



Seattle
Office of Housing

Community Report

2024



Our Vision

Everyone has a healthy and affordable home.

Our Mission

We partner to create affordable housing by equitably investing to prevent displacement and increase opportunities for people to live in Seattle.

Our Values

- People Centered
- Anti-Racist
- Accountable
- Collaborative
- Stewardship

Introduction

The year 2024 marked a critical chapter in addressing Seattle's affordable housing crisis. Amid increasing demand and persistent challenges, the Seattle Office of Housing made significant strides to create a city where everyone can find a healthy and affordable home. Through strategic investments, we supported the creation of new affordable housing developments that will open their doors to families, seniors, and individuals in need. At the same time, our office enhanced programs aimed at preserving existing housing and expanding access for historically underserved communities, while providing additional support for housing operations and stabilization.

Thanks to Seattle voters, the nearly \$1 billion 2023 Seattle Housing Levy disbursed its first full year of investments into affordable housing in 2024. The City also received \$25 million in payments from developers to support the development and creation of affordable housing. In 2024, OH programs helped make housing more affordable for 2,288 new households, over 1,284 of whom moved into apartments that will be affordable for over 50 years. In total, OH has funded, and continues to monitor, over 19,000 long-term rent- and resale restricted homes in Seattle.

2024 by the numbers

1,284

