Seattle
Office of Housing

2025 Annual Investments and Housing Levy Report

June 2026

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City of Seattle

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Executive Summary

Continued investments create and sustain affordable rental housing and homeownership.

Investing in permanent affordable housing is one of the most critical actions our City performs to increase opportunities for people to live in Seattle, promote health and well-being, and prevent and address homelessness and residential displacement. The Office of Housing's (OH) Annual Investments and Housing Levy Report provides a comprehensive overview of the City of Seattle's efforts to produce and preserve affordable housing through various funding strategies.

The report details the different funding programs that are used to support housing efforts. It covers activities and results for programs like:

- Rental Housing
- Operating, Maintenance, and Services
- Homeownership
- Homelessness Prevention and Housing Stability Services
- Home Repair and Weatherization

These programs are funded by sources such as the Seattle Housing Levy, the JumpStart Payroll Expense Tax (PET), Mandatory Housing Affordability (MHA) funds, and local, state, and federal dollars.

Affordable Housing Opening and Under Construction

The City's longstanding track record of investment helps secure a steady supply of new affordable homes.

- **Opened:** In 2025, nine OH-funded rental housing buildings were opened or completed rehabilitation work, providing 870 affordable rent- and income-restricted homes. Five OH-funded homeownership developments were completed with 31 permanently affordable homes for sale to income-eligible first-time homebuyers.
- **Under Construction:** 30 rental buildings with more than 3,317 affordable apartments are in various stages of development and rehabilitation and will open in the coming years as a result of investments made in 2025 and prior years. 2025 and prior year OH funding awards will yield 466 new permanently affordable for-sale homes across 20 homeownership developments.

2025 Housing Investments

Funds awarded for the creation and preservation of affordable rental housing and development of for-sale housing for first-time homebuyers made 2025 a crucial year for increasing Seattle's housing stock, meeting growing demand and securing long-term affordability.

Rental Housing Program: This program funds production and preservation of rental housing that will serve low-income Seattle residents at or below 60% Area Median Income (AMI) for a minimum of 50 years.

- Over $133 million awarded for rental housing production and preservation.
- Four projects with 550 new affordable apartments, 245 of which will have two or more bedrooms.

- Eight projects with preservation reinvestment for 782 affordable apartments, 12 of which will have two or more bedrooms.
- Nine projects with 850 affordable apartments received additional funding via loan restructuring to assist with financial stabilization and create deeper affordability.
- Over $12.9 million approved for three supplemental loans to previously funded projects in 2025.

Operating, Maintenance, and Services Program (OMS): This program supports ongoing operations of permanently affordable rental housing, and especially properties that serve extremely low-income families and individuals (at or below 30% AMI).

- $2.25 million for ongoing operating subsidies committed for the first year of operations at two projects with 205 affordable apartments.
- $27 million to stabilize and support the workforce of 58 Permanent Supportive Housing buildings containing 3,963 apartments.
- $22.6 million in operating stabilization grants to 22 organizations to help them weather volatility in the rental market and support operations to stabilize revenue.

Homeownership Program: This program funds the development of new resale restricted, permanently affordable homes that will be sold to low-income, first-time buyers at affordable prices maintained for a minimum of 50 years.

- Over $15 million awarded for permanently affordable homeownership development at six developments with 105 units.
- Including two surplus, City-owned sites that will be developed into 24 new, permanently affordable for-sale homes, all of which will have two or more bedrooms.

Homelessness Prevention and Housing Stability Services: This program funds services and financial assistance to prevent homelessness. It also supports affordable housing providers in helping residents build skills and connect to other services to stay housed.

- 900 households participated in Homelessness Prevention and Rapid Re-Housing programs using over $2.5 million in Levy funds administered by the City of Seattle Human Services Department.
- 4,205 households received direct services funded by over $3.1 million in Resident Services funding.

Home Repair and Weatherization: The Home Repair Program assists homeowners at or below 80% AMI with critical health and safety repairs to preserve their homes. The Weatherization Program focuses on energy conservation, indoor air quality, and reducing utility costs for renters and homeowners.

- Approximately $458,428 provided as Home Repair loans and grants to assist 87 low-income homeowners.
- $8.57 million in Weatherization grants to improve energy efficiency and living conditions across 403 single-family homes and eight affordable apartment buildings with 976 units.

Seattle Housing Levy Accomplishments Summary

The Seattle Housing Levy, approved by Seattle voters in November 2023, provides $970 million over seven years 2024 – 2030 for low-income housing production, preservation, and other forms of assistance. This Housing Levy builds on a history of voter support that has provided a significant and consistent resource for affordable housing in Seattle for 40 years. Housing Levy funding has complemented investments by other public and private fund sources and created affordable housing that serves thousands of Seattle residents each year. Housing Levy funds work together with other local funds, like PET and MHA, to address needs across the entire affordable housing ecosystem.

Housing Levy progress, policies, and reporting are overseen by the Housing Levy Oversight Committee composed of 13 members selected for their knowledge and expertise in various aspects of affordable housing development and operations. The committee meets quarterly to receive updates on Levy investments and other related activity, share information about and provide input on issues and policies that impact Levy investments, and to review and give feedback on public reports on Levy production.

Summary of Levy Funding and Housing Outcomes

The 2023 Housing Levy ordinance set forth the total funding and housing goals for each program over the seven years of the Levy, with the reporting period beginning in 2024 and ending in 2030. The information below summarizes the activities detailed in the sections below. Progress made toward Levy goals will vary by year and by program. If progress toward goals were evenly distributed over the seven years, programs would be achieving approximately 28% of their overall goal by the end of 2025.

OMS funding in the table below only includes commitments with agreements finalized by the end of 2025.

Table 1: 2023 Seattle Housing Levy Progress to Goals

Levy Program	Full 7-year Allocation (2024-2030)	2-year Funds Committed (2025)	Full 7-year Goal (2024-2030)	2-year Outcome and Progress to Goal (2025)	Percent to Goal
Rental Production and Preservation	$707.27 M	$190.73 M	3,516 units produced or preserved	1,646 units	47%
Operating, Maintenance, and Services (OMS)	$122.3 M	$9.71 M	1,156 units supported	712 units	62%
Homeownership	$50.7 M	$9.12 M	367 units produced and households assisted	126 units and households	34%
Homelessness Prevention and Housing Stability Services	$30 M	$6.82 M	4,500 households assisted	3,142 households	70%
Short Term Loans / Rental	*NSA*	$0 M	*N/A*	Likely Units: 0	*N/A*
Short-Term Loans / Homeownership	*NSA*	$6.68 M	*N/A*	Likely Units: 46	*N/A*

NSA: *(No Separate Allocation) – temporary use of funds not yet reserved for other Levy programs.*

N/A: *Not Applicable - no goal associated with this activity.*

Rental Production and Preservation

In 2025, OH awarded $82.43 million in Housing Levy funds to three rental development projects that will provide 545 affordable apartment homes, 149 of which will have two or more bedrooms.

