adopted Budget. Refer to the Council Phase Changes section below. The Proposed Budget description follows: This item adds \$4,875,000 to develop an affordable housing program that creates equitable access to homeownership opportunities intended for Black, Indigenous, and People of Color (BIPOC) households who have been impacted by historically discriminatory housing policies, to remain in the City of Seattle, be rooted in place, and create generational wealth through homeownership. This item was recommended by the Equitable Communities Initiative Task Force and is funded with Payroll Tax resources as it is consistent with the JumpStart policy goals regarding home ownership.

Ownership Retention Program (Equitable Communities Initiative)

Expenditures \$875,000

The Council altered this proposal in the Adopted Budget. Refer to the Council Phase Changes section below. The Proposed Budget description follows: This item adds \$875,000 to the Ownership Retention Program, that responds to homeowner's need to stay in their homes and their ability to develop their property as a means to secure assets for generational wealth and stabilize communities at risk of displacement. This item was recommended by the Equitable Communities Initiative Task Force, and is funded with Payroll Tax resources as it is consistent with the JumpStart policy goals regarding home ownership.

Transportation Network Company Tax Revenue Authority

Expenditures \$1,300,000

This item adds appropriation authority for new TNC revenue. Funds will be spent on OH capital investments.

Single Family Oil Heat Conversion

Expenditures \$1,498,461

Position Allocation 1.00

This item provides funding to fully meet the 2022 production targets of the 125 oil-to-heat electric heat pump conversions for low-income households regardless of any delay to the Heating Oil Tax. This is part of the Clean Heat Program for oil home heating conversions, which is a collaboration between the OH and the Office of Sustainability and Environment (OSE). This item creates one Property Rehab Specialist position to implement the Clean Heat program. Funding for this program is supported by Payroll Tax resources as it is consistent with the JumpStart policy goals regarding Green New Deal investments. Funding will be supported by the Oil Heat Tax in 2023 and beyond.

Intake and Application Support for Expanded Weatherization Programs

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Expenditures	\$26,539
Revenues	-
Position Allocation	1.00

This request adds a revenue-backed 1.0 FTE Development Finance Specialist to OH's Weatherization program in recognition of the significant growth of the program and need for intake, application, and related administrative support.

Fine Revenue for Multifamily Electrification

Expenditures	\$61,500
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This item appropriates OSE's fine-related revenue from enforcement of the building tune-up regulation. OH will use these funds for electrification or energy efficiency improvements in affordable housing multifamily buildings.

Workforce Development; Affordable Housing and Homeless Service Providers

Expenditures	\$750,000
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The Council altered this proposal in the Adopted Budget. Refer to the Council Phase Changes section below. The Proposed Budget description follows: This item adds \$750,000 to develop and strengthen the workforce in housing social service agencies throughout the city. This investment seeks to advance educational and technical training, intended for BIPOC workers to create new employment pipelines for the sector while simultaneously ensuring high quality delivery of housing and services to vulnerable people. This item is part of a set of workforce development programming enabled by CLFR funds, and is part of Seattle Rescue Plan 3 (SRP3). The workforce development programming seeks to create strong pathways to middle wage jobs and more wealth-generating businesses in industries that will thrive in the future. Investments in economic inclusion will help Seattle recover from the pandemic and position our local economy for continued equitable growth. The other departments receiving workforce development allocations enabled by CLFR funds are ARTS, FAS, OED, OIRA, and OSE. See the Seattle Rescue Plan section of this 2022 Budget Book for more on SRP3.

Reserve Funding for Equitable Communities Initiative Recommendation

Expenditures	\$250,000
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The Council eliminated this proposal in the Adopted Budget. Refer to the Council Phase Changes section below. The Proposed Budget description follows: This item holds \$250,000 in reserve for the implementation of consultant recommendations contracted in 2021. This item was recommended by the Equitable Communities Initiative Task Force and is funded by Payroll Tax resources as it is consistent with the JumpStart policy goals regarding home ownership.