affordable homes
opened

315

of PSH
opened

111

single family
homes weatherized

1,781

multifamily homes
weatherized

172

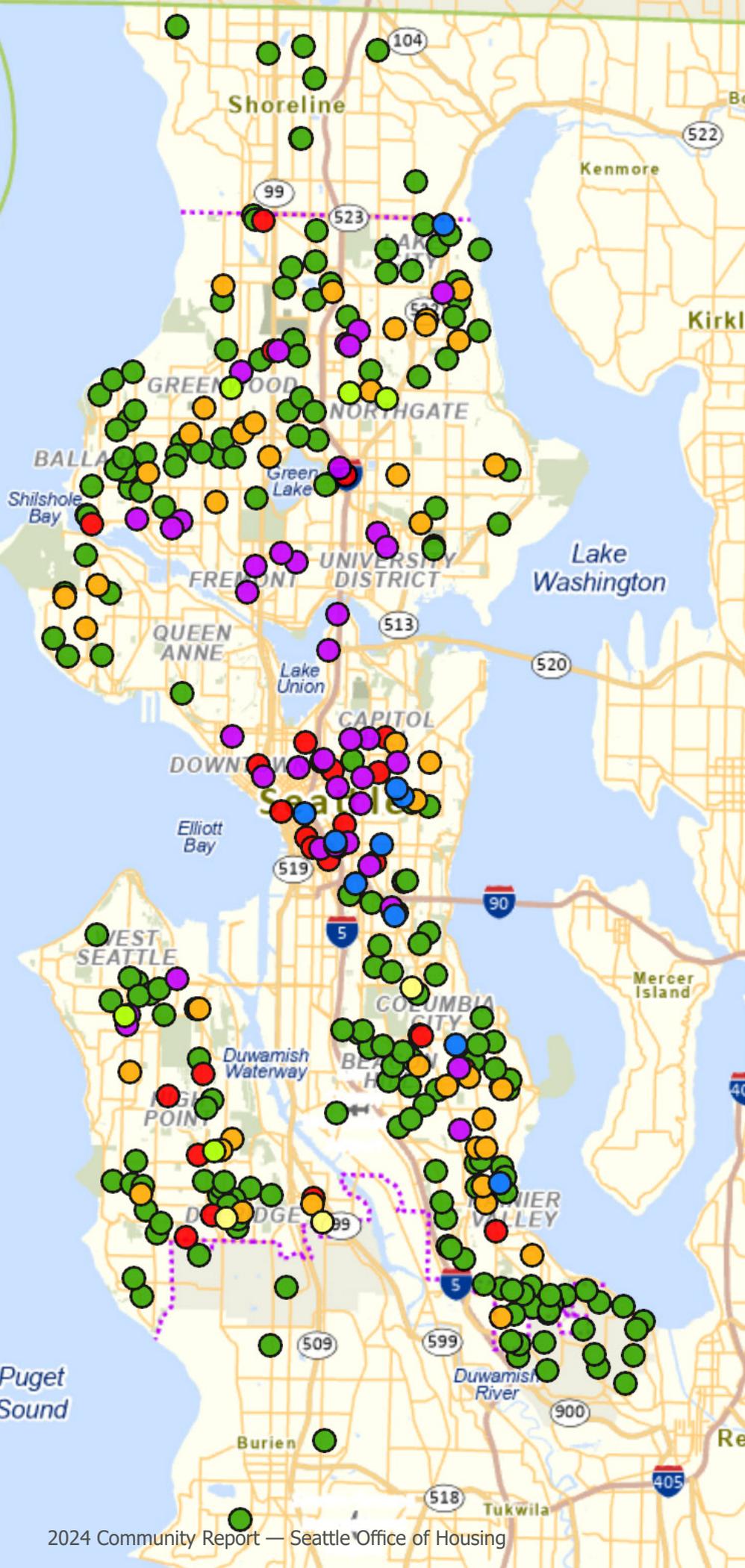
Clean Heat and air
quality improvements

49

home repair loans
and grants

13

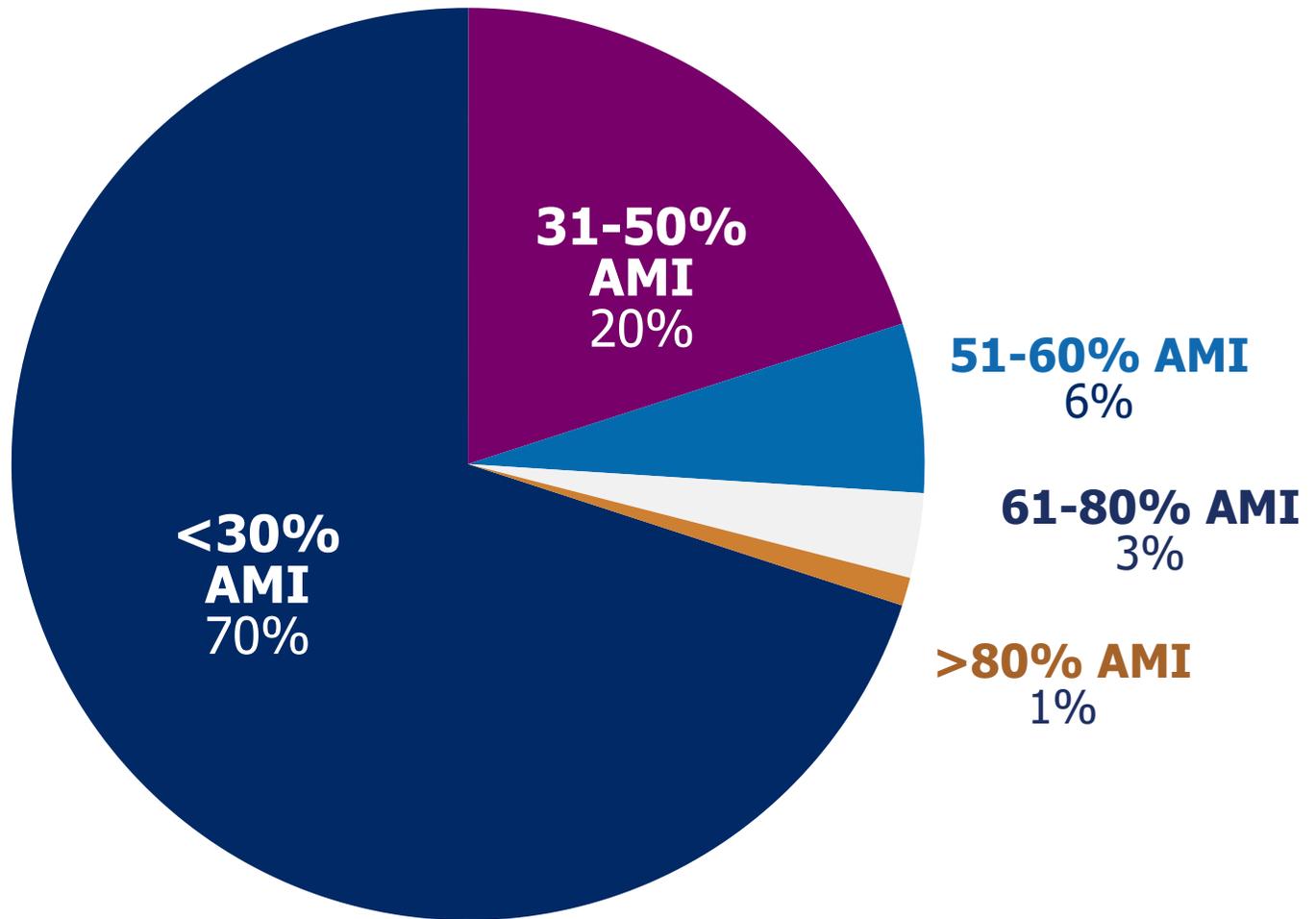
permanently affordable homes created



- Downpayment Assistance
- Homeownership Development
- City-funded Affordable Rental Housing
- Incentive: MFTE, MHA, and IZ
- Home Repair
- Multifamily Weatherization
- Single Family Weatherization, Clean Heat, and Air Quality Improvements

Serving those most in need

The buildings funded by the Office of Housing provide housing for the lowest-income households, who are most burdened by rent.*



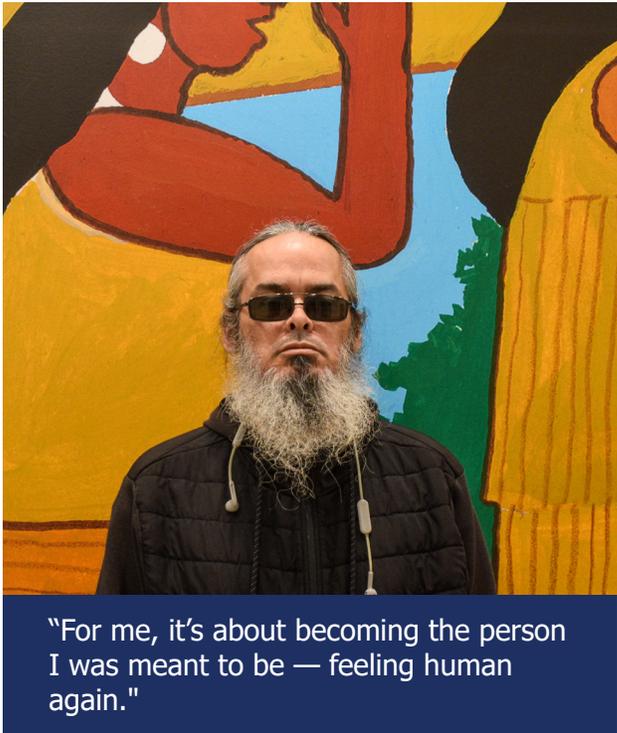
*Percentages based on over 19,000 households served in each AMI% in low-income rental housing.

While the need for affordable housing remains urgent, the progress achieved this year reflects our unwavering commitment to building a more equitable and inclusive Seattle, where housing is not a privilege, but a right for all. Our commitment to support and steward affordable housing remains strong.

The community stories in this report show the impact that our investments have on real people throughout our city. Read on to learn about our impact and hear their stories.

Permanent Supportive Housing

Permanent Supportive Housing (PSH) is a long-term housing option for people facing chronic challenges like medical or behavioral health conditions. It's often offered to individuals who have experienced long-term homelessness. Residents sign leases and are protected