

## Housing Levy Oversight Committee

Friday, December 11, 2020  
1:00 p.m. to 2:30 p.m.  
Virtual meeting using Microsoft Teams  
[Click here to join the meeting](#)

### AGENDA

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<b>1. Welcome and Committee Business (1:00)</b>	Doug Ito, Chair OH Staff
<ul style="list-style-type: none"><li>• Approve meeting minutes from September 24, 2020, March 12, 2020, and January 29, 2020 (See meeting packet.)</li><li>• Updates on committee roster</li><li>• Coverage while Stephanie is on parental leave from end of Dec. to May 2021</li></ul>	
<b>2. 2020 Housing Investments Announcement (1:15)</b>	OH Staff
Staff will share summary of all investments made in 2020, including Fall NOFA <a href="#">(Link to press release and video)</a> . See additional materials in meeting packet.)	
<b>3. Legislative Updates &amp; Upcoming Work in 2021 (1:45)</b>	OH Staff
<ul style="list-style-type: none"><li>• Streamlined permitting for Permanent Supportive Housing <a href="#">(Link to Councilmember Lewis announcement)</a></li><li>• Affordable housing development on property owned by religious organizations <a href="#">(Link to press release and video)</a></li><li>• Administrative &amp; Financial Plan (A&amp;F Plan) for Program Years 2021-2022</li><li>• 2020 Annual Investments Report and Housing Levy Report</li></ul>	
<b>6. Adjourn Meeting (2:30)</b>	Doug Ito, Chair

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# Housing Levy Oversight Committee

## January 29, 2020 Meeting Minutes

**Committee Members Present:** Doug Ito, Traci Ratzliff, Colin Morgan-Cross, Ann Melone, Erin Christensen Ishizaki, Debbi Carlsen, Kelly Rider, Julie Dingley (for Leslie Brinson), Kelli Larsen (calling in)

**City Staff Present:** Emily Alvarado (OH), Jennifer LaBrecque (OH), Laurie Olson (OH), Stephanie Velasco (OH), Tess Colby (MO)

### 1. Welcome

Doug Ito opened the meeting at 1:07pm.

### 2. Approval of Minutes

Ann moved, and Julie seconded, that the minutes of September 12, 2019 be approved. Seven committee members voted to approve, Erin and Debbie abstained. Minutes were approved.

### 3. Updates and Announcements

Fort Lawton: Emily shared an update on the ongoing legal proceedings related to Fort Lawton redevelopment. Lawsuits have impeded the project's ability proceed. OH staff has been working with HUD staff to answer questions, as regulations and procedures have changed significantly since the redevelopment project was first initiated. OH staff is working with an interdepartmental team (IDT) on infrastructure and planning to prepare in advance for the lawsuit resolution. Traci asked if the City would make a forward commitment of funding to the project. Emily responded that staff anticipates significant infrastructure-related costs. Doug asked if more lawsuits could be initiated at a later point. Emily responded that if the current claims are dismissed, then the people initiating the lawsuits are likely running out of claims with legal basis.

### 4. 2019 Funding Awards

Laurie shared that thanks to additional fund sources, including REET II, HB 1406, and proceeds from the sale of the Mercer MegaBlock property, we were able to invest \$110 million in 13 projects. We had a large number of projects that include units affordable to individuals and families with incomes of 60-80% AMI, 3 permanent supportive housing projects, and our first highrise project. Laurie shared brief descriptions of each of the multifamily rental housing projects, noting that the exact projects receiving Housing Levy dollars will be finalized by next meeting, with the likely candidates being the Madison Apartments, the Eldridge, Hobson Place II, Ethiopian Village, and Nesbit Family Housing.

Emily stated that one of the roles of the Oversight Committee is to steward the reporting of Levy investments in these projects, and emphasizing the original purpose of the Levy ordinance. It is worth noting that resources in this funding round come from both Council and Mayor. One of the Levy obligations is that 60% of funds are spend on 30% AMI and below. We've made significant headway here, but without additional Operating & Maintenance dollars, we'll likely see more 60% AMI housing, because it helps to maximize existing resources. Doug asked if OH's annual reporting shows Council and Mayor resources separately, and Emily responded that yes, reporting always shows all funding sources.

Ann asked if the cost per unit is higher. Laurie and Emily responded that in the past, we were heavily dependent on Levy dollars, and thus limited. We're now able to count more leverage, especially state

sources and maxing out debt. Doug asked about the now-competitiveness of the 4% tax credits and its effect on funded projects. Laurie responded that every 4% project OH has invested in has done well, even given competitive environment. Emily noted that, in an effort to be more nimble, OH is considering a spring funding round and staff will report back if this does happen. Laurie noted that it will be a modest round of funding, probably not including Levy dollars, considering that other leverage sources still only have fall rounds.

Jennifer shared that she is now stepping into a new role as Planning and Programs Manager, and that Homeownership development program staff is moving to the Policy and Capital Investments teams. Jennifer shared a map showing where homeownership investments have been made, or will be made, across the City over the past few years. Following state legislation authorizing the use of utility-owned property for affordable housing at no cost, two homeownership projects have been funded on Seattle City Light land – one in Loyal Heights and the other in Phinney Ridge. Jennifer described other previously-funded homeownership projects and noted that the City is now in negotiations with Sound Transit and the FTA regarding small surplus sites in SE Seattle, identified for affordable homeownership.

