

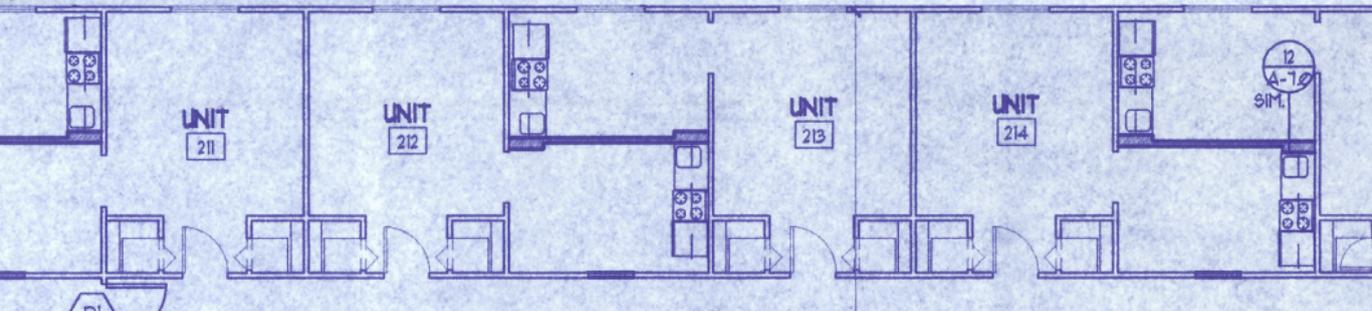


City of Seattle
Office of Housing

2013

REPORT TO THE COMMUNITY

INVESTING IN AFFORDABLE HOMES FOR SEATTLE





City of Seattle
Office of Housing

2013

COMMUNITY INVESTMENTS

The Office of Housing builds affordable healthy communities and increases opportunities for people of all income levels to live in our city. Through direct investment and innovative policies, OH manages a wide range of programs that promote housing affordability. Programs that fund or incentivize new affordable rental housing, assist first-time home buyers, and improve existing homes through weatherization and home repair services are a few of the ways that OH supports a vibrant and inclusive community. In 2013, the Office of Housing provided or improved homes for 2,227 low-income households in Seattle. Many of these homes will remain affordable for at least 50 years.



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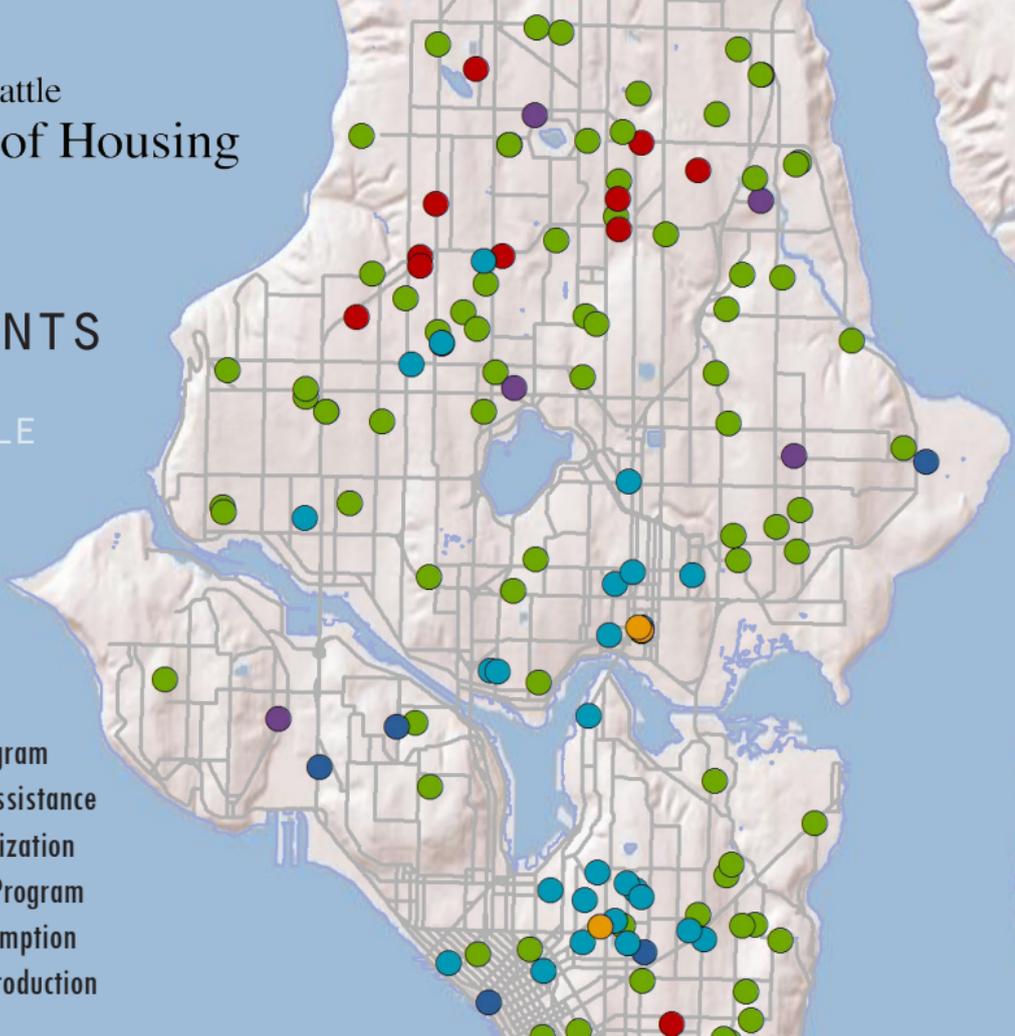
2013