According to the Housing Levy ordinance, at least 60% of total Levy Rental Production and Preservation and OMS funds must serve extremely low-income households, defined as those having incomes at or below 30% of Area Median Income (AMI). OH meets this requirement by reserving all OMS funds to serve this income group and awarding approximately 55% of Rental Production and Preservation funds to housing set-aside for extremely low-income residents.

- As of 2025, OH has committed over $102 million in combined Levy OMS and Rental Production and Preservation funding to housing affordable for households earning at or below 30% AMI. That represents 51% of the more than $200 million committed across these two programs.
- Of the rental housing developments awarded under the 2023 Levy so far, 48% – over $92 million – will create 800 affordable apartments for extremely low-income families and individuals.

Operating, Maintenance, and Services

In 2025, OH made preliminary commitments to 120 units in one building. OH determines funding commitments when they execute final contracts. Preliminary funding awards demonstrate OH's commitment to the project while recognizing that other operating subsidies may be secured. The calculation of progress to goals does not include preliminary commitments. When agreements finalize, they are formally counted towards Levy goals.

OH provided OMS Workforce Stabilization to 11 organizations to support staff who collectively serve 712 units of PSH. Support for Workforce Stabilization combines Levy and PET funds. This number represents the proportion of those units supported by $4.86 million in Levy funding.

Homeownership

In 2025, the Homeownership program awarded over $4.43 million in Levy funds for housing development to build and acquire 30 new permanently affordable for-sale homes, all of which will have two or more bedrooms, that will be available for purchase by low-income first-time buyers over the next few years. Additionally, five low-income, first-time homebuyers achieved homeownership through Levy-funded purchase assistance loans totaling $380,000.

Homelessness Prevention and Housing Stability Services

HSD administers the funding for two Homelessness Prevention and Housing Stability Services program strategies and contracted $2.46 million in Levy funds in 2025. These programs assisted 837 households at imminent risk of eviction and homelessness to maintain stable housing, and 63 households to move into housing after living in their car, shelter, or on the street.

In addition, OH made grants using $1.3 million in Levy funds, combined with PET, to 12 organizations to support Resident Services programs. In 2025, Levy funding supported 1,761 households through these programs.

Home Repair and Weatherization

In 2025, 46 low-income homeowners collectively received $458,428 in home repair grants for urgent home repairs, ensuring they can remain safe and affordably in their current homes.

Short-Term Loans

OH may use Levy funds to make short-term loans to support strategic acquisition of sites or buildings for rental or homeownership housing development, as well as predevelopment and construction for homeownership development. In 2025, OH did not make new Short-Term Loans using 2023 Levy funds for rental development. OH made two Short-Term Loans using 2023 Levy funds in the amount of $5.21 million for homeownership development. The projects will likely produce 24 resale-restricted, permanently affordable for-sale homes.

Administration

The 2023 Housing Levy ordinance sets aside approximately 6.2% of Levy proceeds for administration. In 2025, OH expended $5.59 million for overall administration of the Levy.

PET Production Support Summary

Seattle City Council created the Payroll Expense Tax (PET), also referred to as JumpStart, in 2020 and took effect in 2021. PET provides dedicated new funding specifically for affordable housing, equitable development, and environmental sustainability. OH allocates PET across multiple programs and services where it plays an essential role in creating permanently affordable homes for low-income people, supporting staff and operations in all types of affordable housing, and preventing displacement and homelessness. PET funding combines with Levy, MHA, and other sources to address needs and fill gaps across the entire local affordable housing sector.

Summary of PET Funding and Housing Outcomes

Rental Production and Preservation

In 2025, OH awarded $11.5 million in PET funds for the development and preservation of nine affordable rental projects that will provide 947 affordable apartments, 183 of which will have two or more bedrooms. Capital funding from PET combines with other City sources such as Levy, MHA, and HOME to invest in projects that a single funding source could not support on its own. City funding leverages commitments of other public and private financing of these projects, such as State Housing Trust Fund and LIHTC.

Operating, Maintenance, and Services

For 2025, OH executed OMS contracts using PET for two buildings with 204 supported apartments, serving extremely low-income and formerly homeless residents. This will disburse $2.17 million in the first year.

Additionally, OH provided $22.2 million in Workforce Stabilization funding to 11 organizations to support staff who collectively serve 3,251 PSH units. Workforce Stabilization combines PET and Levy funds and this number represents the proportion of those units supported by PET funding.

Finally, Operating Stabilization grants using $26.2 million of PET were made to 22 organizations to help them stabilize their operations and improve the sustainability of revenue generation during this volatile time in the rental housing sector.

Homeownership

In 2025, the Homeownership program awarded $4.44 million in PET funds for construction and acquisition of 33 resale restricted, permanently affordable for sale homes.

Homelessness Prevention and Housing Stability Services

OH combined $1.8 million of PET with Housing Levy funds in 2025 to make grants to 12 organizations to support Resident Services programs. 2,444 households that can be attributed to PET funding support were served by these programs.

Home Repair and Weatherization

In 2025, OH assisted 62 homeowners with low incomes using $617,231 in PET funding to convert their home heating from antiquated oil furnaces to high-efficiency electric heat pumps, lowering their energy costs and improving the health and environmental sustainability of their homes.

Short-Term Loans

In 2025, OH made no Short-Term Loans using PET funds for affordable homeownership development.

OH may use PET as one funding source for short-term loans that support homeownership development, including site acquisition, predevelopment, and construction. OH makes these loans with terms that generally do not exceed five years, with the intention that these funds will be converted to permanent financing.

PET Community Self-Determination Fund

The PET Community Self-Determination Fund (CSDF) provides short-term or permanent funding to community-based organizations (CBOs) for strategic property acquisition, development, and preservation of low-income housing. PET CSDF loans can be made for acquisition of land or buildings and can support development of affordable rental or for-sale housing. PET CSDF supports CBOs that are relatively new to housing development. The funding provides access to capital and helps reduce the barriers to development experienced by communities impacted by displacement and housing discrimination. CSDF affirmatively furthers fair housing and advances the City’s equitable development goals.

The organizations and projects listed below were confirmed to receive support through the PET CSDF in 2025.