Proposed Technical

Continuation of O&M Subsidy Adjustment

Expenditures	\$767,520
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This item continues the appropriation authority needed to provide operating and maintenance (O&M) subsidies to new projects that are ready for occupancy.

Local Option O&M Subsidies

Expenditures	\$1,929,400
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Revenue from the Local Option Sales Tax funding source is two-fold: \$13.3 million for capital, and O&M subsidies for the projects built with the capital funds after they are complete. The two projects built with Local Option Sales Tax

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capital dollars are nearing completion and will be occupied in 2022. This technical adjustment reflects the appropriation authority necessary to begin distributing O&M subsidies to these projects in 2022.

Continuation of 2021 Q2 Ongoing Changes

Expenditures	\$409,594
Position Allocation	3.00

This item continues two ongoing adjustments made in the 2021 Q2 supplemental ordinance: 1) a net-zero shift of the budgeted medical benefit expenses from one operating BSL to two other operating BSLs, and 2) the addition of a Community Development Specialist for the Homeownership program.

Projected Revenue Adjustments

Expenditures	\$20,772,343
Revenues	\$22,823,227

This technical adjustment represents projected revenue changes from the baseline amounts in the 2022 Proposed Budget. Revenue adjustments tied to specific change requests are shown in those change requests and not included here. Amounts represent incremental differences only. These changes include inflationary adjustments, updated projections, and technical corrections.

Council

Changes to Jumpstart Fund Expenditures, Coronavirus Local Recovery Fund Resources, and Other Community-led Investments

Expenditures	\$2,978,392
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This omnibus Council Budget Action impacts the Office of Housing in the following ways:

The City Council amended the 2022 Proposed Budget by reallocating \$70.7 million of one-time federal Coronavirus Local Fiscal Recovery Act (CLFR) Funds to revenue replacement in the General Fund. This action allows for the reallocation of funds in the Jumpstart Payroll Expense Tax (PET) Fund for purposes outlined in Ordinance 126393. Full revenue replacement details can be found in the Seattle Rescue Plan chapter. Workforce Development (\$750,000); Services delivered by Affordable Housing and Homeless Service Providers (\$7.3M) will now be funded by PET. Expanded Capital Investment in Affordable Rental Housing Production and Preservation (\$91.4M) will now be funded by PET and changed from one-time funding to on-going funding. In addition to these changes Council added \$1M of General Fund for capacity building support to non PSH affordable housing providers.

City Council reduced funding for the Equitable Communities Initiative Task Force recommendations by \$14 million in the 2022 Adopted Budget, relative to the Executive's proposed budget, and changed appropriations to one-time funding. The Council issued a Statement of Legislative Intent that they will work with the Executive to identify ongoing funding to sustain the commitment to the recommendations.

The 2022 Adopted Budget does not continue the \$250,000 investment in the Lease to Own Reserve; total one-time funding for the initiative over 2021-2022 is \$250,000 provided in the 2021 Adopted Budget. Investments in Homeownership Development (\$4,875,000) and Ownership Retention (\$875,000) are sustained in the 2022 Adopted Budget. Investments in both Homeownership Development and Ownership Retention were changed from on-going to one-time. The total one-time funding over 2021-2022 will be \$9,500,000 for Homeownership Development and \$1,750,000 for Ownership Retention.

For additional details please see the Finance General chapter of the 2022 Adopted Budget.