INVESTMENTS

NORTH SEATTLE

PROGRAM

-  Rental Housing Program
-  Home Ownership Assistance
-  HomeWise Weatherization
-  Home Repair Loan Program
-  Multifamily Tax Exemption
-  Incentive Zoning, Production





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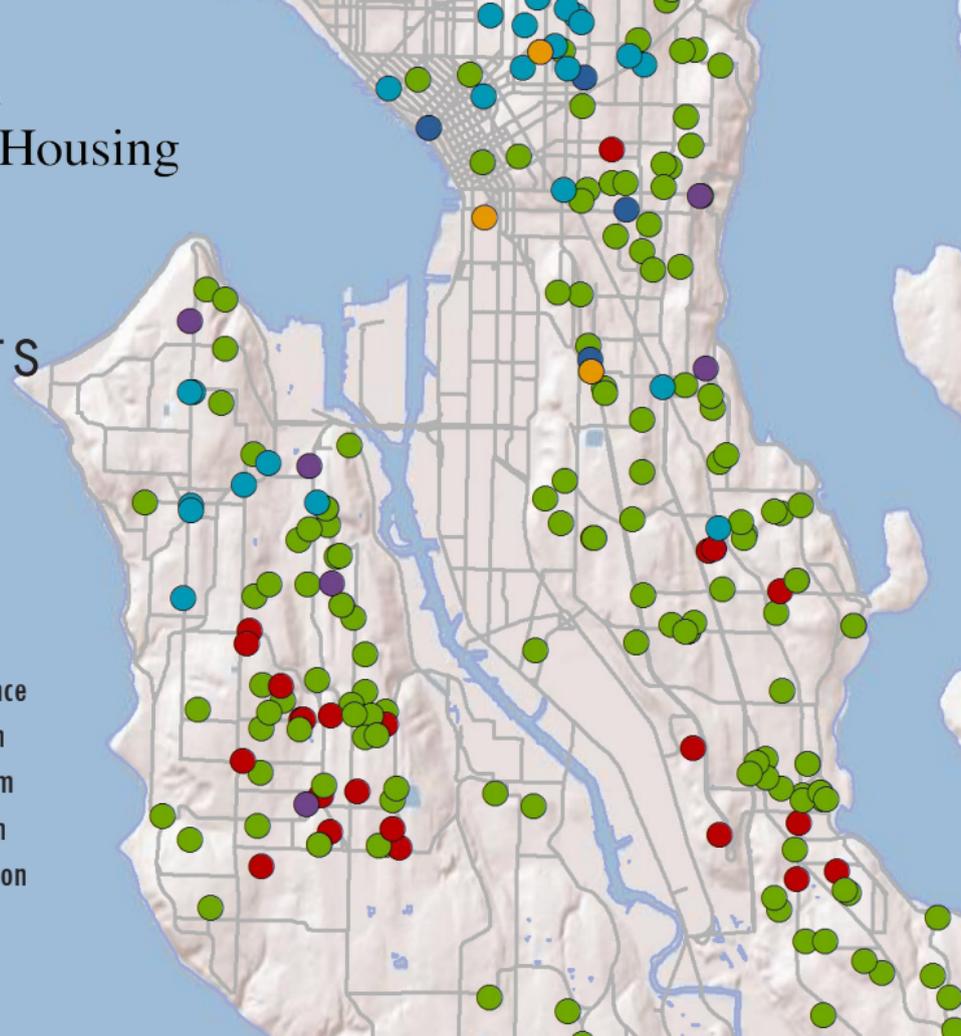
2013