Table 2: PET CSDF Funding Allocated to Development Projects in 2024 and 2025

Project Name *Project Sponsor*	**Description**	**Affordable Housing Units**	**PET CSDF Allocation ($M)**	**Short-term or Permanent Financing**
Bryant Manor Phase II *FAME Housing Association*	Part of previously reported award for new construction.	148	11.34	Permanent
New Hope Family Housing *New Hope Community Development Institute and LIHI*	Part of previously reported award for new construction.	91	1.45	Permanent
South Park Family Housing *Sea Mar Community Health Centers*	Part of supplemental funding approved and reported in 2024.	77	4.68	Permanent
Squire Park Plaza *LIHI and New Hope Community Development Institute*	Part of previously reported award for acquisition.	60	5.05	Permanent
Total	**N/A**	**376**	**$22.52M**	**N/A**

OH also contracts with Enterprise Community Partners through their Pacific Northwest office to provide capacity building support and grants of CSDF funds employing a competitive process to qualified community-based organizations. Grant funding helps organizations invest in critical infrastructure like technical training, capacity building for property management, technology upgrades, board development, and more. CSDF investments support organizations in communities long impacted by housing discrimination and displacement. These investments help mitigate those harms and create new, more sustainable opportunities for residents to remain in and return to their communities.

In 2025, Enterprise made grants totaling $1.75 million to 10 community-based organizations.

- African Community Housing and Development
- Africatown Community Land Trust
- Chief Seattle Club
- Delridge Neighborhoods Development Association (DNDA)
- El Centro de la Raza
- Ethiopian Community in Seattle
- InterIm Community Development Association (interim CDA)
- Seattle Chinatown International District Preservation and Development Authority (SCIDpda)

- Seattle Indian Services Commission
- Urban League of Metropolitan Seattle

Seattle Housing Investment Plan Production Projections and Progress

In 2024, Seattle City Council requested that OH create a Seattle Housing Investment Plan (SHIP) that projects potential housing production and preservation from all City fund sources, their contribution to meeting Growth Management Act (GMA) housing production targets by AMI level, and other granular detail based on modeling. The following tables summarize those 7-Year (2024-2030) projections and progress made toward them. A copy of the full SHIP can be requested using the contact information found at the end of this report.

Progress to SHIP Projections

Table 3: Rental and Homeownership New Production and Preservation Progress as of 2025 to 2024-2030 SHIP Projections

Program and Category	0-30% AMI, PSH	0-30% AMI, non-PSH	30-50% AMI	50-60% AMI	80% AMI	2+ Bedrooms
Rental - Projected	1,050	1,497	1,185	823	0	993
Rental - Actual	963	346	801	590	0	545
Rental - Percent Progress	92%	23%	68%	71%	N/A	55%
Homeownership - Projected	0	0	0	0	488	328
Homeownership - Actual	0	0	0	0	139	100
Homeownership - Percent Progress	N/A	N/A	N/A	N/A	28%	30%

Table 4: Rental and Homeownership New Production Only with Annualized 7-Year GMA Housing Production Targets and Progress as of 2025 to 2024-2030 SHIP Projections

Program and Category	0-30% AMI, PSH	0-30% AMI, non-PSH	30-50% AMI	50-80% AMI	Total
GMA Citywide Production Target	4,206	8,000	5,360	2,236	19,802
SHIP Projection	1,050	1,250	810	1,055	4,165
Actual Funded Production	324	291	640	717	1,993
Percent Progress to SHIP Projection	31%	23%	79%	68%	48%

Rental Housing

The Rental Housing program funds new construction, building acquisition, and rehabilitation to produce and preserve affordable housing. OH-funded rental housing must maintain affordability requirements to serve income-eligible residents for a minimum of 50 years.

OH monitors property performance to ensure that the housing is well maintained, serves the intended resident population, and remains financially viable. Property performance monitoring includes things like physical inspections and annual compliance reporting.

Affordable Housing Opened, Under Construction, In Development, and Pending Funding

In 2025, nine OH-funded rental housing developments comprising 870 affordable apartments completed construction or rehabilitation and opened by December 31. Past and current funding commitments also continued to move 30 other rental buildings with 3,317 affordable apartments through various stages of development and rehabilitation that will open in the coming years. OH identified an additional 9 buildings with 850 affordable units to receive funding that restructures their underlying debt to stabilize them financially and were in the process of closing their new loans.

Rental Production and Preservation

Rental Production and Preservation is OH's largest program in both funding and households served. In 2025, OH awarded over $133 million in capital funds to support development and preservation of affordable rental housing across 11 projects. These funds create affordable opportunities in neighborhoods throughout the city and leverage other public and private investment for housing development and operations. In total, these awards will produce or preserve 1,332 affordable apartments, with 1,674 bedrooms providing homes for up to 1,963 people at any given time. On average, these investments cost the City $100,533 per unit or $79,994 per bedroom.

OH reports the total number of units that have two or more bedrooms (2+ BR) to reflect family-sized units. "Other" funding column includes federal funds (which may include HOME, other City sources, interest earnings, etc.).

The Seattle Housing Levy established a clear goal to produce just over 3,100 new apartments and homes from 2024 to 2030. The MHA program also operates a goal to produce 6,000 new apartments and homes from 2019 to 2029. PET capital is deployed to promote equitable development of apartments and homes and stabilization of projects in the pipeline. If Housing Levy funds are committed to a project, all units in that project are counted toward the Housing Levy production goals. If MHA funds are committed to a project, all units in that project are counted toward the MHA production goals. In this document, the PET section reports on PET fund allocations only. There is no intent to credit units toward PET, as that is not a requirement of the fund source.

Table 5: Rental Housing Developments Awarded in 2025

Project Name *Project Sponsor* Neighborhood	**Project Description**	**Total Units**	**2+ BR units**	**Levy $M**	**PET $M**	**MHA $M**	**Other $M**	**Total $M**
Beacon Crossing *Shelter Resources* Beacon Hill	New construction for families and individuals at or below 50% and 60% AMI	125	50	0	0.39	26.68	3.52	30.59
Bergan Place Apartments *Compass Housing Alliance* Greenwood	Rehabilitation of affordable apartments for families and individuals with incomes at or below 30%, 40%, and 50% AMI	37	12	0	1.20	0	0	1.20
Devonshire Apartments *Community Roots Housing* Belltown	Rehabilitation of affordable apartments for families and individuals with incomes at or below 50% and 60% AMI	62	0	0	0.67	0	0.38	1.05
Humphrey House *Plymouth Housing* Belltown	Rehabilitation of PSH for individuals with incomes at or below 30% AMI	81	0	0	1.50	0	2.32	3.82
Josephinum *Catholic Housing Services* Belltown	Rehabilitation of PSH for individuals with incomes at or below 30% and 50% AMI	192	0	0	0.38	0	2.05	2.43
Lake City Community Center Redevelopment *Mercy Housing NW* Lake City	New construction for families and individuals at or below 30%, 50%, and 60% AMI, including space for a new community center on the first two floors	111	74	33.12	0	0	0	33.12
Little Saigon Landmark *SCIDpda* Chinatown – International District	New construction for families and individuals at or below 30%, 50%, and 60% AMI, in partnership with Friends of Little Saigon	70	46	0	0.57	0	0	0.57
Morrison Hotel *DESC* Downtown	Rehabilitation of PSH for individuals with incomes at or below 30% AMI	190	0	18.97	0	0	0	18.97