When asked about downpayment assistance, Jennifer noted that we're now seeing people buying limited-use, smaller units/condos through awards made to Habitat for Humanity. The old model is not working as well, but OH is now being intentional about buying back homes, OH is repaid the initial investment, and then turning those homes into permanently affordable – which counts as a “new” homeownership in our portfolio. Erin asked if transit lines and rapid ride lines will be shown alongside the locations of OH investments, and Emily responded that this will be shown in the comprehensive annual investments report.

## **5. Regional Homelessness Authority**

Tess provided background on the new regional authority, noting that many reports had concluded that as a result of multiple funders and approaches across King County, we now have a fractured homelessness response system. Throughout all of the recommendations coming out of these reports, including the most recent reports, the most frequently cited recommendation is that the various systems and jurisdictions come together to form a regional authority with the ability to implement change with an overarching theory of change. This theory of change should drive program design, performance metrics, use of funds, and so on.

Tess outlined the framework for the regional authority, noting the following principles: 1. Change focus from program/provider to customer/end-user; 2. Deliberately address disparity amongst certain groups, including people of color, black and indigenous folks, LGBTQ youth, people with disabilities, and others. In addressing these disparities, move beyond just conversation and actually start working to address; 3. Build the authority with the customer in mind, and ensure there's customer representation at all levels. Tess and Kelly shared additional information on the Interlocal Agreement (ILA), the makeup of the various bodies including the advisory committee, and the process for filling those positions, as well as hiring an Executive Director – which they hope to have in place by early summer.

Tess shared which resources will be going to the regional authority, and which will not be. In general, crisis response will go to the authority – services serving populations currently experiencing homelessness or “on the verge” (two weeks from homelessness). These services may include day centers and rapid rehousing. Resources not going to the authority will be capital – funding for development or construction, assets. Also not going to the authority will be services unique to a specific jurisdiction, for example the Nav Team, which is unique to the City of Seattle. Levy Operating &

Maintenance funds also will not go to the regional authority, but HSD-funded supportive services will go. Kelly asked if the Levy funding for the Homelessness Prevention program will go to the regional authority, and Emily responded that we will report back.

Erin asked if the metrics collected will be different from those collected in the past. Tess responded that they will likely start with the same metrics, to get a sense of inflow/outflow, which is HUD mandated. They are also hoping to do more analytics in HMIS and understand what we've been learning from existing programs. Centralization will hopefully help with this. One of the mandates of the authority is that it be data-informed. Erin asked if metrics will be disaggregated, and Tess responded that we've learned a lot by doing this, especially in regards to serving populations of color and youth. There will be time carved out for this specifically.

#### **5. Next Meeting**

Stephanie shared that the next meeting would be scheduled toward the end of February or the beginning of March, in advance of the Annual Levy Report due date of March 31. At the next meeting, Committee members will review the DRAFT Levy report and provide feedback to staff.

Doug Ito adjourned the meeting at 2:20 pm.

# Housing Levy Oversight Committee Meeting (In-Person, with Virtual Option) March 12, 2020 Minutes

**Committee Members Present:** Doug Ito, Beth Boram, Colin Morgan-Cross, Kelli Larsen, Ann Melone, Traci Ratzliff, Erin Christensen Ishizaki

**City Staff Present:** Emily Alvarado (OH), Laurie Olson (OH), Stephanie Velasco (OH), Jess Chow (HSD)

## 1. Welcome and Updates (3:05)

- Per City of Seattle guidance, we have made a virtual option for this meeting. In-person meeting option is available with physical distancing of at least 6 feet, and all surfaces have been sanitized in advance of attendees arriving.
- Other Coronavirus updates:
  - Kelli noted that given Coronavirus, SRO-type housing is not far off from shelter. Property managers are trying to get full-time janitors in as many days as possible, to help sanitize spaces.
  - Jess: We should also keep in mind that a lot of youth (under 25) income is plummeting. Anticipate increased demand for this population. Levy funds 6 out of 11 homelessness programs. 5 are funded through general fund.
- Laurie: We've released our first in a decade Spring NOFA for \$20 million. This is a way for us to more quickly move projects that are ready through the pipeline.
  - Competitive applications will demonstrate innovation and creativity in financing. For example, we have an application for a permanent supportive housing project that's not using 9% LIHTC. This will allow the project to move more quickly through development, more cost-effectively.
  - Applications are due March 31<sup>st</sup>. We plan to make an announcement of awarded projects in April or May.

## 2. Review DRAFT 2019 Housing Levy Report

- OH staff walked Committee Members through the draft 2019 Housing Levy Report, and Committee Members provided questions, comments, and other feedback. That feedback is captured below, by report section.
- Cover letter
  - Stephanie will send Doug a draft letter to preface the report. We may want to add a cover letter on the report for next year, acknowledging effects of Coronavirus.
- Housing Levy Accomplishments in 2019
  - Operating and Maintenance (Traci): Why does summary of funding commitments and number of rental units provided annual operating subsidy not show in O&M section?
    - Stephanie: Will be sure to include this 2019-only version of summary in O&M section, along with Levy-to-Date summary.

