

Housing Levy Oversight Committee

Thursday, September 24, 2020

9:00 a.m. to 10:30 a.m.

Virtual meeting using Microsoft Teams

[Link to join online](#), or use call-in option below.

1-206-686-8357, Conference ID: 841 060 135#

AGENDA

1. Welcome and Updates on COVID-19 Procedures for Boards & Commissions (9:00)	Doug Ito, Chair Stephanie Velasco, OH Staff
2. Use of Levy Funds to Support COVID-19 Response (9:10) <ul style="list-style-type: none">• Support for swift production of permanent supportive housing and homelessness prevention• Expansion of existing Levy-supported programs to provide foreclosure prevention support to income-eligible homeowners	Emily Alvarado, OH Director Erika Malone, OH Staff
3. 2020 OH Funding Awards to Date and Fall Notices of Funding Availability (9:30) <ul style="list-style-type: none">• Updates on affordable rental and homeownership projects that have been awarded funding in 2020 so far• Updates on fall funding rounds currently underway	Laurie Olson, OH Staff Erika Malone, OH Staff
4. Ongoing OH Initiatives (10:00) <ul style="list-style-type: none">• Policy to support affordable housing development on land owned by religious organizations• Interim provisions to expedite permitting for affordable housing• Updates to Housing Levy Administrative & Financial Plan and Housing Funding Policies for Program Years 2021-2022• Opportunity for permanently affordable homeownership development on Sound Transit sites in Rainier Valley	OH Staff
5. Topics for Next Meeting (10:15)	Doug Ito, Chair Stephanie Velasco, OH Staff



2020 Permanent Supportive Housing Pilot Investments

Total Investments: \$60,350,000

Total New Permanent Supportive Housing Units: 599

New Permanent Supportive Housing – Permanent Funding

Building Name Sponsor	Contractor	Homes	Investment (in millions)	Neighborhood
Sacred Medicine House <i>Chief Seattle Club</i>	SLI	125	\$12.3	Lake City
Bitter Lake <i>Downtown Emergency Service Center</i>	Exxel Pacific	100	\$5.8	Bitter Lake
Green Lake <i>Downtown Emergency Service Center</i>	SLI	124	\$13.2	Green Lake
Greenwood <i>Inland Ground / Catholic Housing Services</i>	Inland Group	66	\$10.5	Greenwood
Ballard <i>Inland Ground / Plymouth Housing Group</i>	Inland Group	81	\$11.5	Ballard

New Permanent Supportive Housing – Forward Commit

Building Name Sponsor	Contractor	Homes	Investment (in millions)	Neighborhood
Good Shepherd Housing <i>LIHI</i>	Walsh	103	\$7	Central Area

Mayor Durkan Announces Bold Action to Invest in 600 Apartments for Homeless Individuals in Response to COVID-19 Public Health Crisis

by [Kamaria Hightower](#) on August 12, 2020

[Link to Mayor Durkan's virtual press conference on August 12, 2020](#) (~35 minute video)

Office of Housing Accelerates Seattle Housing Levy Funding to Support Proven, Long-term Solution to Homelessness

Seattle (August 12, 2020) – To bring more people inside during a public health crisis, Mayor Jenny A. Durkan announced that the City of Seattle Office of Housing is taking bold action to invest in 600 new units of permanent supportive housing in six buildings. This initiative capitalizes on Seattle's expertise in funding evidence-based housing for people experiencing homelessness and will bring an unprecedented level of housing online by the end of 2021. These new homes will be in addition to the 3,700 permanent supportive housing units currently in service and over 350 units under construction that have been awarded funding.

"From healthcare to the criminal legal system to education, every system has deepened racial inequity across our Country – this inequity is deeply evident with the disproportional impacts of housing and homelessness on our Black, Indigenous and communities of color," said Mayor Durkan. "The City of Seattle is making a significant investment to create more housing in our community. With this investment, we are breaking the mold by developing new innovative strategies to build even more permanent supportive housing, more quickly for our neighbors who need it most."

The Office of Housing is committing approximately \$60 million from the Seattle Housing Levy to be leveraged with state and federal resources to build and operate the housing. Applicants for the funds were required to deliver strict cost and time savings, achieved through partnerships with experienced builders, alternative construction methods, among other strategies. The application and funding timeline was condensed to ensure the new units will come on-line as quickly as possible – only 60 days have gone by since the application was issued in June. Five organizations with long-standing expertise in addressing homelessness will provide wrap-around support services to keep people stably housed.

"Investments in brick and mortar are one of the reasons why I ran for office in 2015. For the last four years, my office has been diligently working on the housing needs in District 5. The hard work of our office and the Office of Housing has come to fruition, delivering on a promise to my constituents who are concerned for the wellbeing of folks living unsheltered in my district. This is a dream come true," said Councilmember Debora Juarez, ([District 5, North Seattle](#))

"Especially during this public health emergency, we must bring people experiencing homelessness inside to safe, supportive housing as quickly as possible. We are proud to make substantial investments in the proven solution to homelessness and to support community-based organizations with track-records of success in serving our vulnerable neighbors," said Emily Alvarado, Director of the Seattle Office of Housing.