Project Name *Project Sponsor* Neighborhood	**Project Description**	**Total Units**	**2+ BR units**	**Levy $M**	**PET $M**	**MHA $M**	**Other $M**	**Total $M**
Plymouth on Stewart *Plymouth Housing* Belltown	Rehabilitation of PSH for individuals with incomes at or below 30% AMI	84	0	0	0	0	2.33	2.33
Simons Senior Apartments *Plymouth Housing* Belltown	Rehabilitation of PSH for older adults with incomes at or below 30% AMI	92	0	0	3.53	0	3.14	6.67
Spruce Park *Catholic Housing Services* Central Area	Rehabilitation of affordable apartments for families and individuals with incomes at or below 30% and 50% AMI	44	0	0	1.16	0	0	1.16
Sunbreak *Bellwether* University District	New construction of a high-rise development for families and individuals at or below 50% and 60% AMI	244	75	30.35	1.65	0	0	32.0
Total	**N/A**	**1,332**	**257**	**$82.43M**	**$11.05M**	**$26.68M**	**$13.74M**	**$133.91M**

Note: The Little Saigon Landmark project was previously awarded in 2024 and the award amount shown in the table above reflects an additional award to complete its funding for new construction, totaling $10.7 million in OH investment.

Rental Housing Capital Leverage

OH's $133 million capital investment in rental housing production and preservation in 2025 leverages approximately $328 million from other sources, the largest being private activity bonds and private equity investment through the federal Low-Income Housing Tax Credit (LIHTC) program. This equals a combined total investment of over $461 million for affordable housing development and reinvestment, not including funds that pay for ground floor commercial or community spaces.

Stabilization / Debt Restructuring Investments

For the first time in 2025, OH created a category within the Rental Housing Notice of Funding Availability (NOFA) for projects seeking debt restructuring to stabilize operating finances. This award category recognizes the sustained challenges many projects have with increasing operational costs and achieving the rent revenue they anticipated during their initial financing. These investments will allow projects to lower their debt servicing costs, in some cases in exchange for entering into a legal agreement to lower rents or even re-regulating units to lower AMI levels. OH awarded the following nine projects with new investment in 2025 to restructure debt and stabilize operational finances.

Table 6: Stabilization / Debt Restructuring Awards in 2025

Project Name *Project Sponsor* Neighborhood	Total Units	2+ BR units	Levy $M	PET $M	Total $M
Abbey Lincoln Court *LIHI* Central Area	68	17	0	5.00	5.00
An Lac *LIHI* Chinatown – International District	69	20	0	5.00	5.00
Cambridge Apartments *Bellwether Housing* First Hill	156	0	0	5.04	5.04
Filipino Community Village *Filipino Community of Seattle and HumanGood* Hillman City	94	0	0	5.15	5.15
Holiday Apartments *Community Roots Housing* Capitol Hill	29	3	0	1.34	1.34
Jefferson *Community Roots Housing* Central Area	39	19	0	2.00	2.00
John Fox Place *LIHI* Licton Springs	103	25	0	7.69	7.69
Spokane at Rainier Court *SouthEast Effective Development* Mount Baker	81	15	0	6.60	6.60
Willow Crossing *GMD Development* Holly Park	211	24	14.08	0	14.08
Total	**850**	**123**	**$14.08M**	**$37.83M**	**$51.91M**

Note: Willow Crossing had previously received only short-term financing, which set a relatively short affordability term. This new investment provides permanent financing, requires a full 50+ year term of affordability, and functions effectively as an acquisition using 2023 Housing Levy funds. For these reasons, OH will count Willow Crossing in the progress to goals numbers for new production of affordable housing.

Supplemental Investments for Rental Developments

In 2025, OH provided over $12.92 million in supplemental investments to ensure building completion and continued operation of 453 affordable apartments with prior funding commitments. Since 2020, rising construction costs and inflation, higher interest rates, and record increases to operating expenses have created funding gaps for affordable housing developments. OH staff evaluated budgets, required alternative funding efforts, and reduced costs before approving additional investments. OH staff also worked closely with other public funders and project sponsors to leverage additional fund sources to help cover these increased costs wherever possible. The Washington State Department of Commerce and other private lenders and investors contributed through increased funding and other concessions to address funding needs in some of these projects. Supplemental funding will come from primarily from sources like MHA and PET.

Table 7: Supplemental Investments for Rental Developments in 2025

Project Name *Project Sponsor* Neighborhood	Total Units	2+ BR units	Initial Loan Amount	Supplemental Amount	Total Loan Amount
Beacon Hill Affordable TOD *El Centro de la Raza* Beacon Hill	70	18	$10,500,000	$3,500,000	$14,000,000
Flourish on Rainier *Bellwether Housing* Dunlap	181	78	$9,245,953	$2,674,102	$11,920,055
Maddux *Mt. Baker Housing Association* Mount Baker	202	36	$17,105,053	$6,750,000	$23,855,053
Total	**453**	**132**	**$36,851,006**	**$12,924,102**	**$49,775,108**

Rental Short-Term Loans

The Short-Term Loan Program provides short-term financing exclusively from the Housing Levy for strategic acquisition of sites or buildings for low-income rental housing development or preservation. Loan terms of up to five years allow for strategic acquisition of land or buildings (including occupied buildings where low-income residents are at risk of displacement), community engagement, formation of development partnerships, and securing funding for housing and other building uses. Project sponsors must demonstrate that acquisition financing is necessary for the project to proceed, and a minimum 20-year affordability period is required.

In 2025, OH did not execute any short-term loans for acquisition of sites or buildings. OH will continue to evaluate opportunities to make short-term investments for rental development and acquisition, balancing availability of funds potential public benefit in making award decisions.

Rental Resident Demographics

In 2024, the year of the latest available data, there were over 18,000 OH-funded affordable apartments in operation. These resident demographics are based on 18,870 households reporting data.

- **Race and Ethnicity**
  - 35% White
  - 34% Black / African American
  - 12% Asian / Pacific Islander
  - 9% Hispanic / Latino
  - 6% Multiracial
  - 4% American Indian / Alaska Native
- **Income**
  - 70% Extremely Low-Income (up to 30% AMI)
  - 22% Very Low-Income (31% - 50% AMI)
  - 8% Low-Income/Moderate Income (51% - 80% AMI)

OH imports racial and demographic information from the Web-Based Annual Reporting System (WBARS) application administered by the Washington State Housing Finance Commission.

Operating, Maintenance, and Services

Operating, Maintenance, and Services Subsidies

The OMS Operating Subsidy program provides annual subsidies for buildings that serve extremely low-income and formerly homeless residents who pay very low rents. These subsidies supplement rental revenue and help pay for necessary operating expenses such as maintenance and repairs, basic utilities, supportive services for residents, and staff wages. Operating subsidies from the Seattle Housing Levy and other City funds, along with other public subsidies, are critical for ensuring the housing is well maintained and financially viable.