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Cut \$6 million of JumpStart Funds in HSD for services paired with Emergency Housing Vouchers; cut \$1.3 million of JumpStart Funds in OH for multifamily lending; and add \$7.3 million of JumpStart Funds to OH for services paired with Emergency Housing Vouchers and for services in City-funded housing units

Expenditures \$6,000,000

This item cuts \$6 million of JumpStart Funds in the Human Services Department (HSD) for services paired with Emergency Housing Vouchers; cut \$1.3 million of JumpStart Funds in the Office of Housing (OH) for multi-family lending; and add \$7.3 million of on-going JumpStart Funds to OH for housing services. Funds are to be used for the following purposes:

- Services paired with Emergency Housing Vouchers in City-funded or non-City-funded buildings, including buildings acquired with Rapid Acquisition funding; and
- Services for City-funded permanent supportive housing or permanently affordable housing with services.

Funding is provided with the expectation that federal, state, and county funds will be forthcoming to leverage City funding in 2022 and beyond. The City will use General Fund or JumpStart Funds, in addition to other leveraged resources, to provide ongoing support for these housing services.

OH will enter into a memorandum of agreement (MOA) with the King County Regional Homelessness Authority (KCRHA) to develop a plan for allocating funding to provide the needed services for Emergency Housing Vouchers (EHVs) in non-City-funded housing units only. This funding is to be awarded to a limited number of agencies to provide services to households utilizing vouchers in buildings that are not City-funded. The services provided for these households will rely on partnerships or direct contracting with agencies that have particular expertise or connections with highly marginalized populations to ensure that individuals housed with EHVs have continuity in their service connections and that services are culturally informed. The MOA and execution of contracts will reflect support for KCRHA's efforts to streamline contracting with homeless service providers following initial implementation. This could involve OH contracting with KCRHA for the portion of funding supporting services to EHV tenants in non-City-funded housing units.

Funding for services in City-funded permanent supportive housing or permanently affordable housing buildings with or without EHVs will be awarded by OH to building operators to provide services.

Add \$250,000 GF to OH for pre-development costs for an affordable housing project at North Seattle College

Expenditures \$250,000

This item adds \$250,000 of one-time General Fund to the Office of Housing (OH) to fund the pre-development costs for a 200-unit affordable housing project at North Seattle College. This action uses TNC tax revenues made available in SDOT-901-A-001. Chief Seattle Club and Bellwether Housing are the co-developers of this project.

Pre-development costs could include: architectural services, engineering services, environmental studies, etc. City funding will be expended consistent with contracting and other funding and legal requirements. Total development costs for this proposed project are estimated at \$96 million. Potential permanent funding sources for this project include: State, County, and City funds, low-income housing tax credits, bond cap, and philanthropic sources.

Add \$200,000 GF to OH for the Home for Good Program

Expenditures \$200,000

This item adds \$200,000 of one-time General Fund to the Office of Housing (OH) for the Home for Good Program. The City Council provided this new program \$750,000 in 2020 and \$200,000 in 2021.

Program implementation was delayed due to the pandemic and to changes in the state Housing Essential Needs Program that impacted the target population to be served by the program. It is now operating and is providing case management and housing stabilization services to 40 individuals who are homeless or at risk of homelessness. The

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program has unexpended fund balance of approximately \$560,000 that, coupled with the proposed \$200,000 included in this item, will allow the program to serve a total of 65 people, 40 existing clients and 25 new clients, through the end of 2022.

Add \$200,000 of fund balance in OH to fund the Home and Hope Program

Expenditures	\$200,000
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This item adds \$200,000 of on-going fund balance from the Office of Housing's (OH's) Operating Fund to provide increased support for the Home and Hope Program. This program is proposed to receive \$200,000 in funding in the Mayor's 2022 Proposed Budget.

The Home and Hope program works to accelerate the development of affordable housing in conjunction with early childhood education centers, health clinics, or other community uses, on underutilized, public or tax-exempt sites. The City has provided funding for this program since 2017. City funds will be used for pre-development services to support future development of identified sites in the City of Seattle.