- Administration (Doug): In addition to the total dollar amount of administration funding expended, we should say what percent of total Levy revenues this is (as benchmark against cap of 9% set by ordinance).
- Table: Three-Year Summary of Funding and Production
  - Traci: Why do we not include in this table or another one that shows the existing year commitments? It seems odd to not have this information in this table or some table where folks can quickly see the production for a given year. Maybe below?
  - Colin: It's hard to track in this table whether we are "on pace". Could we show a bar graph over time? We want to show that outcomes have been good.
  - Traci: Shouldn't Acquisition and Preservation show that we are meeting/exceeding this goal?
- Rental Production and Preservation Program
  - Traci and Beth: For all programs, maybe we should change sticky note at top of each section to show one-year production number, rather than cumulative to-date total and 7-year goals.
  - Doug: Second graf under 2019 Summary – Can we clarify that "the rest of the funds serve 50-60% AMI"?
  - Traci: Want to highlight leverage and one-time fund sources (e.g., Mercer Megablock, REET II, 1406 funding) in this section.
  - Colin re: table: Should we also include the unit types, population served, etc? Stephanie: This information is included in the companion 2019 Annual Investments Report, where we describe the funded projects in greater detail.
  - To add: Area Median Income footnote, showing income limits
- Operating & Maintenance Program
  - Traci: The current subheadings under 2019 summary are confusing. Need something that talks about preliminary 2019 commitments if that is how we phrase it.
    - Stephanie: We can show multiple tables – one showing just 2019 projects identified for preliminary commitments, and then separately show projects identified in previous years that are now actually receiving funding.
  - Operating Support Using SHA Vouchers (Erin): This is a new partnership leveraging outside sources, recognizing the need for O&M. We should spend some time here talking about vouchers and the context for this program.
- Homelessness Prevention and Housing Stability Services Program
  - Suggestion to combine all Homelessness Prevention sections and Rapid Rehousing sections, so reader doesn't have to bounce back and forth between reporting on the two programs.
  - Homelessness Prevention: Add "after program exit" to "Housing stability at 6 months" and "Housing stability at 12 months".
  - Demographics table: could separate this into two tables, one for Homelessness Prevention and the other for Rapid Rehousing
- Homeownership Program
  - Traci: How much of the funds for Foreclosure Prevention will re-programmed?

- Since we were unable to review the Acquisition and Preservation Program section of the report in great detail, Committee Members were asked to submit any additional comments on this section via e-mail.

### **3. Next Meeting and Adjourn (4:35)**

- Stephanie will send out a Doodle poll for the next meeting.

# **Housing Levy Oversight Committee Meeting (Virtual)**

## **September 24, 2020 Minutes**

**Committee Members Present:** Doug Ito, Kelli Larsen (will join for first 30 mins), Traci Ratzliff, Vallerie Fisher, Ann Melone (via phone), Colin Morgan-Cross, Kelly Rider, Erin Christensen Ishizaki, Kelli Larsen, Leslie Brinson

**City Staff Present:** Emily Alvarado (OH), Laurie Olson (OH), Erika Malone (OH), Stephanie Velasco (OH)

### **1. Welcome and Updates on COVID-19 Procedures for Boards & Commissions (9:04)**

- Governor made a proclamation in March re: Open Public Meetings Act and Public Records Act, which prohibited in-person public meetings. This was extended through Sept. 1, and Seattle Boards & Commissions have not yet been informed of the duration of a further extension.
  - For the time being, we will continue to hold virtual meetings – still open to the public, with the virtual meeting information being shared on public calendars.
- On the topic of appointments, re-appointments, term expirations – In the first week of March, the staff who coordinate Boards & Commissions sent out revised guidance about these processes (there was a recognition that these had been going very slowly for all boards/committees).
  - For the time being, we are holding at the current roster of Committee members, and Stephanie will continue to work with Boards & Commissions staff, Mayor and Council staff, to update roster.

### **2. Use of Levy Funds to Support COVID-19 Response (9:10)**

- Emily: Thank you to everyone who is taking on other different work during COVID-19.
- Some of OH's work during this time includes:
  - OH running point on creating and implementing rental assistance programs for folks who have been economically impacted by COVID. Ensure they're not in significant debt and at risk of eviction when moratorium ends.
    - UWKC - \$12M total to complement King County's existing process. And then 2021 shift to eviction prevention program
  - Additional CDBG to complement this work
  - Additional funding in Homelessness Prevention program (forward commitment of Levy funds)
  - Emily will be at Council today to talk about spend plan
  - OH-specific rental assistance program - \$4M additional CARES Act into this program, which needs to be spent
    - Many HHs unable to pay rent
    - Impacts on non-profit orgs that were feeling strain