Funds are available only to housing that received a capital award from OH, and typically only for projects capital funding from the Housing Levy. OH makes initial 20-year operating funding commitments to help fill the gap between a building’s income and expenses, up to a maximum of $5,857 in Levy funds per unit in 2025, with annual adjustments thereafter for inflation. OMS subsidy funding awards from other sources, such as PET and Local Option Sales Tax, do not have a per unit maximum but are otherwise structured in a similar way.

Preliminary OMS Commitments

Before executing an OMS contract, OH makes preliminary commitments to projects that have been awarded capital funds under the Rental Production and Preservation Program. Providing preliminary OMS funding commitments earlier in the development process is intended to assist project sponsors to secure other capital and operating funding by demonstrating the City's commitment to project success. These funding commitments set the maximum number of housing units that will be supported; however, the final awards may be different and will be based on the final number of eligible apartments affordable to households at or below 30% of median income, other operating subsidies secured, and projects' operating budgets.

In 2025, one Levy-funded building serving extremely low-income and homeless residents was identified for a preliminary OMS funding commitment. This preliminary commitment of up to $3.7 million in the first year of operation could provide annual operating subsidies for up to 120 rental units. The figures shown below represent the number of apartments that would be supported under the preliminary commitment. However, the final award may change slightly as the project may ultimately secure other operating subsidies. Any remaining Levy resources will be allocated accordingly and in compliance with program requirements.

Table 8: Preliminary OMS Commitments

Project Name *Project Sponsor*	Population Served	Supported Units (maximum)	Likely Funding Source	Anticipated First Year in Service	First Year Funding Estimate	Funding Award (20 years)
Birch Grove *DESC*	Formerly homeless individuals with incomes at or below 30% AMI	120	2023 Levy, PET, Local Option	2026	$3,657,188	$82.5M
Total	**N/A**	**120**	**N/A**	**N/A**	**$3,657,188**	**$82.5M**

Finalized OMS Contracts

In 2025, two OMS subsidy contracts were finalized totaling approximately $2.25 million in their first year to support 204 affordable rental homes.

Table 9: Finalized OMS Contracts

Project Name *Project Sponsor*	Population Served	Supported Units	Funding Source	First Year Funding
Clover Place *DESC*	Formerly homeless individuals with incomes at or below 30% AMI	95	2016 Levy, PET	$610,628
Steven's Place *DESC*	Formerly homeless individuals with incomes at or below 30% AMI	109	2016 Levy, PET	$1,640,963
Total	**N/A**	**204**	**N/A**	**$2.25M**

Project-Based Voucher Utilization in Levy OMS Buildings

In addition to Levy OMS subsidies, some projects that receive Levy capital funding also apply for vouchers from Seattle Housing Authority (SHA). SHA committed 400 Section 8 vouchers for projects funded by the 2023 Housing Levy. These vouchers are "project-based," meaning that they will provide ongoing operating subsidies to buildings rather than to individual tenants which ensures affordability remains available at the project for the life of the voucher. Tenants who live in project-based rental units pay 30% of their income towards rent with the subsidy paying the balance. Levy vouchers are generally awarded just before the building opens – typically one or two years following the capital funding award.

As of 2025, OH and SHA have not awarded any vouchers to 2023 Levy-funded buildings. The first Levy project to use vouchers from SHA is likely to be identified in 2026.

Permanent Supportive Housing (PSH) OMS Workforce Stabilization

In 2025 using Housing Levy and PET funds, OH issued contracts to provide support for workforce stabilization to 11 organizations.

Table 10: Workforce Stabilization Contract Amounts

Program Providers	Housing Levy Funds	PET Funds	Total Award
Catholic Community Services		$380,000	$380,000
Catholic Housing Services	$646,971	$2,904,141	$3,551,112
Chief Seattle Club	$141,051	$633,155	$774,206
Community House Mental Health	$87,429	$392,451	$479,880
Compass Housing Alliance	$70,348	$315,781	$386,129
DESC	$2,041,492	$9,163,897	$11,205,389
LIHI	$262,252	$1,177,203	$1,439,455
Mercy Housing Northwest	$36,429	$163,521	$199,950
Plymouth Housing	$1,271,989	$5,709,732	$6,981,721
Solid Ground	$97,143	$436,057	$533,200
Transitional Resources	$99,068	$444,699	$543,767
YWCA of Seattle | King | Snohomish	$102,971	$462,220	$565,191
Workforce Stabilization Total	**$4,857,143**	**$22,182,857**	**$27,040,000**

The intended focus of the program is to support workers in PSH buildings. Well over half of program funds supported staff compensation. Eligible uses of funds include a variety of operational and infrastructure needs, which allows providers to shift resources to bolster staff compensation or provide other supports that result in improvements to hiring and retention, across their portfolio of PSH buildings. Stable staffing and retaining experienced workers create foundations for both strong building operations and thriving residents. Experienced staff are not only able to do their jobs better and more efficiently – they also develop authentic relationships with residents that are based on trust and mutual respect, which improves service delivery, makes it easier to resolve conflicts, and leads to better overall outcomes for residents and facilities.

In 2025, Workforce Stabilization program funding supported the wages and benefits of 936 frontline PSH staff working in buildings throughout Seattle. Over the course of the year, their wages increased by on average $1.12 per hour, representing an approximately 3.5% increase over the course of the year. This wage increase not only outpaced the 2.7% rate of inflation in 2025, but also the average national wage increase of 3.3%.

The openings rate, the ratio of open positions to filled positions, showed mixed results over 2025 going from 8.96% at the beginning of 2025 and to 9.79% at the end of the year. For comparison, in the US health care and social assistance sector in 2025 the average openings rate was 5.7%. Meanwhile, turnover in the PSH workforce of the organizations in the Workforce Stabilization program collectively improved, going from 32.4% at the end of 2024 to 28.5% at the end of 2025. However, this rate is still well above the national average for the health care and social assistance sector for 2025 of 2.9%.

Operating Stabilization

In 2025, OH allocated a second round of Operating Stabilization funding, referred to as Urgent Operating Stabilization (UOS), totaling $26.2 million in PET to 22 affordable housing organizations to address operational challenges, including rising costs and lost rent revenue. This funding supports the stability of over 10,406 affordable apartments for residents earning up to 60% AMI. Funds may be used for eligible expenses such as rent assistance, maintenance, repairs, insurance, security, and a limited amount of administrative costs. This one-time grant funding is a response to increased costs of operations, underperforming rent collections, and other challenges faced by housing providers.