INVESTMENTS

SOUTH SEATTLE

PROGRAM

-  Rental Housing Program
-  Home Ownership Assistance
-  HomeWise Weatherization
-  Home Repair Loan Program
-  Multifamily Tax Exemption
-  Incentive Zoning, Production



MORE THAN A HOME, A COMMUNITY



For a single mother, the costs of housing, childcare and transportation can be a huge burden. After immigrating from Somalia, Fouzia found Mercy Housing's Columbia City Station, a home that helped her save money on rent, utilities, and commuting. She also gained support and security by living close to her Somali family and community. "I would like to see more of this type of building in Seattle, where families can feel secure," Fouzia shared. "Being close to the train and family makes a lot of difference."

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I HAD TO BUY NEW BATHROBES



Pat lives a simple life in her family home - a house that was so cold in the winter that she "just dressed warmly and waited for spring." As a senior on a fixed income, she couldn't afford a new furnace, and so just lit a fire and spent her time in one room. After seeing a flyer on the Office of Housing's HomeWise weatherization program and calling our staff, she learned that she qualified for insulation, a new furnace and more - all for free. The program was almost too good to be true her son thought. Now Pat is enjoying the warmth in her home and has traded in her thick bathrobes for thinner ones. "I haven't had a warm house for a number of years, so this is a new experience," she said. "I had no idea it would make such a difference. I am so grateful."

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AFFORDABILITY IN A HOT MARKET



Rachel and her boyfriend, two graduate students, needed to find an apartment that fit their budget and was close enough to UW to allow for use of public transit. They loved Capitol Hill, but thought living there was out of reach until they heard about the Multifamily Tax Exemption Program. The Pine + Minor building had just been built, and in exchange for a tax incentive the developer, Gerding Edlen, provided 20% of their units to people just like Rachel. "The units are just amazing. I still think about how lucky we are to have this apartment," Rachel shared. "If we had to pay full market rate, there is no way we could afford it." In 2013 there were about 2,700 income- and rent-restricted units available to qualified households in Seattle thanks to this program.

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FORMERLY HOMELESS. FORMERLY.



Following nine years of service in the Army and National Guard, Krystal lost her job as a civilian contractor and held various odd jobs before finding herself homeless. Her two cats Harley and Justice provided comfort as she dealt with PTSD, but limited her housing options. Then, thanks to a transitional housing program, she was referred to Plymouth Housing's new Williams Apartments in the South Lake Union neighborhood, one of the many buildings funded with Housing Levy dollars. This centrally-located building offered not just the stability Krystal needed, but the case management to help her succeed. "The most important thing, what I needed, was the case management," she said. Now she is soon to be certified as a medical assistant.

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A PLACE TO CALL HOME



Owning a home in Seattle is a dream out of reach for many. Drew and Brandie had struggled for years to find a home they could afford, with no success. Then they found Homestead Community Land Trust, which the Office of Housing supports through our Downpayment Assistance Program. By buying the house, but not the property, “you get a lot more house for your money,” according to Drew. “We didn’t want to make a bunch of money on our home. All we want is stability for our family and a place to call home,” says Brandie. Now their kids Candace and DJ have a home to create memories in and another house in Seattle will remain permanently affordable. “We can’t believe how much we love our house. Sometimes it feels like a dream.”