under tenancy laws, just like in other types of housing. These homes include on-site services to help people stay stable and independent, ensuring both support and affordability. To date, the Office of Housing has **over 5,700 supportive homes**, with **315 of those opened in 2024**.



Alexander, Resident at Chief Seattle Club building

Alexander, a lifelong Seattle resident, has been connected to Chief Seattle Club (CSC) for over 25 years, relying on it as a refuge during his years of addiction and instability. After experiencing challenges on the streets and battling substance abuse, he found permanent supportive housing through CSC, which has become a turning point in his life. Living in the housing for over six months, Alexander has embraced sobriety, found new purpose through caring for his dog Minnie, and started building a stable future with a part-time job at Climate Pledge Arena.

Despite initially finding the housing environment challenging, he appreciates the stability it provides and sees it as a steppingstone toward personal growth. For Alexander, Chief Seattle Club and the housing represent an opportunity to become "the person I was meant to be" and rediscover a sense of humanity.

Cedar, Resident at Chief Seattle Club building

Cedar, a Seattle resident since their early twenties, has faced years of housing instability due to cycles of couch-hopping, homelessness, and residential treatment that made sustaining a home impossible. Through the support of Chief Seattle Club, Cedar was able to transition into permanent supportive housing in late 2023, marking a turning point in their life.