- Colin question: is OH tracking data – not just at OH portfolio, but also across the City? Mercy: some buildings are not seeing much of a change, but other buildings are very highly affected
  - Emily: Census PULSE survey – Seattle Sept. 7-14: 14% of all renters were currently not caught up on rent payments // racial disparities are striking. 58% of Black HHs, 5% white, 22% Latinx // 17% have no or only slight confidence of making next month’s rent
  - Emily: across the portfolio, many buildings operating with very little delinquency, others 12%. Across the board 9-10%
  - Emily: hearing from providers, more interested in \$ in 2021, given mounting uncertainty and longer-term resources and operational strain
  - Kelli: Plymouth is seeing triple rent arrears, year over year. Residents know there are no consequences, and there’s concern about getting residents back on track with rent payments.
    - EA: assistance from SHA on income recertification to reassess?
    - Kelli: one-time infusion of feds. \$200K for whole portfolio. Now worried about months ahead.
  - Kelly: How much is arrears? Kelli: \$100s of thousands.
  - Traci: Population served? Mostly fed/local/state support? Or working folks, and now not working?
    - Kelli: focusing on 900-1000 apartments with PSH. Most are on fed. disability insurance, with fixed incomes. Their obligation is 30% of that, and ppl are not paying and getting behind. Not able to do recertifications. Those who are working have lost jobs. Folks who are on disability check and know there are no consequences. Majority folks on long-term disability
    - EA: Serving on Gov’s eviction moratorium task force – Landlord associations estimating approx. 4% of nonpayment is “elective” – fairly low number.
    - Colin: Looked portfolio-wide, across WA state. Which pops and properties have been hit harder? Senior buildings operating very well. Challenges in PSH, but especially in family housing (working families at 50% AMI with job loss – lag in unemployment assistance). 88-89% collections.
- EA: How might this commission be more broadly useful to policy questions beyond our specific purview?
- EA: Other announcement – around PSH Pilot. Specific NOFA to scale and expedite delivery of greatest # of PSH units in a single year. Supported 599 units. Biggest takeaway: forward commitment, functionally pulling 2 years (2020 and 2021 Rental Housing Capital Funds). We know that money will be there, and we can spend it now to get homeless ppl off the street more quickly. Efficiencies through permitting process and construction. Proud that we were able to use this resource to at this time.
  - Scaling momentum, at City and King County.

- Erika: New use for funds in 2016 Levy – homeowners stabilization rescue funds – mortgage assistance, legal fees with loan modifications, etc. → 2-year pilot. Funds were not used during that time period, because we were behind the curve and the foreclosure rate went very low (good thing!). Was in the process of reallocating funds, but given circumstances, are now able to use these funds
  - Administered through Homesight, referred through a housing counselor
  - Lowest amt \$2,000 up to \$30,000 – silent second loan, either deferred until sale or refinance, or if homeowners can afford it.
  - Due to this committee’s prescience, we were well poised to address this crisis. Patchwork of many different loan servicers and products that can’t move forward. Many folks under forbearance, with first wave expiring in spring.
  - Housing counseling ecosystem – trying to position to be ready for that upcoming tsunami
  - Levy funds, compromise bill with mayor & council. \$700K to homeowner counseling – ½ to direct lending
  - Vallerie: How is info being disseminated to community so people are aware that there is help?
    - EM: Hotline number, short blurb in English translated to 11 different languages. Disseminated throughout housing counseling orgs. EM will connect with Vallerie
    - EM: Specific outreach to ethnic media. Doug: Connected with DON? EM: Yes.
    - EM will send out the translation to this list.

### **3. 2020 OH Funding Awards to Date and Fall Notices of Funding Availability (9:30)**

- Laurie: 2020 has been an incredibly busy year. OH offered our first spring NOFA in a decade. Creative financing (4% LIHTC projects) to get projects moving more quickly
  - Awarded 3 projects – GMD Fremont Eclipse Project. First project at scale that’s not a 4% project. Encouraged folks to creatively finance, without
  - Along with funding, the City has expedited permitting so some of these projects from the spring NOFA are already under construction. Same for PSH Pilot.
  - Opportunities to acquire existing housing, for example Link Studios in Mount Baker. This building was purchased in 2019 for \$9 million, which was a good deal. Plus \$3 million this year secures income and rent-restrictions.
- EA: This was the first spring NOFA in over a decade. Heard feedback from housing partners about wanting more frequent funding. Now all 3 spring projects are moving fast with creative financing, and are geographically distributed across the City. Given the timing of these awards and the murder of George Floyd, OH and the Mayor’s Office decided to wait until Fall NOFA announcement to publish a press release and make a public announcement.
- CMC: Were Levy funds used in Spring NOFA? LO: Fund sources for Spring round include no Levy, mostly MHA/IZ. Depending on funding availability, OH may want to continue regularly offering Spring round, as it helps support more projects.
- LO: PSH Pilot
  - \$60 million to support 599 units, with cost per unit limited to \$250,000 and development readiness. This pilot was structured to be a cost- and time-efficient response to COVID-19 pandemic.

