

# Office of Housing

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## Department Overview

The mission of the Office of Housing (OH) is to partner to create affordable housing by equitably investing to prevent displacement and increase opportunities for people to live in Seattle. OH manages investments from the Seattle Housing Levy and other funding sources to fund the production, preservation, acquisition, and long-term stewardship of affordable housing in Seattle. Additionally, OH supports affordable housing providers and low-income residents, provides home repair and weatherization assistance, funds permanently affordable homeownership opportunities, and leads Citywide planning and policy development on affordable housing issues.

## Budget Snapshot

	2024 Actuals	2025 Adopted	2026 Endorsed	2026 Adopted
<b>Department Support</b>				
General Fund Support	129,594	-	-	-
Other Funding - Operating	216,056,684	344,324,821	348,206,418	352,391,788
<b>Total Operations</b>	<b>216,186,279</b>	<b>344,324,821</b>	<b>348,206,418</b>	<b>352,391,788</b>
<b>Total Appropriations</b>	<b>216,186,279</b>	<b>344,324,821</b>	<b>348,206,418</b>	<b>352,391,788</b>
Full-Time Equivalents Total*	66.00	69.00	69.00	69.00

\* 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

## Budget Overview

The 2026 Adopted Budget maintains core services for the Office of Housing (OH). The adopted budget includes \$349.5 million for the Office of Housing, an increase of \$5.2 million relative to the 2025 Adopted Budget. The adopted budget allocates \$20 million of the Office of Housing's existing Payroll Expense Tax Fund budget to the first year of the Mayor's proposed Anti-Displacement and Reparations Housing Fund, with the intent to fund \$80 million over four years. Investments funded by the 2023 Housing Levy and other housing specific funding sources are maintained according to fund financial planning and Levy modeling. The adopted budget continues investments in all program areas, including: multifamily lending, homeownership supports, home repair and weatherization programs, asset management, and departmental administrative costs.

### City Council Changes to the Proposed Budget

The Council approved several amendments to the 2026 Proposed Budget detailed in the Council Changes section below. The Council reversed a proposed transfer from the Office of Housing to Finance General to support the Northgate Commons project, opting to maintain funding for this item in the Office of Housing. Additionally, the Council applied provisos to funding for rental assistance and for a portion of the funding allocated for the Anti-Displacement and Reparations Housing Fund.

## Office of Housing

### Incremental Budget Changes

#### Office of Housing

	2026 Budget	FTE
<b>Total 2026 Adopted Budget</b>	<b>348,206,418</b>	<b>69.00</b>
<b>Baseline</b>		
Miscellaneous Technical Corrections	-	-
Citywide Adjustments for Standard Cost Changes	101,503	-
<b>Adopted Operating</b>		
Transition to Third-party Property Inspections	-	-
Transfer Funding for Northgate Commons Project	(5,000,000)	-
<b>Adopted Technical</b>		
Align Budget for Pre-Development Costs with Anticipated Actuals	948,295	-
Align Budget for Agency Supports with Anticipated Actuals	257,276	-
Align Budget for Weatherization Grants with Anticipated Actuals	130,057	-
Align Labor Budget with Anticipated Actuals	-	-
Technical Budget Structure Alignment	-	-
Bargained Annual Wage Adjustment to Base Budget	(142,655)	-
SCERS Retirement Contribution Rate Reduction	(9,106)	-
Fund Balancing Adjustments	-	-
<b>Council</b>		
Maintain Funding for the Northgate Commons Project in the Office of Housing	5,000,000	-
Align Funding for Homelessness Prevention Services with Revenue Forecast	2,900,000	-
<b>Council Provisos</b>		
Proviso Funding for Rental Assistance	-	-
Proviso Funding for the Anti-Displacement and Reparatons Housing Fund	-	-
<b>Total Incremental Changes</b>	<b>\$4,185,370</b>	<b>-</b>
<b>Total 2026 Adopted Budget</b>	<b>\$352,391,788</b>	<b>69.00</b>

# Office of Housing

## Description of Incremental Budget Changes

### Baseline

#### **Miscellaneous Technical Corrections**

Expenditures -

This budget-neutral item makes several technical adjustments to account-level budget to align with anticipated actual expenditures and adjustments to program and project coding to align the department's budget and organizational structure.