Since moving in, Cedar has experienced profound improvements in mental and physical health, reconnected with family, and found hope for a stable future. The accessible location and supportive community have provided Cedar with a renewed sense of security, gratitude, and the possibility to envision a path forward, describing the housing as nothing short of a "blessing."



Deborra, Resident at Plymouth Housing building

Deborra, originally from the Texas-Louisiana border, endured homelessness for five years before finding stability in senior housing by Plymouth Housing. Moving into her permanent home in 2008 marked a pivotal shift, providing her with a secure foundation after years of living in shelters and on the streets. Overcoming deep-seated paranoia and fear, she attributes much of her progress to the comprehensive wrap-around services offered, including on-site psychological and medical support.

Now in her 16th year at the housing, Deborra has become a community advocate, serving as the client representative on the Plymouth Housing Board of Trustees. Her renewed sense of stability has allowed her to reconnect with family, pursue meaningful hobbies, and inspire others with her story of resilience and recovery.



"Plymouth Housing isn't just a place to live; it's a family of people who genuinely care about you."



"Having a place to call home means I can keep pursuing my passions, like music and literature, and eventually publish my work."

Tchaikovsky, Resident at DESC building

Tchaikovsky, an accomplished classical musician originally from Siberia, has found stability and renewed purpose as a resident at a DESC permanent supportive housing building in Seattle. After facing homelessness, health challenges like epilepsy, and navigating multiple transitional housing placements, she now resides in a secure and supportive environment.

This stability has been transformative, allowing her to focus on her passion for composing and performing music while improving her mental and physical health. With access to essential resources like groceries, medical support, and a wheelchair for mobility, Tchaikovsky has been able to rebuild her life, pursue creative endeavors, and rediscover a sense of peace and belonging.

Affordable Housing

Affordable and Workforce Housing includes homes for people earning between 0-60% of the Area Median Income (AMI). It generally refers to housing that is affordable for middle-income workers, such as teachers, grocery workers, baristas, nurses, and others who make our day-to-day lives run smoothly who may not qualify for traditional affordable housing but still struggle to afford market-rate housing in high-cost areas. It is designed to be within reach for households earning 60% of the Area Median Income (AMI). Workforce housing aims to provide these essential workers with housing options close to their workplaces, reducing commute times and supporting community stability. To date, the Office of Housing has **over 13,000 affordable rental homes** in operation across the city.

Julia, Resident at El Centro de la Raza's Plaza Roberto Maestas

Julia, a long-time Seattle resident, has found stability and happiness at Plaza Roberto Maestas, where she has lived since 2016. Her path to workforce housing was shaped by a challenging journey through transitional housing, where she faced instability and hardship while raising her young son. Julia's connection to El Centro began as a junior high school student and blossomed through her participation in workshops and programs that provided resources like scholarships and housing opportunities.

Since securing her apartment, Julia has experienced improved mental and physical health and feels immense gratitude for the stable environment that has allowed her family to thrive. Now working as an early childhood specialist at Mary's Place, she continues to give back to the community, exemplifying resilience and dedication to helping others.



"I just want people to know that there is help out there. Sometimes it feels like no one will help, but the support is there."

Workforce Stabilization

The Workforce Stabilization Fund, through the Seattle Housing Levy, supports workers in Permanent Supportive Housing (PSH) buildings by providing funds for non-profits to improve staff pay and support, like providing professional development opportunities, like Catholic Community Services of Western Washington's **Aspiring Social Service Employee Training (ASSET) Program** and Chief Seattle Club's **Case Management Certification Program**, a partnership between Highline College and Catholic Community Services.

Robert, graduate of the ASSET Program

Robert, once experiencing chronic homelessness and struggling to maintain consistent employment, found hope and transformation through the ASSET Program at Catholic Community Services of Western Washington. After years of instability, he embraced the program's comprehensive support, which equipped him with crucial life and professional skills, such as de-escalation and trauma-informed care.

Now serving as a Catholic Community Services residential support staff member, Robert plays a vital role in assisting residents with daily needs while fostering empathetic connections. The program has provided him with financial stability and renewed purpose, enabling him to profoundly improve his quality of life, reconnect with his community, and achieve personal milestones, such as starting a stock portfolio and affording meaningful gifts for his loved ones.



"The program not only helps you find a job but ensures you're prepared for it by giving you the skills to succeed, like communication and de-escalation."



"I wanted change, not just for myself but for my daughter. The ASSET Program set me on a path of elevation."