- Having temporary provisions (related to permitting and design review) allows for more speed. Most projects are closing this fall.
  - For this pilot, it's almost turn-key style development, with the general contractor taking a bigger role.
- CMC: Without typical leverage sources, how do we evaluate leverage versus Levy dollars per unit?
  - LO: We're still hoping for traditional leverage, but taking a risk to move quickly. LIHTC and Housing Trust Fund agreed to waive per-sponsor limit for developments serving people with chronic mental illness, so there's no cap on these applications. As with more traditional projects, we still anticipate seeing a combination of fund sources.
  - EA: When we say "risk", we mean being prepared to put more local dollars in, even if leverage is not available to get units online quickly. Securing leverage can take a long time.
  - CMC: Appreciate the balance of weighing goals – "risk" of needing to invest more local dollars and needing to build more homes as quickly as possible.
- KR: Could you share some numbers, in terms of amount of investment?
  - LO: Levy = \$60 million, and competitive projects would limit cost per unit to \$250,000, excluding land and reserves.
  - EA: Even factoring in land and reserves, we are still significantly lower than investments for past rounds. We don't want land to be a cost driver, in regards to achieving geographic equity.
- CMC: Seeing in California the conversion of a lot of hotel/motels to PSH.
  - LO: There are not a lot of hotels in Seattle. This may be a great suburban response, but there's not as much opportunity in the city. City has purchased hotels in the past (World's Fair), and this can be part of the tool belt when/if appropriate.
  - EA: In outer parts of King County, we're seeing a shift in the hotel/motel market that's not happening in Seattle. This pilot leveraged low-cost land opportunities (entitled land) that can help projects move more quickly. The context of real estate markets matters. Land opportunities in Seattle are good, and complementary strategies make sense in areas where the land market is different.
- EM: Spring round of homeownership projects
  - We had enough funding to be able to invest in all projects that applied – all Habitat for Humanity. These include:
    - South Park Cottages: partnership with Duwamish Valley Affordable Housing Coalition. DVAHC has already pre-qualified prospective homeowners from the community.
    - Trenton Four: Will be closing in the spring
    - 3 Acquisition/Rehab projects that will convert housing to permanently affordable
    - The 410: owned by Community Roots Housing, who was looking to sell and needed rehab. Habitat is the new owner and will demolish the building – residents will be rehoused through Community Roots. The new building will be 13 condo units (6 1-bedrooms, 5 2-bedrooms, 3 3-bedrooms), all affordable to

households earning 80% AMI or below for 50 years. Putting in place a 99 year ground lease for ongoing affordability.

- EA: Previously this building was 6 studio units. Will need to keep thinking about acquiring these types of smaller buildings that can result in net new units.
- TR: Thanks from CM and colleagues to the creativity and hard work working with developers who didn't initially see this as a place for them to step in and develop quickly and cost-efficiently.
- DI: Kudos to OH on getting Council and SDCI behind design review exemptions and permitting, heavy lift.
- EA: Kudos to LO – consistent hard work with developers. Immediate outreach to investors, working with Commerce to make sure policies align.
- LO: Fall NOFA: Responsiveness to BIPOC community needs
  - 10 applications for \$20M.
  - 7 applicants for new construction, 3 applicants for rehabs (2 in portfolio, 1 not).
  - Opportunities with Mt. Zion in Central Area, FAME/Catholic Housing – Rainier Beach, YWCA in downtown corridor
  - More large-scale 4% projects in the City. In the midst of the underwrite right now. 3<sup>rd</sup> multifamily rental round for the year.
    - While also closing 8 projects this fall – highly successful in LIHTC bond round – 5 projects.
- EA: As we fund BIPOC community groups, we also need to strategize around capacity-building to not set groups up for failure. Will also see some rehab needs (Levy goals around reinvestment and recapitalization) – given competitiveness of leverage sources, we need to think together about what a rehab/recap strategy is.

#### 4. Ongoing OH Initiatives (10:00)

- Religious Org-Owned Land (because this will be city-funded housing) – one-pager, link to OPCD website
- Permit expediting for AH:
  - CB 119877 (extension for temporary provisions that were put in place in April, including exemption from design review and access to Type I decisions for certain departures).
    - Voted out of Land Use & Neighborhoods Committee on 9/23, on its way to Full Council with support from 3 CMs (Mosqueda, Strauss, Lewis)
    - Amendment to extend 60 days beyond the end of the civil emergency.
  - Light touch: interest in implementing permanent exemption from design review for PSH (timing & cost-efficiency)
  - TR: If there are folks who have found these provisions helpful. It would be helpful for CMs to hear from you.
  - DI: working with other groups (including AIA)
    - EA: would be good to emphasize design/beauty of these projects, even without design review. Awards on design.
    - TR: not ignoring community on these projects – actually going above and beyond, given OH's requirements.

- A&F Plan Updates: Typically start this process several months prior (from Council adoption, which by normal calendars would be Q1 2021).
  - Have not had opportunity to do a lot of planning re: Council availability, and with the volume of COVID-19 related bills being considered, Council is averse to taking on more technical/administrative bills, which this one would be.
  - EA: Welcome feedback if there's anything you want to discuss. Everyone has provided good feedback in the past, welcome your input.
    - Because of COVID, it has been harder to be at Council and move legislation. Will be working closely with Traci on this going forward.
- Sound Transit Sites:
  - OH has been working with ST over the past 2 years, which aren't appropriate for MF rental, but yes for permanently affordable homeownership
  - 10 sites identified, going to ST Board in Oct. to approve no-cost transfer to OH. Capacity for 140 homes, want to focus on family-size housing (3+ townhomes and stacked flats in 2-4 BR range).
  - Hopeful that transfer will be successful. Along with significant community engagement process to help in design, implementation.