Table 11: Operating Stabilization Contract Amounts

Housing Providers	Award Amount	Units Supported
Archdiocesan Housing Authority (CHS/CCA)	$1,837,388	592
Artspace Projects	$512,110	165
Bellwether Housing	$2,800,000	1,296
Chief Seattle Club	$1,067,671	344
Community House Mental Health	$297,955	96
Community Roots Housing	$2,784,015	897
Compass Housing Alliance	$1,002,494	323
Delridge Neighborhood Development Association	$217,259	70
DESC	$2,800,000	1,184
El Centro de la Raza	$608,324	196
HumanGood Affordable Housing	$530,732	171
InterIm CDA	$1,291,137	416
LIHI	$2,800,000	1,352
Mercy Housing NW	$1,430,804	461
Mt. Baker Housing Association	$1,114,227	359

Housing Providers	Award Amount	Units Supported
Pike Place Market PDA	$319,681	103
Plymouth Housing	$500,000	1,000
SCIDpda	$701,435	226
Sea Mar Community Health Centers	$235,881	76
Solid Ground	$481,073	155
SouthEast Effective Development	$1,644,959	530
YWCA of Seattle	King	Snohomish	$1,222,856	394
Operating Stabilization Total	**$26,200,000**	**10,406**

Contracts were not finalized until 2026 and terms run through 2027. OH staff will continue to work with providers to ensure the effective use of all awarded funds and provide an update in the 2026 Annual Investments Report.

In 2024, OH issued its first round of Operating Stabilization funds totaling $14.2 million in PET to 24 affordable housing providers supporting 10,200 units. Funds were allowed to be used for expenses incurred from January 2024 through June 2025. Actual expenditures by use category for those funds were as follows:

Table 12: Operating Stabilization 2024 RFQ Actual Expenditures Through June 2025

Expense Category	Amount Budgeted	Percent of Total Expenditures
Rent Assistance and Arrears for 30% AMI Households	$5,172,296	37%
Staffing and Insurance	$4,800,503	34%
Capital Expenditures	$3,284,698	24%
Administration	$707,980	5%
Total	**$13,965,477**	**100%**

The difference between the full originally allocated amount and the final actual expenditures represents one provider that was unable to use their funding award. The unspent funds were returned to the City treasury to be reallocated in the budgeting process.

Homeownership

Using funding from the Seattle Housing Levy, PET, MHA, and leveraging other sources, OH offers funding to acquire or construct permanently affordable for-sale homes that are sold to first-time homebuyers with incomes up to 80% AMI. Homes are resale-restricted so that they are available and affordable initially and upon resale to eligible buyers for a minimum of 50 years, while allowing wealth creation through home equity growth for homeowners.

Homes Completed and Under Construction

31 OH-funded permanently affordable for-sale homes in five developments built with funding support from OH were completed in 2025. Meanwhile, 466 homes across a further 20 developments with OH funding awards were either under construction or preparing for permitting and construction as of December 31, 2025. This includes developments awarded in 2025. Details on the status of these investments are available in Appendix A.

Homeownership Development Awards

In 2025, over $15 million in capital funds were awarded to support the development of these homeownership developments. OH reports on the number of the total units that are 2+ bedroom units as a metric for family-sized units. “Other” funding includes fund interest, Mercer Mega Block sale proceeds, and other, smaller OH sources.

Table 13: Homeownership Development Projects Funded in 2025

Project Name *Project Sponsor* Neighborhood	**Project Description**	**Total Units**	**2+ bedroom units**	**Levy $M**	**PET $M**	**MHA $M**	**Other $M**	**Total $M**
Riverbend Comunidad *Habitat for Humanity* South Park	New construction of attached and detached homes	22	22	3.31	0	0	0.19	3.5
Goodwill Baptist Affordable Homeownership *Homestead Community Land Trust* Central Area	New construction of stacked flats	34	28	0	0	0	4.94	4.94
Marra Commons *Frolic Community* South Park	New construction of attached and detached homes	17	6	0	2.16	0	0	2.16
RVAHI Site #2 *African Community Housing and Development* Columbia City	New Construction of townhomes	8	8	0	0	1.44	0	1.44
RVAHI Site #4 *Homestead Community Land Trust* Columbia City	New construction of stacked flats	16	12	0	2.28	0	0	2.28
Sullivan Street *Habitat for Humanity* South Park	Acquisition of townhomes	8	8	1.12	0	0	0	1.12
Total	**N/A**	**105**	**84**	**$4.43M**	**$4.44M**	**$1.44M**	**$5.13M**	**$15.44M**

RVAHI: *Rainier Valley Affordable Homeownership Initiative*

In addition, one development that was previously reported in 2021 and attributed to the 2016 Levy had its funding allocation change over the course of development and ended up receiving OH funding exclusively from the 2023 Levy. This is a relatively small project and the re-attribution of its units from the 2016 Levy to the 2023 Levy has no appreciable impact on the homeownership outcomes of the 2016 Levy, which over-performed goals by 135%.

Table 14: Previously Reported Homeownership Development Projects Now Receiving 2023 Levy Funding

Project Name *Project Sponsor* Neighborhood	**Project Description**	**Total Units**	**2+ bedroom units**	**Levy $M**	**PET $M**	**MHA $M**	**Other $M**	**Total $M**
Corvidae *Frolic Community* Columbia City	New construction of stacked flats	4	0	0.42	0	0	0	0.42

Capital Leverage, Homeownership Development Subsidy

OH's over $15 million capital investment in permanently affordable for-sale housing production in 2025 will leverage over $47 million from other sources, the largest being the State Housing Trust Fund and investment from homebuyers in the form of downpayments and mortgages to cover the affordable sale prices. This equals a combined total investment of over $62 million in new resale-restricted, permanently affordable for-sale homes, not including funds that pay for ground floor commercial or community spaces.

Sales and Resales of Permanently Affordable for-Sale Homes

In 2025, 44 recently completed OH-funded permanently affordable homes were purchased by income eligible first-time homebuyer households. Permanently affordable for-sale homes that have received City funding for development or acquisition are resale-restricted, meaning the price for which low-income homeowners may sell the home is limited to a level that will be affordable to other first-time homebuyers with incomes at or below 80% AMI. Five such resales occurred in 2025, serving income-eligible homebuyers without additional City investment.

Purchase Assistance Loans

Also known as Down Payment Assistance (DPA), these purchase loans exclusively use Housing Levy funds and are often layered with other non-City sources of subsidy so low-income (at or below 80% AMI), first-time homebuyers can afford to purchase permanently affordable or market rate for-sale homes. Loans are structured as second mortgages, where payment is deferred until sale or refinance. Loan repayments are used to supplement future purchase assistance loans. Buyers access DPA through participating nonprofit housing agencies and mortgage lenders. Upon resale or refinancing, loans are repaid to the program to assist additional homebuyers. In 2025, five down payment assistance loans were closed totaling $380,000 in assistance.