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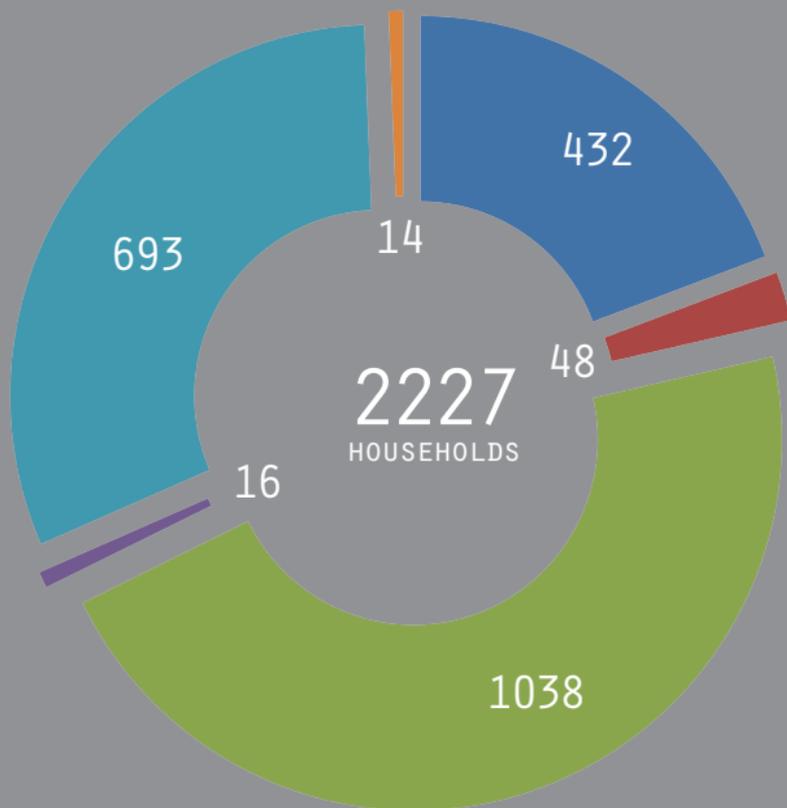
LIKE GETTING A NEW HOUSE



Kathryn had been living without running water and a leaky roof had damaged much of her home when she contacted the Office of Housing about our Home Repair Loan Program. Qualified residents like her can receive no- or low-interest loans thanks to federal and local funding used to assist low-income households with essential home repairs. Now Kathryn has rebuilt the room damaged by her leaking roof, installed a new water line, upgraded the electrical system and painted the exterior of her house. She also received weatherization services through our HomeWise program. As a senior on a fixed income, she will now be able to remain comfortably in the house she has called home for 45 years. "If I didn't have this program, I don't know what I would have done; I'd probably have to move."

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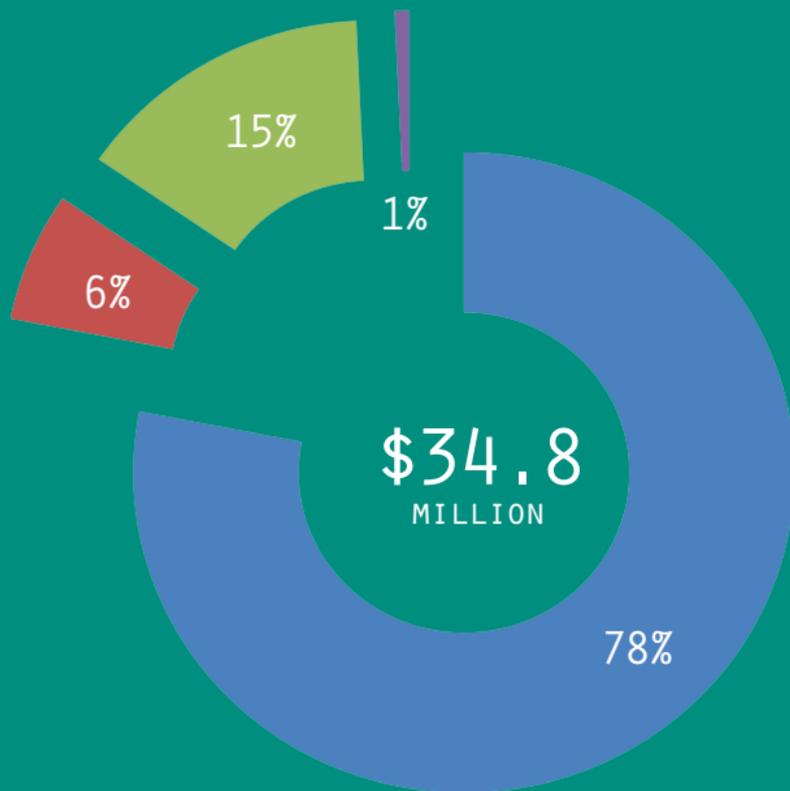
HOUSEHOLDS SUPPORTED 2013



The Office of Housing provides for apartments and single family homes using a variety of regulatory and funding tools. Those in the Rental Housing Program retain affordability for 50 years, and in the MFTE program for 12 years. In 2013, OH assisted 2,227 households.