Samajee, graduate of the ASSET Program

Samajee overcame significant barriers to achieve personal and professional growth through the ASSET Program at Catholic Community Services of Western Washington. Starting as a residential support staff member at CCS, she utilized the program's resources and guidance to become a case manager, a role where she advocates for individuals experiencing homelessness and low-income challenges.

From facing legal and career obstacles rooted in her past to finding hope and elevation through the program's intensive training, Samajee's journey has restored her confidence and empowered her to serve as a voice for the voiceless. Now flourishing in her career and working toward new goals, Samajee embodies the program's mission to spark positive change in individuals and their communities.



"I wanted to be able to give back, to provide services, and bridge the gap for those struggling. It gives me a sense of accomplishment."

Skyler, student in Chief Seattle Club's Case Management Certification Program

Skyler, a Northern Cheyenne advocate at Chief Seattle Club, has dedicated himself to supporting his community while pursuing personal and professional growth. Initially drawn to his role as a way to give back and make a meaningful impact, Skyler has expanded his abilities through the Case Management Certificate Program.

Overcoming the challenge of returning to education after 20 years, he has developed critical skills like claims-making and understanding policies that affect vulnerable populations. The program has deepened his motivation, strengthened his connection to the community, and laid the groundwork for his future aspirations, including earning a degree in social services or business.

TR, student in Chief Seattle Club's Case Management Certification Program

TR, a dedicated birth worker and advocate within Indigenous communities, embarked on a transformative journey as a participant in the Case Management Certificate Program. With a background in doula work and a passion for supporting families, TR joined the program to formalize their experience and further their ability to make an impact. Balancing the challenges of a full-time job, a large family, and returning to higher education after many years, TR embraced the opportunity as a steppingstone for personal growth and professional development.

The program has not only enhanced her skills in areas like writing and systems thinking but has also fostered a sense of community, networking, and belonging. For TR, this experience has reaffirmed her purpose and reignited her passion for education, laying the groundwork for future aspirations, including potentially becoming a therapist.



"I love how this program provides opportunities for marginalized communities. It's a chance to help change the world in the ways we want to see it changed."

Homeownership

The Office of Housing provides funding to the development of permanently affordable homes with local non-profit organizations. We also provide downpayment assistance to homebuyers at or below 80% of Area Median Income through partnerships with local non-profits and lending institutions. Over the last 25 years, OH has created over **1,000 affordable homeownership opportunities**. This includes 684 purchase and downpayment assistance loans, and the creation of 293 permanently affordable homes that have served a total of 349 households. In 2024, OH created **14 new permanently affordable homes** and assisted with **five downpayments**.