Errata Corrections to the Proposed Budget and CIP

Revenues	\$(11,300,189)
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This Council Budget Action (CBA) adopts corrections to errors in amounts of appropriations or revenues, the errata, for the 2022 Proposed Budget and the 2022 – 2027 Proposed Capital Improvement Program (CIP) identified by the City Budget Office and Central Staff after transmittal to the City Council. Any conflicting effect of CBAs included in Council's final decision on the 2022 Proposed Budget or the 2022-2027 CIP would override changes included in this Errata CBA.

Central Staff has reviewed the proposed corrections and finds that they do not represent policy choices and are appropriately addressed as a single budget action. Only transactions that change appropriations or revenues in the 2022 Proposed Budget or for year 2022 of the CIP are shown in the Summary of Dollar Effect tables above and the Budget Action Transaction table below. The list below describes the corrections included in the transactions of this CBA:

Office of Housing (OH) 1: These transactions would add use of/contribution to fund balance for the Low Income Housing Fund and the for the Office of Housing Fund. These amounts were mistakenly left out of the 2022 Proposed Budget.

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Expenditure Overview

Appropriations	2020 Actuals	2021 Adopted	2022 Adopted
OH - BO-HU-1000 - Leadership and Administration			
00100 - General Fund	44,571	650,000	212,123
14500 - Payroll Expense Tax	-	-	1,625,000
16600 - Office of Housing Fund	4,436,482	5,710,995	5,841,097
Total for BSL: BO-HU-1000	4,481,053	6,360,994	7,678,220
OH - BO-HU-2000 - Homeownership & Sustainability			
00100 - General Fund	-	550,247	61,747
14500 - Payroll Expense Tax	-	-	6,373,461
16400 - Low Income Housing Fund	-	7,422,079	8,422,398
16403 - 2002 Levy Multipurpose Fund	1,095,460	-	-
16411 - 1995 Housing Levy Capital Fund	103,746	-	-
16413 - 1995 Levy Homebuyer Assist	106,957	-	-
16416 - 2009 Housing Levy Capital Fund	442,857	-	-
16418 - 2016 Housing Levy Capital Fund	1,864,287	-	-
16440 - Housing Program Support Fund	2,554,735	-	-
16600 - Office of Housing Fund	2,046,022	2,031,897	2,462,788
Total for BSL: BO-HU-2000	8,214,064	10,004,223	17,320,395
OH - BO-HU-3000 - Multifamily Housing			
00100 - General Fund	-	1,500,000	2,550,000
14500 - Payroll Expense Tax	-	-	91,426,501
16400 - Low Income Housing Fund	-	64,743,994	87,111,325
16402 - 2002 Levy Very LIH Fund	1,028	-	-
16404 - 2002 Levy O&M Fund	4,576,024	-	-
16410 - 1986 Housing Levy Capital Fund	814,049	-	-
16411 - 1995 Housing Levy Capital Fund	100,715	-	-
16412 - 1995 Levy O&M Fund	2,412,984	-	-
16416 - 2009 Housing Levy Capital Fund	204,126	-	-
16417 - 2009 Levy O&M Fund	4,408,105	-	-
16418 - 2016 Housing Levy Capital Fund	28,669,816	-	-
16419 - 2016 Levy O&M Fund	6,583,840	-	-
16420 - 1986 Levy O&M Fund	684,985	-	-
16430 - Housing Incentive Fund	47,635,959	-	-
16440 - Housing Program Support Fund	34,122,277	-	-
16600 - Office of Housing Fund	1,637,162	1,927,093	2,337,415
36510 - 2018 LTGO Taxable Bond Fund	1,134,202	-	-
36610 - 2019 LTGO Taxable Bond Fund	1,911,053	-	-