- Rental Housing Program
- Home Ownership Assistance
- HomeWise Weatherization
- Home Repair Loan Program
- Multifamily Tax Exemption
- Incentive Zoning, Production

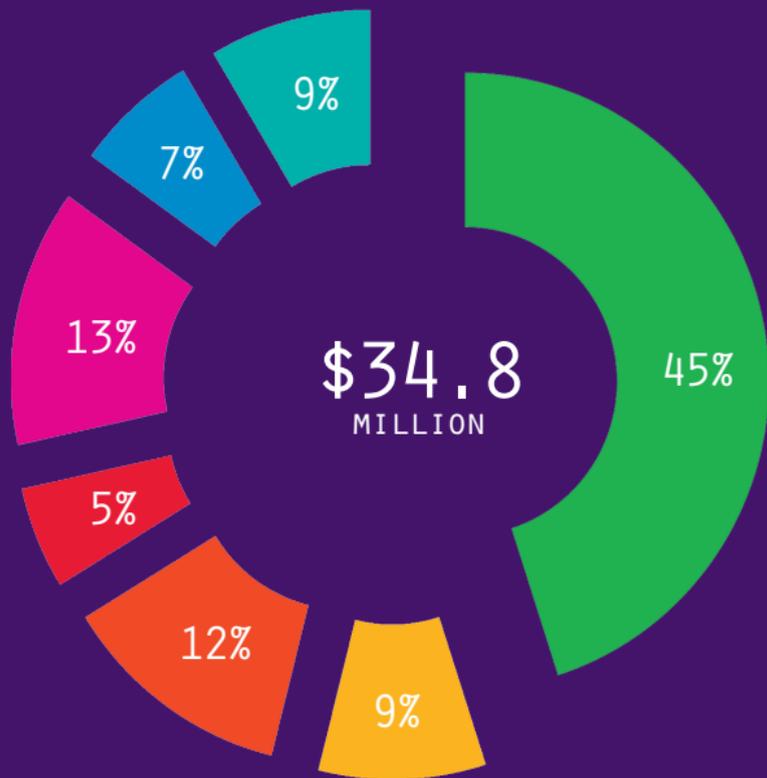
FUNDS INVESTED BY PROGRAM 2013



In 2013, the Office of Housing distributed \$34.8 million for rental housing production, home ownership opportunities, and home repair and weatherization for low-income households in Seattle. The majority of this funding went to local nonprofit affordable housing providers who are serving the most vulnerable residents in our community.

- Rental Housing Program
- Home Ownership Assistance
- HomeWise Weatherization
- Home Repair Loan Program

SOURCES OF DISTRIBUTED FUNDS 2013



The Office of Housing utilizes many funding sources to support our affordable housing programs, including the Seattle Housing Levy. In 2013, \$34.8 million was distributed by OH. These funds help leverage even more funding to benefit low-income families in Seattle.

- Seattle Housing Levy
- CDBG
- HOME
- Utilities
- Incentive Zoning, Payment
- Washington State
- Other

SEATTLE HOUSING LEVY IMPACT



The Seattle Housing Levy remains one of the strongest tools for creating and preserving affordable housing in our community. Since 2010, the current levy has invested \$59.7 million in the production and preservation of 1,643 units of quality housing for the homeless and low-wage working families in our city. In addition, the Office of Housing has helped 106 first-time home buyers purchase their first home and helped 1,286 families at risk of homelessness stay in their home through rental assistance. The 2009 Housing Levy also supports the operation of 110 units for the formerly homeless and has loaned \$7.9 million to secure land and housing through the unique Acquisition and Opportunity Loan Program, producing 234 units. The Seattle Housing Levy is up for renewal in 2016.

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