#### **Citywide Adjustments for Standard Cost Changes**

Expenditures \$101,503

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 and other central cost factors. These adjustments reflect initial assumptions about these costs and inflators early in the budget process.

### Adopted Operating

#### **Transition to Third-party Property Inspections**

Expenditures -

This ongoing item transfers \$50,000 Payroll Expense Tax Fund from the Multifamily Lending budget program to the Asset Management budget program to support third-party property inspections. Currently, staff from the Office of Housing's Asset Management team conduct on-site inspections for properties in the department's portfolio. This action will provide funding to support third-party property inspections through the same firm used by other public affordable housing funders, including the Washington State Housing Finance Commission. Transitioning to third-party property inspections will improve the quality and consistency of inspections, reduce ongoing travel and training costs, and allow Asset Management staff to focus time on data analysis and strategic planning to resolve issues within the City's affordable housing portfolio.

#### **Transfer Funding for Northgate Commons Project**

Expenditures \$(5,000,000)

The Council eliminated this proposal in the adopted budget. Refer to the Council Changes section below. The proposed budget description follows:

This one-time item transfers Payroll Expense Tax funding to Finance General to establish a one-time reserve to support the first \$5 million of the Seattle Housing Authority Northgate Commons Project, to which the City has committed \$20 million in total. This project focuses on the development of a transit-oriented, mixed-income, mixed-use community housing in North Seattle. The Seattle Housing Authority anticipates the project will include up to 1,400 homes, with an estimated 420 affordable homes. The reserve will support the first phase of this project beginning in early 2026, including demolition of existing structures on the site. This transfer to Finance General enables the City to award the funds directly to the Northgate Commons project. The Executive intends to transfer the remaining \$15 million for this project in future budgets as it becomes needed.

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## Adopted Technical

### **Align Budget for Pre-Development Costs with Anticipated Actuals**

Expenditures \$948,295

This one-time technical item adds funding for pre-development costs supported by the 2023 Housing Levy administrative funds. This item is necessary to align budget authority with anticipated actual expenditures. The 2023 Housing Levy includes \$10 million for pre-development costs and the Office of Housing will spend no more than that amount over the seven year levy period. A similar technical adjustment was included in the 2025 Adopted Budget, but due to a technical error, that item did not include adjustments to the 2026 Endorsed Budget for pre-development costs.

### **Align Budget for Agency Supports with Anticipated Actuals**

Expenditures \$257,276

This ongoing technical item adds \$257,256 Low Income Housing Fund to the Asset Management budget program and transfers \$154,951 Payroll Expense Tax Fund between budget programs to align budget for agency supports contracts with anticipated actual expenditures. Funding from the Low Income Housing Fund is supported by the 2023 Housing Levy, and funding from the Payroll Expense Tax Fund is supported by a reallocation within the Office of Housing budget from multifamily capital to agency supports. Agency supports contracts provide critical subsidies to low-income housing properties, operators, and residents. Anticipated costs for agency supports contracts in 2026 have increased by approximately 1% since development of the 2026 Endorsed Budget, and this adjustment is necessary to ensure that budget aligns with those anticipated costs.

### **Align Budget for Weatherization Grants with Anticipated Actuals**

Expenditures \$130,057

This one-time technical item aligns budget in the Weatherization budget program with anticipated grants to be accepted during 2026. All weatherization grants will be accepted in supplemental budget legislation in 2026.

### **Align Labor Budget with Anticipated Actuals**

Expenditures -

This ongoing item transfers \$100,000 Payroll Expense Tax Fund from the Multifamily Lending budget program to various budget programs to align labor budget with anticipated actual expenditures. Labor costs are anticipated to exceed available budget in 2026 primarily due to position reclassifications.