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Revenue Overview

2022 Estimated Revenues

Account Code	Account Name	2020 Actuals	2021 Adopted	2022 Adopted
331110	Direct Fed Grants	-	-	-
Total Revenues for: 00100 - General Fund		-	-	-
311010	Real & Personal Property Taxes	-	37,862,143	37,862,143
313010	Sales & Use Tax-Local Share	-	3,500,000	3,500,000
331000	Direct Federal Grants	-	-	5,411
331110	Direct Fed Grants	-	1,426,267	1,426,267
334010	State Grants	-	-	(50,506)
334090	State Grants-Passthr	-	600,000	600,000
337010	Grants & Contr From Local Govt	-	2,588,580	2,588,580
345020	Zoning & Subdivision Fees	-	25,200,000	45,900,000
360010	Investment Interest	-	2,000,000	2,000,000
360590	Program Income	-	4,000,000	4,000,000
374030	Capital Contr-Fed Dir Grants	-	2,968,574	2,968,574
397010	Operating Transfers In	-	5,225,000	5,015,826
Total Revenues for: 16400 - Low Income Housing Fund		-	85,370,564	105,816,294
400000	Use of/Contribution to Fund Balance	-	(12,854,244)	(10,282,571)
Total Resources for:16400 - Low Income Housing Fund		-	72,516,320	95,533,723
360140	Loan Interest Pmts Per Terms	642	-	-
360600	Principal On Loan	11,383	-	-
Total Revenues for: 16402 - 2002 Levy Very LIH Fund		12,026	-	-
360140	Loan Interest Pmts Per Terms	21,714	-	-
360150	Interest On Loan Payoffs	34,487	-	-
360600	Principal On Loan	238,892	-	-
360900	Miscellaneous Revs-Other Rev	33	-	-
Total Revenues for: 16403 - 2002 Levy Multipurpose Fund		295,126	-	-
360150	Interest On Loan Payoffs	87,555	-	-
360600	Principal On Loan	4,650,000	-	-
Total Revenues for: 16404 - 2002 Levy O&M Fund		4,737,555	-	-

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360140	Loan Interest Pmts Per Terms	85,056	-	-
Total Revenues for: 16410 - 1986 Housing Levy Capital Fund		85,056	-	-
360140	Loan Interest Pmts Per Terms	14,802	-	-
360150	Interest On Loan Payoffs	18,167	-	-
360600	Principal On Loan	327,624	-	-
360900	Miscellaneous Revs-Other Rev	174	-	-
Total Revenues for: 16411 - 1995 Housing Levy Capital Fund		360,767	-	-
360150	Interest On Loan Payoffs	143,200	-	-
360600	Principal On Loan	5,000,000	-	-
Total Revenues for: 16412 - 1995 Levy O&M Fund		5,143,200	-	-
360140	Loan Interest Pmts Per Terms	21,645	-	-
360150	Interest On Loan Payoffs	28,259	-	-
360600	Principal On Loan	183,913	-	-
360900	Miscellaneous Revs-Other Rev	12	-	-
Total Revenues for: 16413 - 1995 Levy Homebuyer Assist		233,829	-	-
360140	Loan Interest Pmts Per Terms	(5,124)	-	-
360150	Interest On Loan Payoffs	59,061	-	-
360600	Principal On Loan	261,617	-	-
360900	Miscellaneous Revs-Other Rev	(917)	-	-
Total Revenues for: 16416 - 2009 Housing Levy Capital Fund		314,637	-	-
360150	Interest On Loan Payoffs	116,335	-	-
360600	Principal On Loan	2,930,605	-	-
Total Revenues for: 16417 - 2009 Levy O&M Fund		3,046,940	-	-
311010	Real & Personal Property Taxes	31,348,652	-	-
Total Revenues for: 16418 - 2016 Housing Levy Capital Fund		31,348,652	-	-
311010	Real & Personal Property Taxes	5,903,450	-	-
Total Revenues for: 16419 - 2016 Levy O&M Fund		5,903,450	-	-
345020	Zoning & Subdivision Fees	71,730,044	-	-
360600	Principal On Loan	12,580	-	-
Total Revenues for: 16430 - Housing Incentive Fund		71,742,623	-	-