**5. Topics for Next Meeting (10:15 – adjourn at 10:20)**

- DI: ongoing update at Ft. Lawton
- AM: Kudos to OH. Not forget that 3 projects won Charles Edson awards (LIHI, 2 Mercy projects)
- Other topics will include:
  - A&F Plan Updates – summary of proposed changes

# 2020 Housing Investments

**Total Investments Made in 2020: \$115.8 Million**

**Total Affordable Rental and Homeownership Homes Supported in 2020: 1,439**

## Rental Housing Investments

- Total Investments: \$53,220,000
- Total New Affordable Homes: 653
- Total Homes Receiving Reinvestment & Rehabilitation: 154

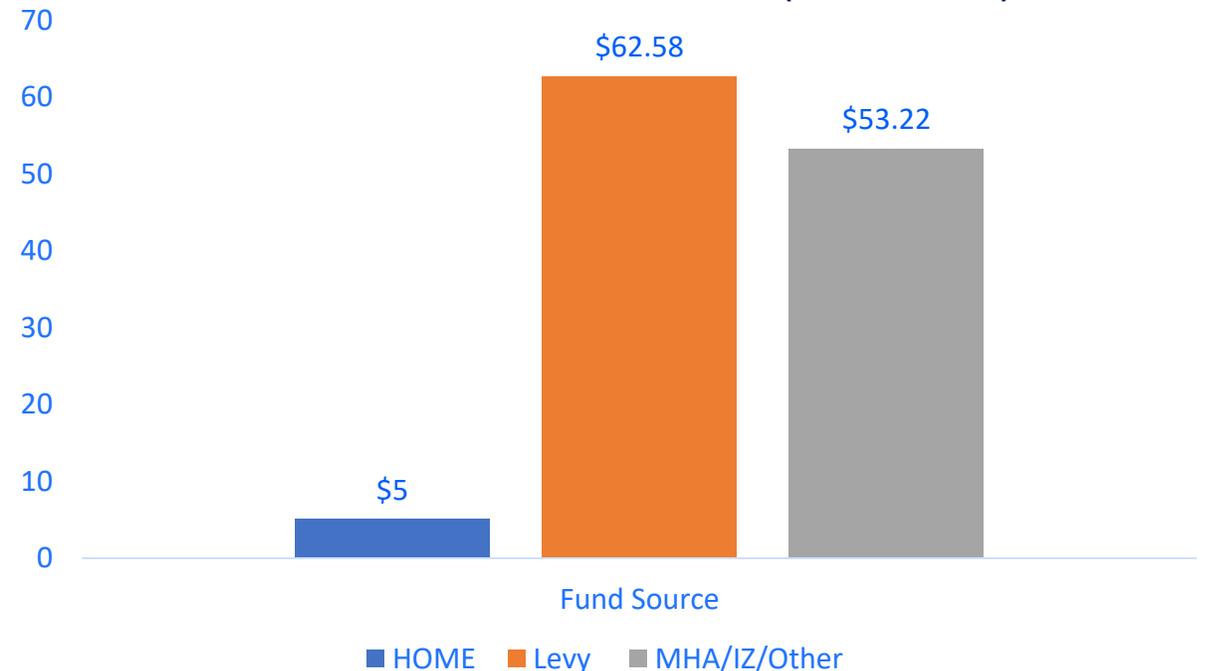
## Homeownership Investments

- Total Investments: \$2,580,000
- Total New Affordable Homes: 33

## Permanent Supportive Housing Pilot Investments

- Total Investments: \$60,000,000
- Total New Permanent Supportive Housing Units: 599

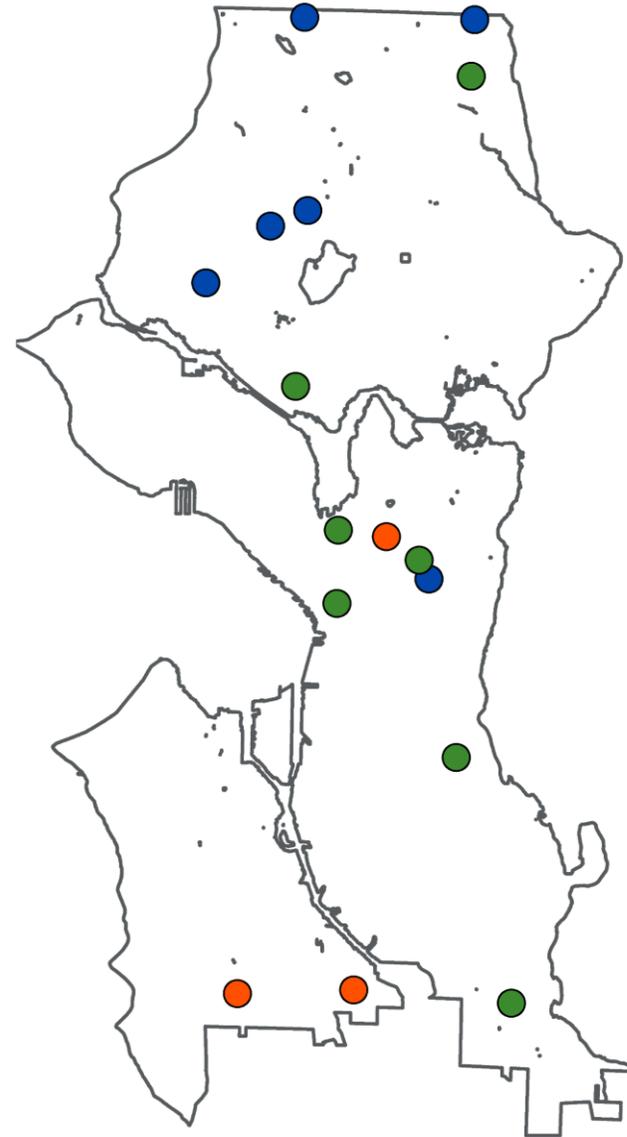
Investment Fund Sources (in millions)