### **Technical Budget Structure Alignment**

Expenditures -

This budget-neutral item makes several technical adjustments to program and project coding to align budget with anticipated actual expenditures.

### **Bargained Annual Wage Adjustment to Base Budget**

Expenditures \$(142,655)

This centrally administered change adjusts base budget appropriations to reflect the proper Annual Wage Increase (AWI) increment for 2026, as outlined in the agreements between the City and the Coalition of City Unions for personnel costs. AWI increments are determined based on the average change in the local Consumer Price Index (CPI). This change represents a true-up between the forecasted CPI assumption included in the Endorsed Budget and the actual CPI data.

# Office of Housing

## SCERS Retirement Contribution Rate Reduction

Expenditures \$(9,106)

The City's employee retirement system, the Seattle City Employees Retirement System (SCERS) is a defined benefit pension program funded by a combination of salary-based employer (i.e., the City) and employee contributions, and investment earnings. Based on the updated actuarial valuation for 2025, this item reduces the employer contribution rate from the endorsed rate of 15.17% to the SCERS minimum actuarial required rate of 15.06%.

## Fund Balancing Adjustments

Revenues \$11,799,455

This is a technical item to record a fund balancing entry for the Low Income Housing Fund (16400) and the Office of Housing Fund (Fund 16600), which are primarily managed by this department.

## Council

### Maintain Funding for the Northgate Commons Project in the Office of Housing

Expenditures \$5,000,000

This one-time Council Budget Action reverses a proposed one-time transfer of \$5 million Payroll Expense Tax from the Office of Housing to Finance General to support the Seattle Housing Authority's (SHA) Northgate Commons Project. By reversing this transfer, funding for this project is appropriated directly in OH, and additional legislative action will be needed in 2026 to allow a direct allocation to SHA, either by amending the Housing Funding Policies or by adopting an ordinance approving the contract between SHA and OH for Northgate Commons.

### Align Funding for Homelessness Prevention Services with Revenue Forecast

Expenditures \$2,900,000

Revenues \$2,900,000

This one-time Council Budget Action (CBA) provides an additional \$2.9 million to support homelessness prevention services, including rent payments and addressing rent arrears. The 2025 Adopted Budget provided \$1.9 million in 2026 for this purpose, supported by anticipated revenues from 2023 Housing Levy investment earnings. This item provides an additional \$2.9 million to reflect revised interest earnings forecasts. This CBA also recognizes 2023 Housing Levy investment earnings in the Office of Housing's Low-Income Housing Fund. The Office of Housing will execute a cash transfer from the Low-Income Housing Fund to the Human Services Fund in 2026 to support spending in HSD for this purpose. There is a corresponding change in the Human Services Department 2026 Adopted Budget.

## Council Provisos

### Proviso Funding for Rental Assistance

This Council Budget Action imposes the following proviso:

"Of the appropriations in 2026 Budget for the Office of Housing, \$6 million is appropriated solely for rental assistance to tenants, including rent arrears, in non-profit affordable housing that has received capital funds from OH and may be spent for no other purpose."

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### Proviso Funding for the Anti-Displacement and Reparations Housing Fund

This Council Budget Action imposes the following proviso:

"Of the appropriation in the 2026 budget for the Office of Housing (OH), \$5 million Payroll Expense Tax may not be spent until authorized by future ordinance. Council anticipates that such authority will not be granted until the Office of Civil Rights (OCR) completes a reparations study and the Office of Planning and Community Development (OPCD) evaluates the feasibility of distributing funds to support investments in housing, home ownership, culture, community, and commerce focusing on remedying historical injustices experienced by descendants of Black slaves, people of Black lineage, members of the African diaspora, and descendants of chattel slavery, and if feasible develops a proposal for the coordinated distribution of such funds."