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313020	Sales & Use Tax	4,759,409	-	-
331110	Direct Fed Grants	7,500,430	-	-
333110	Ind Fed Grants	576,739	-	-
334090	State Grants-Passthr	378,974	-	-
337010	Grants & Contr From Local Govt	29	-	-
341300	Administrative Fees & Charges	896,940	-	-
360140	Loan Interest Pmts Per Terms	82,622	-	-
360150	Interest On Loan Payoffs	296,183	-	-
360600	Principal On Loan	1,141,934	-	-
360900	Miscellaneous Revs-Other Rev	167,223	-	-
374030	Capital Contr-Fed Dir Grants	3,449,116	-	-
Total Revenues for: 16440 - Housing Program Support Fund		19,249,598	-	-
311010	Real & Personal Property Taxes	3,509,135	3,566,429	3,566,429
331000	Direct Federal Grants	-	-	600
331110	Direct Fed Grants	283,266	819,842	819,842
333110	Ind Fed Grants	372,427	387,731	387,731
334010	State Grants	-	-	50,506
334090	State Grants-Passthr	201,382	250,000	250,000
337010	Grants & Contr From Local Govt	-	147,420	147,420
341300	Administrative Fees & Charges	832,638	815,000	815,000
345010	Design & Planning Fees	89,500	250,000	250,000
345020	Zoning & Subdivision Fees	19,053	2,800,000	5,100,000
360220	Interest Earned On Deliquent A	356	-	-
360900	Miscellaneous Revs-Other Rev	109,667	-	-
374030	Capital Contr-Fed Dir Grants	207,585	-	-
397010	Operating Transfers In	-	45,000	71,390
Total Revenues for: 16600 - Office of Housing Fund		5,625,009	9,081,422	11,458,919
400000	Use of/Contribution to Fund Balance	-	388,563	(1,017,618)
Total Resources for:16600 - Office of Housing Fund		5,625,009	9,469,985	10,441,301
Total OH Resources		148,098,466	81,986,305	105,975,024

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Appropriations by Budget Summary Level and Program

OH - BO-HU-1000 - Leadership and Administration

The purpose of the Leadership and Administration Budget Summary Level is to provide centralized leadership, strategic planning, program development, and financial management support services to the office.

Program Expenditures	2020 Actuals	2021 Adopted	2022 Adopted
Citywide Indirect Costs	1,180,829	1,268,302	1,402,636
Departmental Indirect Costs	2,079,852	2,793,834	2,812,227
Policy & Planning	1,163,411	2,192,892	3,867,666
Pooled Benefits	56,961	105,966	(404,309)
Total	4,481,053	6,360,994	7,678,220
Full-time Equivalents Total*	17.50	17.50	19.50

**FTE totals are provided for informational purposes only. Changes in FTEs resulting from City Council or Human Resources Director actions outside of the budget process may not be detailed here*

The following information summarizes the programs in Leadership and Administration Budget Summary Level:

Citywide Indirect Costs

The purpose of the Citywide Indirect Costs program is to fund internal services costs originating from outside of the department such as allocated costs from the Department of Finance and Administrative Services and Seattle Information Technology Department.

Expenditures/FTE	2020 Actuals	2021 Adopted	2022 Adopted
Citywide Indirect Costs	1,180,829	1,268,302	1,402,636

Departmental Indirect Costs

The purpose of the Departmental Indirect Costs program is to fund costs associated with management of the department. This may include personnel costs related to department leadership and administration or other administrative costs such as external rent and operating supplies or services.

Expenditures/FTE	2020 Actuals	2021 Adopted	2022 Adopted
Departmental Indirect Costs	2,079,852	2,793,834	2,812,227
Full Time Equivalents Total	9.50	9.50	9.50

Policy & Planning

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The purpose of the Policy & Planning program is to provide strategic planning, program development, and vacant land redevelopment services to increase housing opportunities for Seattle residents.