# Map of 2020 Housing Investments

## LEGEND

-  Rental Housing Investments
-  Homeownership Investments
-  Permanent Supportive Housing Investments



# Rental Housing: Spring Investments

Total Investments: \$31.4 Million | Total New Rental Homes: 473



**Polaris at Lake City**  
Inland Development  
260 Units  
50 - 60% AMI  
Lake City



**Link Studios**  
Mount Baker Housing Association  
60 Units  
40-60% AMI  
Mount Baker



**Fremont Eclipse**  
GMD Development  
153 Units  
50 - 70% AMI  
Fremont

# Rental Housing: Fall Investments

Total Investments \$15.8 Million | Total New Rental Homes: 180



**Mount Zion Senior Housing at 19th**  
Mt. Zion Housing Development  
61 Units  
30 - 60% AMI  
Central District



**Elizabeth Thomas Homes**  
FAME Equity Alliance, Catholic Housing Services  
119 Units  
50 - 60% AMI  
Rainier Beach

# Rental Housing: Fall Investments

Total Investments: \$6 Million | Total Rental Homes Receiving Reinvestment & Rehabilitation: 154



## **Kerner Scott House**

DESC  
40 Units  
30% AMI  
Cascade



## **5<sup>th</sup> and Seneca**

YWCA  
114 Units  
30-50% AMI  
Downtown

# Homeownership Investments

Total Investments: \$2.58 Million | Total New Permanently Affordable Homes: 33



## The 410

Habitat for Humanity

13 Units

Capitol Hill



## South Park Cottages

Habitat for Humanity

13 Units

South Park



## Trenton Four

Habitat for Humanity

4 Units

Westwood

# Permanent Supportive Housing Investments

Total Investments: \$60 Million | Total New Permanent Supportive Housing Units: 599

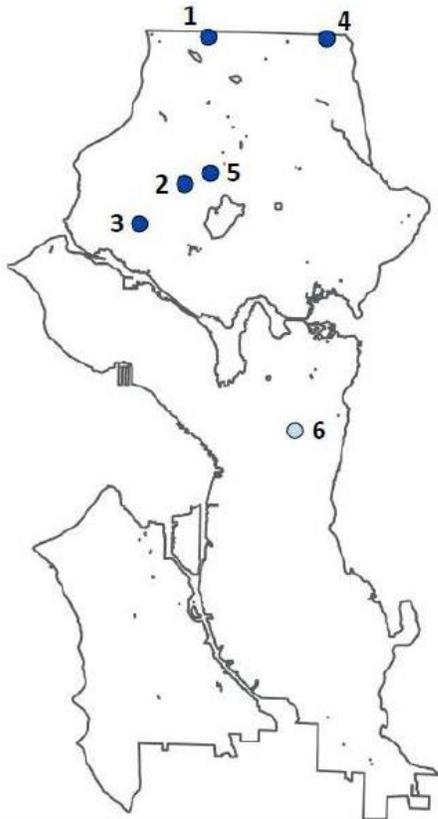
1. Bitter Lake



2. Greenwood



3. Ballard



4. Sacred Medicine House



5. Green Lake



6. Good Shepherd Housing



**Legend**

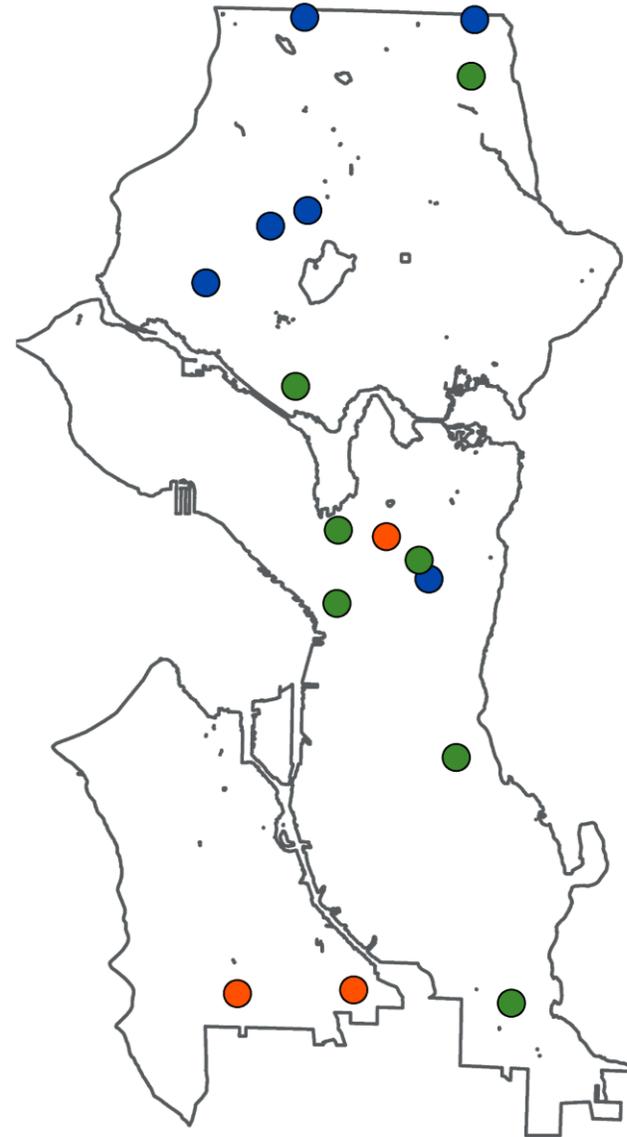
- Project Awarded Funding
- Project Awarded Conditional Funding