## Office of Housing

### Expenditure Overview

Appropriations	2024 Actuals	2025 Adopted	2026 Endorsed	2026 Adopted
<b>OH - BO-HU-1000 - Leadership and Administration</b>				
14500 - Payroll Expense Tax	2,401,079	4,161,738	4,479,796	4,575,347
16600 - Office of Housing Fund	6,901,504	7,433,688	6,527,790	7,230,564
<b>Total for BSL: BO-HU-1000</b>	<b>9,302,582</b>	<b>11,595,426</b>	<b>11,007,586</b>	<b>11,805,911</b>
<b>OH - BO-HU-2000 - Homeownership &amp; Sustainability</b>				
00100 - General Fund	103,655	-	-	-
14500 - Payroll Expense Tax	4,211,333	7,089,091	10,510,349	10,503,414
16400 - Low Income Housing Fund	-	19,997,916	16,309,460	16,290,369
16403 - 2002 Levy Multipurpose Fund	240,356	-	-	-
16411 - 1995 Housing Levy Capital Fund	496,337	-	-	-
16413 - 1995 Levy Homebuyer Assist	175,886	-	-	-
16416 - 2009 Housing Levy Capital Fund	576,146	-	-	-
16418 - 2016 Housing Levy Capital Fund	1,825,457	-	-	-
16430 - Housing Incentive Fund	4,726,218	-	-	-
16440 - Housing Program Support Fund	5,702,460	-	-	-
16600 - Office of Housing Fund	2,627,089	2,984,108	2,896,753	3,114,343
<b>Total for BSL: BO-HU-2000</b>	<b>20,684,936</b>	<b>30,071,115</b>	<b>29,716,562</b>	<b>29,908,126</b>
<b>OH - BO-HU-3000 - Multifamily Housing</b>				
00100 - General Fund	25,940	-	-	-
14000 - Coronavirus Local Fiscal Recovery Fund	149,782	-	-	-
14500 - Payroll Expense Tax	97,369,129	121,592,968	127,470,941	127,380,219
16400 - Low Income Housing Fund	-	178,419,469	177,272,649	180,429,925
16402 - 2002 Levy Very LIH Fund	64,697	-	-	-
16404 - 2002 Levy O&M Fund	628,956	-	-	-
16410 - 1986 Housing Levy Capital Fund	946,345	-	-	-
16411 - 1995 Housing Levy Capital Fund	153,830	-	-	-
16412 - 1995 Levy O&M Fund	78,912	-	-	-
16416 - 2009 Housing Levy Capital Fund	190,806	-	-	-
16417 - 2009 Levy O&M Fund	670,585	-	-	-
16418 - 2016 Housing Levy Capital Fund	28,715,843	-	-	-
16419 - 2016 Levy O&M Fund	5,150,921	-	-	-
16420 - 1986 Levy O&M Fund	121,711	-	-	-
16421 - O&M Sales Tax	2,850,702	-	-	-
16430 - Housing Incentive Fund	30,291,189	-	-	-
16440 - Housing Program Support Fund	16,432,456	-	-	-

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16600 - Office of Housing Fund	2,356,956	2,645,843	2,738,679	2,867,606
<b>Total for BSL: BO-HU-3000</b>	<b>186,198,760</b>	<b>302,658,281</b>	<b>307,482,270</b>	<b>310,677,751</b>
 <b>Department Total</b>	 <b>216,186,279</b>	 <b>344,324,821</b>	 <b>348,206,418</b>	 <b>352,391,788</b>
 <b>Department Full-Time Equivalents Total*</b>	 <b>66.00</b>	 <b>69.00</b>	 <b>69.00</b>	 <b>69.00</b>