Expenditures/FTE	2020	2021	2022
	Actuals	Adopted	Adopted
Policy & Planning	1,163,411	2,192,892	3,867,666
Full Time Equivalents Total	8.00	8.00	10.00

Pooled Benefits

The purpose of the Pooled Benefits program is to fund department costs associated with health and dental insurance, workers compensation, and unemployment insurance contributions.

Expenditures/FTE	2020	2021	2022
	Actuals	Adopted	Adopted
Pooled Benefits	56,961	105,966	(404,309)

OH - BO-HU-2000 - Homeownership & Sustainability

The purpose of the Homeownership & Sustainability Budget Summary Level is to provide loans and grants to low-income Seattle residents to support first-time home-buyers, health and safety home repair needs, and energy efficiency improvements.

Program Expenditures	2020	2021	2022
	Actuals	Adopted	Adopted
Home Ownership	4,025,545	2,657,545	8,256,222
Home Repair	762,690	1,349,285	1,386,785
Weatherization	3,425,829	5,997,393	7,677,387
Total	8,214,064	10,004,223	17,320,395
Full-time Equivalents Total*	16.00	16.00	18.00

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The following information summarizes the programs in Homeownership & Sustainability Budget Summary Level:

Home Ownership

The purpose of the Home Ownership program is to support first-time homebuyers and existing low-income homeowners through down payment assistance loans, subsidies for permanently affordable homes, and foreclosure prevention loans.

Expenditures/FTE	2020	2021	2022
	Actuals	Adopted	Adopted
Home Ownership	4,025,545	2,657,545	8,256,222
Full Time Equivalents Total	2.50	2.50	2.50

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Home Repair

The purpose of the Home Repair program is to provide grants or no- to low-interest loans to assist low-income homeowners with critical home repairs.

	2020	2021	2022
Expenditures/FTE	Actuals	Adopted	Adopted
Home Repair	762,690	1,349,285	1,386,785
Full Time Equivalents Total	2.00	2.00	2.00

Weatherization

The purpose of the Weatherization program is provide grants to increase energy efficiency and lower utility costs for low-income residents in both single-family and multifamily properties.

	2020	2021	2022
Expenditures/FTE	Actuals	Adopted	Adopted
Weatherization	3,425,829	5,997,393	7,677,387
Full Time Equivalents Total	11.50	11.50	13.50

OH - BO-HU-3000 - Multifamily Housing

The purpose of the Multifamily Housing Budget Summary Level is to develop, preserve, and monitor affordable multifamily rental housing; and to support affordable housing providers and low-income residents.

Program Expenditures	2020	2021	2022
	Actuals	Adopted	Adopted
Asset Management	9,067,572	3,797,030	14,928,374
Multifamily Lending	125,828,753	64,374,058	168,496,868
Total	134,896,325	68,171,087	183,425,241
Full-time Equivalents Total*	12.50	12.50	13.50

**FTE totals are provided for informational purposes only. Changes in FTEs resulting from City Council or Human Resources Director actions outside of the budget process may not be detailed here*

The following information summarizes the programs in Multifamily Housing Budget Summary Level:

Asset Management

The purpose of the Asset Management program is to monitor the housing portfolio to ensure that the policy objectives of the City are achieved and the units remain in good condition.

	2020	2021	2022
Expenditures/FTE	Actuals	Adopted	Adopted
Asset Management	9,067,572	3,797,030	14,928,374
Full Time Equivalents Total	6.50	6.50	6.50

Office of Housing

Multifamily Lending

The purpose of the Multifamily Lending program is to employ the Housing Levy and other federal and local funding to make low-interest loans to developers to develop or preserve affordable multifamily rental housing.

	2020	2021	2022
Expenditures/FTE	Actuals	Adopted	Adopted
Multifamily Lending	125,828,753	64,374,058	168,496,868
Full Time Equivalents Total	6.00	6.00	7.00