*Source: Office of Housing (2020)*

# Map of 2020 Housing Investments

## LEGEND

-  Rental Housing Investments
-  Homeownership Investments
-  Permanent Supportive Housing Investments



# 2020 Affordable Housing Investments

**Total Affordable Rental and Homeownership Homes Supported: 1,439**

**Total Investments Made in 2020: \$115.8 Million**

## Spring 2020 Affordable Housing Investments

**Total Investments: \$31,420,000**

**Total New Affordable Homes: 473**

### New Affordable Rental Housing

<b>Building Name Sponsor</b>	<b>Population to be Served</b>	<b>Incomes Served</b>	<b>Homes</b>	<b>Neighborhood</b>
Fremont Eclipse <i>GMD Development</i>	Workforce	50 - 70% AMI	153	Fremont/ Wallingford
Polaris at Lake City <i>Inland Development</i>	Workforce	50 - 60% AMI	260	Lake City
Link Studios <i>Mount Baker Housing Association</i>	Workforce	40 - 60% AMI	60	Mount Baker

## Fall 2020 Affordable Housing Investments

**Total Investments: \$21,800,000**

**Total New Affordable Homes: 180**

**Total Homes Receiving Reinvestment & Rehabilitation: 154**

### New Affordable Rental Housing

<b>Building Name Sponsor</b>	<b>Population to be Served</b>	<b>Incomes Served</b>	<b>Homes</b>	<b>Neighborhood</b>
Elizabeth Thomas Homes <i>FAME Equity Alliance of Washington and Catholic Housing Services</i>	Workforce	50 - 60% AMI	119	Rainier Beach
Mount Zion Senior Housing at 19th <i>Mount Zion Housing Development</i>	Senior	30 - 60% AMI	61	Central District

### Rental Housing Receiving Reinvestment and Rehabilitation

Building Name <i>Sponsor</i>	Population to be Served	Incomes Served	Homes	Neighborhood
Kerner Scott House <i>DESC</i>	Permanent Supportive Housing	30% AMI	40	Cascade
5 <sup>th</sup> and Seneca <i>YWCA</i>	Women and Families	30 - 50% AMI	114	Downtown

### New Permanently Affordable Homeownership - Awarded Spring 2020

Total Investments: \$2,580,000  
Total New Affordable Homes: 33

#### New Permanently Affordable Homeownership

Building Name <i>Sponsor</i>	Population to be Served	Incomes Served	Homes	Neighborhood
South Park Cottages <i>Habitat for Humanity Seattle/King County</i>	First Time Homebuyers	80% AMI	13	South Park
Trenton Four <i>Habitat for Humanity Seattle/King County</i>	First Time Homebuyers	80% AMI	4	Westwood
The 410 <i>Habitat for Humanity Seattle/King County</i>	First Time Homebuyers	80% AMI	13	Capitol Hill
Acquisition/Rehab <i>Habitat for Humanity Seattle/King County</i>	First Time Homebuyers	80% AMI	3	Scattered

# Permanent Supportive Housing Pilot Investments

Total Investments: \$60,000,000

Total New Permanent Supportive Housing Units: 599

## New Permanent Supportive Housing

<b>Building Name Sponsor</b>	<b>Population to be Served</b>	<b>Homes</b>	<b>Neighborhood</b>
<b>Sacred Medicine House</b> <i>Chief Seattle Club</i>	Permanent Supportive Housing	125	Lake City
<b>Bitter Lake</b> <i>Downtown Emergency Service Center</i>	Permanent Supportive Housing	100	Bitter Lake
<b>Green Lake</b> <i>Downtown Emergency Service Center</i>	Permanent Supportive Housing	124	Green Lake
<b>Greenwood</b> <i>Inland Ground / Catholic Housing Services</i>	Permanent Supportive Housing	66	Greenwood
<b>Ballard</b> <i>Inland Ground / Plymouth Housing Group</i>	Permanent Supportive Housing	81	Ballard
<b>Good Shepherd Housing</b> <i>LIHI</i>	Permanent Supportive Housing	103	Central Area