Foreclosure Prevention

OH contracts with local nonprofit HomeSight to administer a Housing Levy-funded foreclosure prevention program. In 2025, because of the availability of statewide Homeowners Assistance Funds (HAF), the City funds were not needed and HomeSight did not make any loans for foreclosure prevention purposes.

Homeownership Development Short-Term Loans

The Short-Term Loan Program provides short-term financing for strategic acquisition of sites or buildings or for construction loans for the creation of permanently affordable for-sale homes. Loan terms of up to five years allow for the time and flexibility needed for community engagement, formation of development partnerships, and securing permanent funding. Project sponsors must demonstrate that the short-term financing is necessary for the project to proceed, and a minimum 20-year affordability period is required.

Short-Term Loans for homeownership development are funded from various sources that will eventually be used for permanent financing, but are not yet needed for planned projects. Outcomes for the Short-Term Loan program are tracked, but the program does not have a housing production goal. The loans are repaid when permanent project financing is secured, which often comes in the form of a conversion of loans from short-term to permanent financing. If long-term City financing is invested in the property, the affordability requirement is extended to a minimum of 50 years. Two new short-term loans were awarded in 2025, that will result in the production of 24 resale-restricted, permanently affordable for sale homes. For projects in early stages of development, project details, including total units, could change as plans are solidified.

Table 15: Homeownership Short-Term Loans Awarded in 2025

Project Name *Project Sponsor* Neighborhood	Description	Affordable Housing Units	Levy ($M)	Other ($M)	Loan Amount ($M)	Status
Morgan Street *Habitat for Humanity* New Holly	Acquisition of development site	16	1.90	0	1.90	Loan closed. Repayment anticipated 2027
Sullivan Street *Habitat for Humanity* South Park	Acquisition of townhomes	8	3.31	0	3.31	$2.19M repaid, remainder converted to permanent financing.
Total	**N/A**	**24**	**$5.21M**	**$0M**	**$5.21M**	**N/A**

Homeownership Demographics

All households assisted by the various homeownership programs have incomes at or below 80% AMI.

These services promote more diverse neighborhoods, prevent displacement, and provide opportunities for racial and ethnic groups with lower rates of homeownership to become homeowners, thereby achieving greater housing stability and building intergenerational wealth. Demographics are based on data available for homebuyers assisted and current homeowners in 2025 totaling 322 households.

- **Race and Ethnicity**
  - 41% White
  - 23% Black / African American
  - 23% Asian / Pacific Islander
  - 8% Hispanic / Latino
  - 4% Multiracial
  - 1% American Indian / Alaska Native
- **Income**
  - 21% Extremely / Very Low-Income (≤ 50% AMI)
  - 29% Low-Income (51%-60% AMI)
  - 50% Low-Moderate Income (61% - 80% AMI)

Homelessness Prevention and Housing Stability Services

Emergency Rental Assistance

Starting in 2021, in response to the COVID-19 pandemic and using federal Emergency Rental Assistance funds, the City worked collectively with the United Way of King County, operators of OH-funded affordable housing, and community-based organizations to provide stability for renters with low-incomes.

In 2025, the City continued funding for Emergency Rental Assistance through the United Way of King County for a total of $729,432.

Approximately $53 million in rental assistance has been paid out to 11,510 households with about 67% of rental assistance recipients who reported their race identifying as people of color, and 13% of Hispanic or Latino ethnicity.

Housing Levy Homelessness Prevention and Housing Stabilization

The Housing Levy Homelessness Prevention and Housing Stabilization Services program provides resident services, case management, and rental assistance for eligible households at or below 50% AMI. Program funding can be used for case management that includes employment and job readiness services, connection to medical and behavioral health services, landlord-tenant negotiations, connection to public benefits, financial counseling, direct referrals to legal eviction prevention resources, and financial assistance, as needed. Financial assistance can include rental assistance, security, and utility deposits, move-in costs, rent and utility arrears, and moving fees paid directly to landlords and/or organizations, not households. Program providers offer culturally and linguistically relevant services, targets services to historically underserved communities, and provide specialized programs for a range of household types.

The program funds three distinct interventions:

- **Homelessness Prevention** serves households at imminent risk of homelessness to maintain their housing.
- **Rapid Re-Housing** serves households experiencing homelessness to move into stable housing after living in a car, shelter, or other place not meant for human habitation.
- **Resident Services** provides funding to affordable housing providers to hire staff and provide services to support residents who are at risk of or currently experiencing housing instability. Services are intended to improve the economic stability and well-being of households to support housing stability. The focus of the program is on resident services staffing and supports but can include rental assistance and payment of arrears.

The Resident Services program is contracted directly by OH with housing providers. The Homelessness Prevention and Rapid Re-Housing programs are administered by the Human Services Department (HSD) who also works with the King County Regional Homelessness Authority (KCRHA) to contract with nonprofit organizations for service provision and monitor performance using the region's Homelessness Management Information System (HMIS). Levy funding for the Homelessness Prevention and Rapid Re-housing programs is combined with funds from other non-OH sources.

Homelessness Prevention

In 2025, the programs offered by these 11 community-based nonprofit agencies assisted 837 households who were at imminent risk of homelessness. Households were enrolled an average of 80 days from initial case management appointment until both case management and rent assistance ended. Direct financial assistance from Levy funds averaged $3,985 per household.

Table 16: Homelessness Prevention Contracts and Amounts

Provider	Contracted Levy Investment
Chief Seattle Club	$73,841
El Centro de la Raza	$201,085
InterIm CDA	$518,935
Mother Nation	$130,969
Muslim Housing Services	$222,591
Neighborhood House	$251,638
Refugee Women's Alliance	$34,823
Seattle Indian Health Board	$87,780
Society of St. Vincent de Paul	$208,289
United Indians of All Tribes	$103,194
YWCA Seattle | King | Snohomish	$356,658
Homelessness Prevention Total	**$2,189,803**

In addition, $3,180,963 from other, non-OH sources went to support these programs.

Performance measures for Homelessness Prevention in 2025 include:

- **Retention of permanent housing:** Of households served by the program since 2023 Housing Levy funding began in 2024, 736 households successfully maintained their housing when they exited the program, constituting 97%.
- **Housing stability at 12 months:** Of those households who received homelessness prevention assistance, 236 retained their housing during the 12-month period after receiving that assistance, constituting 95%.

Table 17: Homelessness Prevention Household Demographics

Household Demographics	Percentage
Households below 30% AMI	83%
Head of Household less than 25 years of age	5%
Head of Household with Race other than White	85%
Head of Household with Race as White	11%
Head of Household with Ethnicity as Hispanic/Latino	11%
Race Data Unknown, Refused, Not Collected	4%
Households with members who have disabilities	25%
Households with minor children	28%
Number of household members that are minor children	460

Rapid Re-Housing

In 2025, one agency assisted 63 households to move into stable housing from homelessness – living in a car, shelter, or other place not meant for human habitation. Households were enrolled an average of 430 days from the initial case management appointment until rent assistance and case management ended. Direct financial assistance averaged $566 of Housing Levy funds per household.