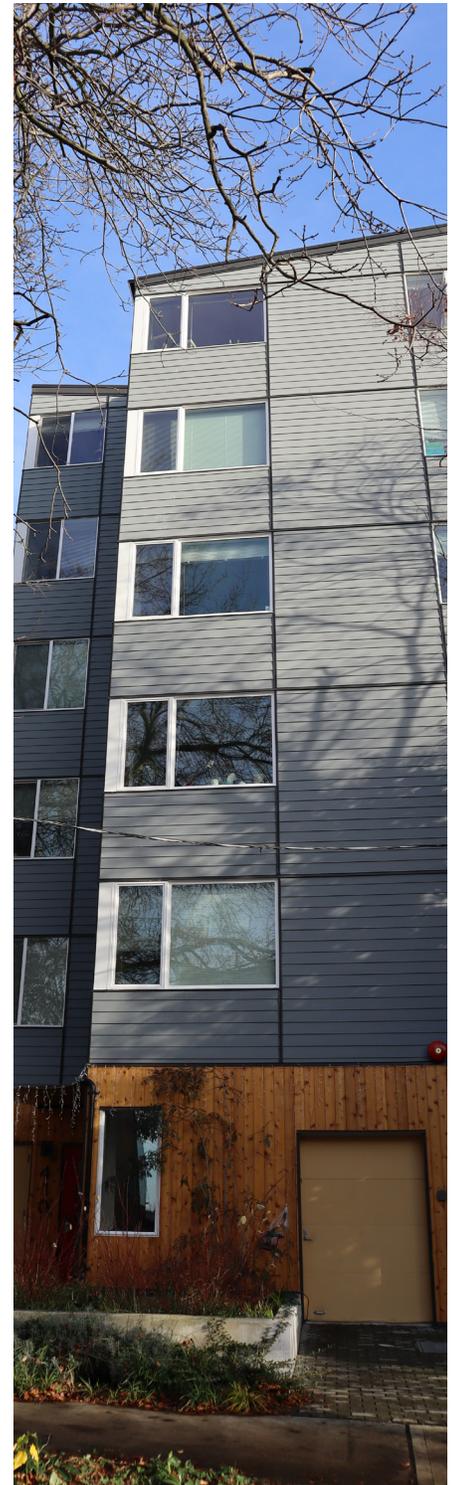
Becaley, Resident of Capitol View

Becaley, a long-time Seattle resident, has spent her life caring for others, from supporting family members to raising her sister’s children, often sacrificing her own needs to prioritize caregiving. Despite working in roles like certified nursing assistant and driver for nearly two decades, financial challenges made homeownership feel out of reach. Her determination led her to successfully qualify for and secure a Habitat for Humanity home at Capitol View, providing her with long-awaited stability after years of displacement and struggle.

Now, as a survivor of profound personal trauma, Becaley aspires to build a community of healing through workshops, advocacy, and a future podcast, using her experiences to inspire others to overcome challenges and find hope.



“Now I finally have a place I can call home, and I’m using this chance to focus on building something meaningful for others.”





"It was surreal when I got the keys. I rang the bell, and everyone cheered. That's when it hit me—it's real. I choked up; it was so unexpected."

Jim, Resident of Yarrow Cottages

James "Jim", a Seattle resident for over 27 years, has built a vibrant career blending his artistic passions with practical skills, currently working as a facilities maintenance engineer at the Museum of Pop Culture. Despite challenges with Seattle's rising housing costs, Jim's determination and resourcefulness led him to secure a Habitat for Humanity home at Yarrow Cottages. This achievement marks a significant milestone in his life, offering him newfound stability and the ability to plan for the future.

Owning a home has introduced luxuries he hadn't enjoyed in decades, such as having a washer, dryer, and additional storage space, while also allowing him to rediscover his love for hosting friends and family. With a strong sense of gratitude and pride, Jim now encourages others to explore homeownership opportunities, hoping to inspire those facing similar struggles to take the leap and build a stable foundation for their lives.



HomeWise Weatherization and Home Repair

The Office of Housing's Home Repair Loan and Grant Program and Weatherization Program are designed to support low-income homeowners in preserving and improving their homes. The Home Repair Loan and Grant Program provides financial assistance for critical home repairs that address health, safety, or structural issues, ensuring residents can maintain a safe and stable living environment. Meanwhile, the Weatherization Program focuses on improving energy efficiency by offering upgrades such as insulation, window repairs, and heating system improvements. These programs aim to reduce utility costs, enhance comfort, and lower energy consumption while prioritizing vulnerable households at risk of displacement, including seniors and those with disabilities. Together, they help create healthier, more sustainable living conditions and empower residents to stay in their homes and in their neighborhoods.

Debera, Seattle resident

Debera, a resilient Seattle homeowner, found relief and stability through the Office of Housing's HomeWise Oil-to-Electric heating conversion program. Having faced financial challenges and high heating costs with her outdated oil system, she sought an environmentally friendly solution that would provide consistent warmth in her 1939 home.

After years of enduring drafts, noise, and financial strain, Debera is now delighted with the gentle, reliable warmth of her new electric system, which significantly improves her quality of life. The seamless process and compassionate staff left a deep impression, fueling her optimism and enabling her to focus on engaging in meaningful community work, such as mentoring pregnant teens through an organization she recently joined.



"Programs like this show the importance of support, especially for homeowners who've worked hard all their lives but need help with essential improvements."



“The grant truly transformed our home—fixing the roof, heating ducts, and even adding bathroom accessibility features. It’s been life-changing.”

Rita, Seattle resident

Rita, a retired nurse originally from Cape Cod, received life-changing support through the Home Repair Grant from the Office of Housing's HomeWise program. After decades in her Seattle home, Rita faced significant challenges, including a leaking roof, damaged heating ducts, and outdated electrical systems, which made maintaining her house overwhelming. The grant provided critical repairs, including a roof replacement, chimney fixes, new bathroom accessibility features, and an upgraded electrical panel, all executed by compassionate and professional workers who went above and beyond. This program not only enabled her to preserve her home but also alleviated financial stress, allowing Rita to continue living comfortably and safely in the home she has cherished for over 30 years.

More Information

For more information, contact the City of Seattle Office of Housing or visit seattle.gov/housing.

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