*\* 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*

### Budget Summary by Fund Office of Housing

	2024 Actuals	2025 Adopted	2026 Endorsed	2026 Adopted
00100 - General Fund	129,594	-	-	-
14000 - Coronavirus Local Fiscal Recovery Fund	149,782	-	-	-
14500 - Payroll Expense Tax	103,981,540	132,843,797	142,461,087	142,458,981
16400 - Low Income Housing Fund	-	198,417,385	193,582,109	196,720,294
16402 - 2002 Levy Very LIH Fund	64,697	-	-	-
16403 - 2002 Levy Multipurpose Fund	240,356	-	-	-
16404 - 2002 Levy O&M Fund	628,956	-	-	-
16410 - 1986 Housing Levy Capital Fund	946,345	-	-	-
16411 - 1995 Housing Levy Capital Fund	650,167	-	-	-
16412 - 1995 Levy O&M Fund	78,912	-	-	-
16413 - 1995 Levy Homebuyer Assist	175,886	-	-	-
16416 - 2009 Housing Levy Capital Fund	766,951	-	-	-
16417 - 2009 Levy O&M Fund	670,585	-	-	-
16418 - 2016 Housing Levy Capital Fund	30,541,300	-	-	-
16419 - 2016 Levy O&M Fund	5,150,921	-	-	-
16420 - 1986 Levy O&M Fund	121,711	-	-	-
16421 - O&M Sales Tax	2,850,702	-	-	-
16430 - Housing Incentive Fund	35,017,407	-	-	-
16440 - Housing Program Support Fund	22,134,916	-	-	-
16600 - Office of Housing Fund	11,885,549	13,063,639	12,163,222	13,212,513
<b>Budget Totals for OH</b>	<b>216,186,279</b>	<b>344,324,821</b>	<b>348,206,418</b>	<b>352,391,788</b>

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### Revenue Overview

#### 2026 Estimated Revenues

Account Code	Account Name	2024 Actuals	2025 Adopted	2026 Endorsed	2026 Adopted
331110	Direct Fed Grants	149,782	-	-	-
<b>Total Revenues for: 14000 - Coronavirus Local Fiscal Recovery Fund</b>		<b>149,782</b>	-	-	-
360140	Loan Interest Pmts Per Terms	537,751	-	-	-
<b>Total Revenues for: 14500 - Payroll Expense Tax</b>		<b>537,751</b>	-	-	-
311010	Real & Personal Property Taxes	-	130,037,167	130,037,167	130,037,167
313010	Sales & Use Tax-Local Share	-	3,500,000	3,500,000	3,500,000
331000	Direct Federal Grants	-	5,411	5,411	5,411
331110	Direct Fed Grants	-	7,121,359	7,121,359	7,121,359
334010	State Grants	-	(50,506)	(50,506)	(50,506)
334090	State Grants-Passthr	-	4,288,456	600,000	600,000
337010	Grants & Contr From Local Govt	-	4,404,806	4,404,806	4,404,806
345020	Zoning & Subdivision Fees	-	19,650,000	19,650,000	19,650,000
360010	Investment Interest	-	2,000,000	2,000,000	2,000,000
360020	Inv Earn-Residual Cash	-	1,900,000	1,900,000	4,800,000
360590	Program Income	-	4,000,000	4,000,000	4,000,000
374030	Capital Contr-Fed Dir Grants	-	2,968,574	2,968,574	2,968,574
397010	Operating Transfers In	-	6,572,427	4,572,427	4,572,427
<b>Total Revenues for: 16400 - Low Income Housing Fund</b>		-	<b>186,397,694</b>	<b>180,709,238</b>	<b>183,609,238</b>
400000	Use of/Contribution to Fund Balance	-	12,019,691	12,872,871	13,111,056
<b>Total Resources for:16400 - Low Income Housing Fund</b>		-	<b>198,417,385</b>	<b>193,582,109</b>	<b>196,720,294</b>
360020	Inv Earn-Residual Cash	10,809	-	-	-
360140	Loan Interest Pmts Per Terms	524	-	-	-
360600	Principal On Loan	12,444	-	-	-
<b>Total Revenues for: 16402 - 2002 Levy Very LIH Fund</b>		<b>23,777</b>	-	-	-
360020	Inv Earn-Residual Cash	101,526	-	-	-
360140	Loan Interest Pmts Per Terms	15,426	-	-	-
360150	Interest On Loan Payoffs	10,375	-	-	-
360590	Program Income	200	-	-	-
360600	Principal On Loan	116,664	-	-	-