"I have seen the transformative impact a safe stable home has on my patients who have experienced homelessness. Housing is healthcare," said Kevonya Elzia, a Registered Nurse at Neighborcare Health, a healthcare organization with a mission of providing comprehensive health care to people who have difficulty accessing care. "In order for us to breathe metaphorically and physically, our basic human needs must be met. The COVID-19 public health crisis means those experiencing homelessness are even more vulnerable. It is urgent to get people inside and into stable homes."

"Systemic racism causes Native and all Black, Indigenous and People of Color to be disproportionately impacted by homelessness and COVID-19. Affordable housing and affordable housing policy must be anti-racist, and permanent supportive housing for the most vulnerable people experiencing chronic homelessness must also be anti-racist," said Colleen Echohawk, Executive Director of the Chief Seattle Club. "We look forward to the opportunity to provide indigenous informed permanent supportive housing where native design and cultural services and programs are at the center."

"The investment the City is making today is a big step toward solving chronic unsheltered homelessness that the cross-sector Third Door Coalition is calling for," said Paul Lambros Chief Executive Officer of awardee Plymouth Housing and board member of the Third Door Coalition, a group of businesses, service providers, advocates and academics leading efforts to solve chronic homelessness in 5 years in King County. "Compounding inequities, such as systemic racism, shut people out of opportunities to meet their basic needs and directly contribute to the cycle of chronic homelessness. Permanent supportive housing is the solution that ends this crisis. Over Plymouth's 40-year history, we've seen time and again that a stable home and individualized support truly transforms lives."

Historically, the City has utilized essential federal resources to support provider operations and maintenance of the buildings and supportive services for residents through Project Based Housing Choice Vouchers and the Continuum of Care Program of the McKinney Vento Homeless Assistance Act. The City of Seattle is joined by a coalition of philanthropic investors to recognize the importance of these federal resources to ensure these 600 homes come to fruition.

"I applaud the City of Seattle's leadership in building what we know works – Permanent Supportive Housing. This is a solid investment of City resources. However, to keep the lights on and provide necessary services to residents, partnership with the federal government is critical to ensure these 600 new homes truly change lives," said Sonya Campion, President of the Campion Advocacy Fund. "I'm proud to join other philanthropists and businesses to support this proposal. We all have a part to play to make sure everyone in our community has a safe place to call home."

Permanent Supportive Housing (PSH) offers non-time limited affordable housing and voluntary supportive services, that may include counseling, behavioral and physical health support and alcohol and drug treatment. Local research shows that 90-95% of PSH residents remain housed a year later. PSH also delivers public cost savings because people who are stably housed do not access public services such as emergency medical services and in-patient behavioral healthcare.

The mission of the Office of Housing (OH) is to create strong, healthy communities, prevent displacement and increase opportunities for people of all income levels to live in Seattle. OH supports development and preservation of affordable multifamily homes, homeownership opportunities, policy and program development, free weatherization services and home repair loans and stewardship of city-funded affordable homes.

More information on the Seattle Housing Levy and other affordable housing programs can be found at www.seattle.gov/housing

Permanent Supportive Housing Awarded Funding in 2020

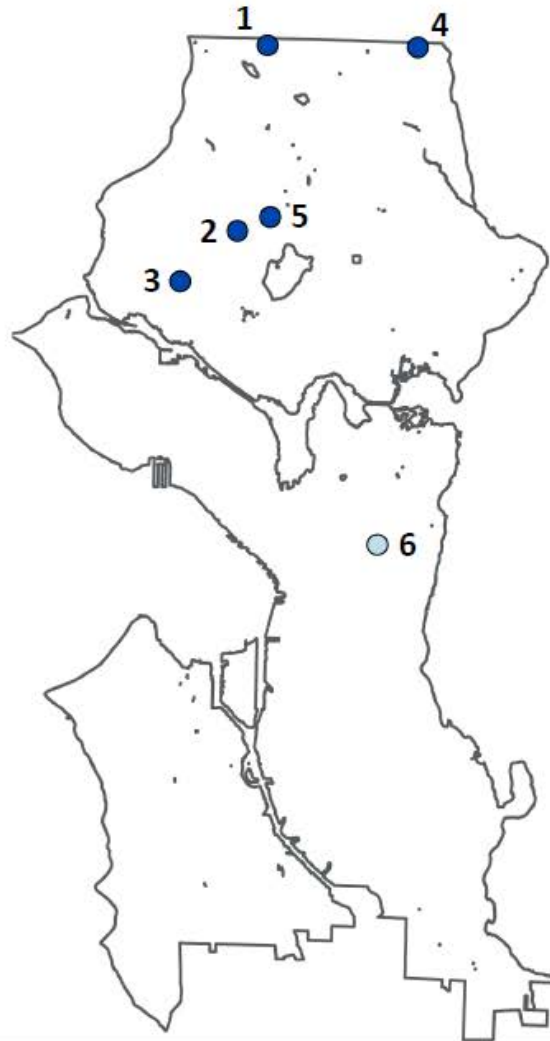
1. Bitter Lake



2. Greenwood



3. Ballard



4. Sacred Medicine House



5. Green Lake



6. Good Shepherd Housing



Legend



Project Awarded Funding



Project Awarded Conditional Funding

Source: Office of Housing (2020)