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360900	Miscellaneous Revs-Other Rev	175	-	-	-
<b>Total Revenues for: 16403 - 2002 Levy Multipurpose Fund</b>		<b>244,367</b>	-	-	-
360020	Inv Earn-Residual Cash	77,632	-	-	-
<b>Total Revenues for: 16404 - 2002 Levy O&amp;M Fund</b>		<b>77,632</b>	-	-	-
360020	Inv Earn-Residual Cash	35,890	-	-	-
360140	Loan Interest Pmts Per Terms	140,493	-	-	-
360150	Interest On Loan Payoffs	89,195	-	-	-
360600	Principal On Loan	882,531	-	-	-
<b>Total Revenues for: 16410 - 1986 Housing Levy Capital Fund</b>		<b>1,148,109</b>	-	-	-
360020	Inv Earn-Residual Cash	102,312	-	-	-
360140	Loan Interest Pmts Per Terms	5,054	-	-	-
360600	Principal On Loan	174,576	-	-	-
360900	Miscellaneous Revs-Other Rev	2,140	-	-	-
<b>Total Revenues for: 16411 - 1995 Housing Levy Capital Fund</b>		<b>284,081</b>	-	-	-
360020	Inv Earn-Residual Cash	15,231	-	-	-
<b>Total Revenues for: 16412 - 1995 Levy O&amp;M Fund</b>		<b>15,231</b>	-	-	-
360020	Inv Earn-Residual Cash	61,341	-	-	-
360140	Loan Interest Pmts Per Terms	29,705	-	-	-
360600	Principal On Loan	21,557	-	-	-
360900	Miscellaneous Revs-Other Rev	175	-	-	-
<b>Total Revenues for: 16413 - 1995 Levy Homebuyer Assist</b>		<b>112,779</b>	-	-	-
360020	Inv Earn-Residual Cash	246,873	-	-	-
360140	Loan Interest Pmts Per Terms	(3,569)	-	-	-
360150	Interest On Loan Payoffs	41,897	-	-	-
360600	Principal On Loan	144,780	-	-	-
<b>Total Revenues for: 16416 - 2009 Housing Levy Capital Fund</b>		<b>429,981</b>	-	-	-
311010	Real & Personal Property Taxes	4	-	-	-
360020	Inv Earn-Residual Cash	44,265	-	-	-
<b>Total Revenues for: 16417 - 2009 Levy O&amp;M Fund</b>		<b>44,268</b>	-	-	-
311010	Real & Personal Property Taxes	(1,064,351)	-	-	-
<b>Total Revenues for: 16418 - 2016 Housing Levy Capital Fund</b>		<b>(1,064,351)</b>	-	-	-

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311010	Real & Personal Property Taxes	11,721	-	-	-
360020	Inv Earn-Residual Cash	1,395,052	-	-	-
360150	Interest On Loan Payoffs	431,774	-	-	-
360600	Principal On Loan	14,785,838	-	-	-
<b>Total Revenues for: 16419 - 2016 Levy O&amp;M Fund</b>		<b>16,624,384</b>	<b>-</b>	<b>-</b>	<b>-</b>
360020	Inv Earn-Residual Cash	7,987	-	-	-
<b>Total Revenues for: 16420 - 1986 Levy O&amp;M Fund</b>		<b>7,987</b>	<b>-</b>	<b>-</b>	<b>-</b>
360020	Inv Earn-Residual Cash	230,500	-	-	-
<b>Total Revenues for: 16421 - O&amp;M Sales Tax</b>		<b>230,500</b>	<b>-</b>	<b>-</b>	<b>-</b>
345020	Zoning & Subdivision Fees	23,464,808	-	-	-
360020	Inv Earn-Residual Cash	4,209,972	-	-	-
360150	Interest On Loan Payoffs	70,191	-	-	-
360600	Principal On Loan	3,931,258	-	-	-
360900	Miscellaneous Revs-Other Rev	8,145	-	-	-
<b>Total Revenues for: 16430 - Housing Incentive Fund</b>		<b>31,684,374</b>	<b>-</b>	<b>-</b>	<b>-</b>
313020	Sales & Use Tax	4,229,806	-	-	-
331110	Direct Fed Grants	11,031,066	-	-	-
333110	Ind Fed Grants	2,451,454	-	-	-
334010	State Grants	1,107,658	-	-	-
341300	Administrative Fees & Charges	2,448,006	-	-	-
360020	Inv Earn-Residual Cash	525,346	-	-	-
360140	Loan Interest Pmts Per Terms	32,645	-	-	-
360150	Interest On Loan Payoffs	485,844	-	-	-
360600	Principal On Loan	3,014,592	-	-	-
360900	Miscellaneous Revs-Other Rev	598,593	-	-	-
<b>Total Revenues for: 16440 - Housing Program Support Fund</b>		<b>25,925,010</b>	<b>-</b>	<b>-</b>	<b>-</b>
311010	Real & Personal Property Taxes	8,381,155	8,571,428	8,571,428	8,571,428
331000	Direct Federal Grants	-	600	600	600
331110	Direct Fed Grants	603,162	1,572,458	1,572,458	1,572,458
333110	Ind Fed Grants	534,339	387,731	387,731	387,731
334010	State Grants	467,890	50,506	50,506	50,506
334090	State Grants-Passthr	-	447,711	250,000	250,000
341300	Administrative Fees & Charges	938,687	815,000	815,000	815,000
345010	Design & Planning Fees	233,400	250,000	250,000	250,000
345020	Zoning & Subdivision Fees	2,608,831	2,600,000	2,600,000	2,600,000

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360020	Inv Earn-Residual Cash	635,675	-	-	-
360900	Miscellaneous Revs-Other Rev	120,846	-	-	-
397010	Operating Transfers In	-	26,390	26,390	26,390
<b>Total Revenues for: 16600 - Office of Housing Fund</b>		<b>14,523,986</b>	<b>14,721,825</b>	<b>14,524,114</b>	<b>14,524,114</b>
400000	Use of/Contribution to Fund Balance	-	(1,658,186)	(2,360,892)	(1,311,601)
<b>Total Resources for:16600 - Office of Housing Fund</b>		<b>14,523,986</b>	<b>13,063,639</b>	<b>12,163,222</b>	<b>13,212,513</b>
<b>Total OH Resources</b>		<b>90,999,647</b>	<b>211,481,024</b>	<b>205,745,331</b>	<b>209,932,807</b>

# Office of Housing

## Appropriations by Budget Summary Level and Program

### **OH - BO-HU-1000 - Leadership and Administration**

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

<b>Program Expenditures</b>	<b>2024 Actuals</b>	<b>2025 Adopted</b>	<b>2026 Endorsed</b>	<b>2026 Adopted</b>
Citywide Indirect Costs	2,000,702	1,999,396	2,182,928	2,818,826
Departmental Indirect Costs	4,226,059	6,076,007	5,927,507	4,828,156
Policy & Planning	3,435,537	4,242,994	3,661,715	4,970,314
Pooled Benefits	(359,716)	(722,971)	(764,564)	(811,385)
<b>Total</b>	<b>9,302,582</b>	<b>11,595,426</b>	<b>11,007,586</b>	<b>11,805,911</b>
Full-time Equivalents Total*	29.50	31.50	31.50	31.50

*\*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.