2020 Spring Affordable Housing Investments

Total Investments: \$34,000,000

Total New Affordable Homes: 506

New Affordable Rental Housing – Permanent Funding

Building Name <i>Sponsor</i>	Population to be Served	Incomes Served	Homes	Investment (in millions)	Neighborhood
Fremont Eclipse <i>GMD Development</i>	Workforce	50 - 70% AMI	153	\$15.5	Fremont/ Wallingford
Lake City <i>Inland Development</i>	Workforce	50 – 60% AMI	260	\$12.8	Lake City
Links Studios <i>Mount Baker Housing Association</i>	Workforce	40 - 60% AMI	60	\$3.05	Mount Baker

New Permanently Affordable Homeownership

Building Name <i>Sponsor</i>	Population to be Served	Incomes Served	Homes	Investment	Neighborhood
South Park Cottages <i>Habitat for Humanity Seattle/King County</i>	First Time Homebuyers	80% AMI	13	\$910,000	South Park
Trenton Four <i>Habitat for Humanity Seattle/King County</i>	First Time Homebuyers	80% AMI	4	\$400,000	Westwood
The 410 <i>Habitat for Humanity Seattle/King County</i>	First Time Homebuyers	80% AMI	13 total (7 net)	\$970,000	Capitol Hill
Acquisition/Rehab <i>Habitat for Humanity Seattle/King County</i>	First Time Homebuyers	80% AMI	3	\$300,000	Scattered

Affordable Housing on Religious Organization Property



To address displacement and support community resilience, the City of Seattle is developing land use policies for faith communities creating affordable housing.

With these policies, religious organizations would have more opportunity and flexibility to redevelop their land with long-term, income-restricted affordable housing.

These policies respond to [Substitute House Bill 1377](#) adopted by the Washington State Legislature in 2019 requiring cities to allow additional density for affordable housing developed on property owned or controlled by a religious organization. The affordable housing must be reserved for low-income households with incomes under 80 percent of area median income (AMI) for at least 50 years.

Through summer and fall 2020, we are engaging with stakeholders, including faith-based organizations and nonprofit affordable housing developers, to inform a proposal for development standards that support this type of redevelopment. We anticipate sharing our draft and environmental analysis later this fall.

Interested in how faith-based organizations can support affordability and address displacement? Are you involved in or know of a religious group interested in community development? We would love to hear from you. Please email Nick Welch (nicolas.welch@seattle.gov) and Daniel Murillo (daniel.murillo@seattle.gov) to connect with us.

2019	Summer 2020	Fall 2020	Early 2021
Washington State Legislature adopts SHB 1377	Stakeholder outreach and engagement	Policy development Environmental review	Legislative process Possible Council discussion and adoption of legislation
Ongoing public engagement and input			

How it works

With this policy, additional development potential will be available for long-term, income-restricted affordable housing on land owned or controlled by a religious organization.

What projects are eligible?

- The land must be owned or controlled by a religious organization as defined under state and federal law. Eligible organizations engage in religious teaching, practice, worship, or some other form of religious exercise
- One hundred percent of the housing developed must be affordable for households whose income is less than 80 percent of AMI for at least 50 years.

Income limits (2019)	
Family size	80% AMI
1 person	\$61,800
2 people	\$70,600
3 people	\$79,450
4 people	\$88,250

Affordable rent with utilities	
Unit size	80% AMI
Studio	\$1,545
1 bedroom	\$1,655
2 bedroom	\$1,986
3 bedrooms	\$2,295

Current rent and income limits available from the [Office of Housing](#).

What policy options are we considering?

IN MULTIFAMILY AND MIXED-USE ZONES

We are considering increasing height and floor area limits to encourage construction of more affordable homes than allowed under current zoning. On sites near frequent transit, we may provide flexibility to build even more homes. Additional incentives may encourage childcare, family-size housing, and other community benefits.

For example, a 7,000-square-foot church property in a Lowrise 1 zone could be developed with 15 apartments under current zoning. Under this proposal, the site could have 20-24 affordable one- and two-bedroom apartments, plus a ground-floor childcare space.

IN SINGLE-FAMILY ZONES

We are considering increasing the number of homes allowed on large sites associated with a religious facility, like an underutilized parking lot, with siting and clustering requirements.

For example, a 12,000-square-foot parking lot for a mosque could be developed with 1-2 large detached houses under current zoning. Under this proposal, the site could have 8-10 affordable townhomes sold to low-income families.

Resources

Faith-based organizations interested in developing affordable housing can learn about potential funding and resources from the City of Seattle's [Office of Housing](#) and the [Office of Planning and Community Development](#). Development training, technical assistance, and funding for faith-based organizations are also available through [Enterprise](#), a national nonprofit.

Learn more and get involved

Follow our work on this policy by visiting seattle.gov/OPCD/ongoing-initiatives/affordable-housing-on-religious-organization-property.