<b>Expenditures/FTE</b>	<b>2024 Actuals</b>	<b>2025 Adopted</b>	<b>2026 Endorsed</b>	<b>2026 Adopted</b>
Citywide Indirect Costs	2,000,702	1,999,396	2,182,928	2,818,826

#### **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.

<b>Expenditures/FTE</b>	<b>2024 Actuals</b>	<b>2025 Adopted</b>	<b>2026 Endorsed</b>	<b>2026 Adopted</b>
Departmental Indirect Costs	4,226,059	6,076,007	5,927,507	4,828,156
Full Time Equivalents Total	15.50	17.50	17.50	17.50

# Office of Housing

## Policy & Planning

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.

	2024	2025	2026	2026
Expenditures/FTE	Actuals	Adopted	Endorsed	Adopted
Policy & Planning	3,435,537	4,242,994	3,661,715	4,970,314
Full Time Equivalents Total	14.00	14.00	14.00	14.00

## 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.

	2024	2025	2026	2026
Expenditures/FTE	Actuals	Adopted	Endorsed	Adopted
Pooled Benefits	(359,716)	(722,971)	(764,564)	(811,385)

## OH - BO-HU-2000 - Homeownership & Sustainability

The purpose of the Homeownership & Sustainability Budget Summary Level is to provide loans, grants, and other types of assistance to affordable housing providers and low-income Seattle residents in order to support permanently affordable homeownership, address displacement risks, provide health and safety home repair needs, and implement energy efficiency improvements for qualifying properties.

Program Expenditures	2024	2025	2026	2026
	Actuals	Adopted	Endorsed	Adopted
Home Ownership	10,745,581	14,510,985	17,945,165	17,818,500
Home Repair	1,146,284	1,449,869	1,467,295	1,463,048
Weatherization	8,793,072	14,110,261	10,304,102	10,626,578
<b>Total</b>	<b>20,684,936</b>	<b>30,071,115</b>	<b>29,716,562</b>	<b>29,908,126</b>
Full-time Equivalents Total*	20.00	20.00	20.00	20.00

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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.

	2024	2025	2026	2026
Expenditures/FTE	Actuals	Adopted	Endorsed	Adopted
Home Ownership	10,745,581	14,510,985	17,945,165	17,818,500
Full Time Equivalents Total	3.50	3.50	3.50	3.50

# Office of Housing

## 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.

Expenditures/FTE	2024 Actuals	2025 Adopted	2026 Endorsed	2026 Adopted
Home Repair	1,146,284	1,449,869	1,467,295	1,463,048
Full Time Equivalents Total	2.00	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.

Expenditures/FTE	2024 Actuals	2025 Adopted	2026 Endorsed	2026 Adopted
Weatherization	8,793,072	14,110,261	10,304,102	10,626,578
Full Time Equivalents Total	14.50	14.50	14.50	14.50

### **OH - BO-HU-3000 - Multifamily Housing**

The purpose of the Multifamily Housing Budget Summary Level is to support the development, preservation, and acquisition of multifamily rental housing, as well as the long-term stewardship and monitoring of that housing, and to support affordable housing providers and low-income residents.

Program Expenditures	2024 Actuals	2025 Adopted	2026 Endorsed	2026 Adopted
Asset Management	42,715,826	51,888,642	57,323,039	57,770,653
Multifamily Lending	143,482,934	250,769,639	250,159,231	252,907,098
<b>Total</b>	<b>186,198,760</b>	<b>302,658,281</b>	<b>307,482,270</b>	<b>310,677,751</b>
Full-time Equivalents Total*	16.50	17.50	17.50	17.50

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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.

Expenditures/FTE	2024 Actuals	2025 Adopted	2026 Endorsed	2026 Adopted
Asset Management	42,715,826	51,888,642	57,323,039	57,770,653
Full Time Equivalents Total	7.50	8.50	8.50	8.50

# 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.

<b>Expenditures/FTE</b>	<b>2024 Actuals</b>	<b>2025 Adopted</b>	<b>2026 Endorsed</b>	<b>2026 Adopted</b>
Multifamily Lending	143,482,934	250,769,639	250,159,231	252,907,098
Full Time Equivalents Total	9.00	9.00	9.00	9.00