Table 18: Rapid Re-Housing Contracts and Amounts

Provider	Contracted Levy Investment
Catholic Community Services	$267,074
Rapid Re-Housing Total	**$267,074**

In addition, $758,228 from other, non-OH sources went to support these programs.

Performance measures for Rapid Re-Housing in 2025 include:

- **Exits to Permanent Housing**: Of households served by the program since 2023 Housing Levy funding began in 2024, 59 households successfully achieved permanent housing upon exiting the program, constituting 82%.

- **Housing stability at 12 months after exit:** Of those households who exited to permanent housing and had at least 12 months post exit, 33 retained their housing, constituting 92%.

Table 19: Rapid Re-Housing Household Demographics

Household Demographics	Percentage
Households below 30% AMI	76%
Head of Household less than 25 years of age	17%
Head of Household with Race other than White	78%
Head of Household with Race as White	17%
Head of Household with Ethnicity as Hispanic/Latino	11%
Race Data Unknown, Refused, Not Collected	2%
Households with members who have disabilities	49%
Households with minor children	100%
Number of household members that are minor children	125

Resident Services

The Resident Services Program uses Housing Levy Homelessness Prevention and Housing Stabilization funds, supplemented by PET, to assist affordable housing providers to offer resident services that support the housing stability and physical, behavioral, and financial well-being of residents of non-PSH. Services respond to residents' needs, are culturally responsive, and incorporate best practices in service delivery, thereby improving housing stability and contributing to positive and equitable resident outcomes.

Program funding may be used to support the cost of providing services, including staffing, supplies, related service expenses, training for resident services staff, limited administrative costs (no more than 10% of contract total), and rental assistance with prior approval.

Table 20: Resident Services Contracts and Buildings and Units Supported

Provider	Contracted Levy Amount	Contracted PET Amount	Contract Total	Buildings Supported	Units
Bellwether	$90,000	$222,000	$312,000	34	2908
Catholic Housing Services	$119,000	$193,000	$312,000	2	286
Community Roots Housing	$150,000	$162,000	$312,000	40	1691
Compass Housing Alliance	$164,113	$146,028	$310,141	4	206
El Centro de la Raza	$120,000	$192,000	$312,000	5	215
HumanGood	$74,385	$78,194	$152,579	3	267
InterImCDA	$89,573	$55,519	$145,092	6	422
LIHI	$32,500	$227,500	$260,000	7	418
Mercy Housing NW	$150,000	$162,000	$312,000	5	580
Mt. Baker Housing Association	$120,000	$140,000	$260,000	4	678

Provider	Contracted Levy Amount	Contracted PET Amount	Contract Total	Buildings Supported	Units
SCIDpda	$19,000	$85,000	$104,000	5	355
SouthEast Effective Development	$171,000	$141,000	$312,000	12	989
Total	**$1,299,571**	**$1,804,241**	**$3,103,812**	**127**	**9,015**

FAME Equity Alliance previously held a Resident Services contract with OH but ceased serving as property management at their supported building in 2025 and did not receive additional funding for the program year. FAME worked in one building with 119 units and their program outputs for 2025 are included in the compilation below. In 2026, their service agreement will pass to Catholic Community Services of Western Washington, who own the building FAME previously served.

In 2025, the combined staff dedicated to resident services from all these organizations, over 50 FTEs including over 13 new hires, provided approximately 38,530 hours of direct resident services and related work, supporting 4,205 households. Funding allowed organizations to devote full-time staff to buildings where resident services support was not as readily available as before.

The organizations in OH's Resident Services program each use distinct service delivery models. Direct services provide comprehensive support and access to physical and behavioral health, food security and nutrition, employment assistance and job preparation, benefits enrollment, and other information and referral services. Resident services staff also put on a total of 1,360 community events and other programs (both open to all and intended for specific populations) to provide connections to social services, offer various educational and skill building opportunities, distribute household and school supplies, and increase the participation and sense of investment that residents feel in their buildings and communities. In addition, three organizations used Resident Services funds to assist 211 households with rental assistance to prevent eviction, totaling $329,079 or an average of $1,482 per household.

Home Repair and Weatherization

Home Repair Grants and Loans

Home Repair Grants and Loans help low-income homeowners (at or below 80% AMI and who meet other eligibility requirements) make critical and urgent repairs to maintain the health, safety, and habitability of their homes so they can continue to live in them and remain in their communities.

Home Repair Loans are made from a combination of federal sources, funding from Seattle Public Utilities, and program income primarily from repayments of other loans. Loan amounts can be up to $24,000 with interest rates often of 0% and flexible terms, depending on the ability of the borrower to make payments. Borrowers may receive multiple loans, but the total outstanding may not exceed $45,000.

Home Repair Grants are funded exclusively by the Housing Levy and may be up to a limit of $20,000 but are often smaller. Homeowners may receive more than one grant in their lifetime, but the total amount may not exceed that limit. Grant recipients may not have liquid assets over $50,000 to qualify. When homeowners are eligible and their home repair needs are great enough, they may receive both a grant and loan to maximize assistance.

Table 21: Home Repair Program, Loans and Grants, 2025

Type of Assistance	Awards Made	2023 Levy	Older Levy	Federal	Seattle Public Utilities	Other	Total Funding	Average Assistance
Loans	41	N/A	$583,486	$41,811	$125,272	$66,067	$816,637	$19,918
Grants	46	$458,428	N/A	N/A	N/A	N/A	$458,428	$9,966
Total	**87**	**$458,428**	**$583,486**	**$41,811**	**$125,272**	**$66,067**	**$1,275,064**	**$14,656**

Weatherization

The Weatherization Program offers grants to improve energy efficiency and indoor air quality, helping households reduce utility costs and create healthier living environments. Typical upgrades include insulation, air sealing, heating system replacements, hot water heaters, and bathroom fans. A key component of the program is converting outdated oil and gas heating systems to efficient electric heat pumps.

Financial assistance is available to low-income homeowners earning up to 80% of AMI. For rental properties, at least half of the residents must be low-income, typically up to 60% AMI. Eligibility requirements and allowable uses of funds vary by funding source, which may include PET, Seattle City Light, Puget Sound Energy, and state or federal programs.

Table 22: Weatherization Program, Completed Single-Family Projects, 2025

Category	Homes	PET	Seattle City Light	State	Federal	Other	Total Funding
Single-Family Home Weatherization	237	$0	$1,912,497	968,418	448,302	295,150	$3,624,368
Single-Family Oil-to-Electric Conversions	62	$617,231	$222,707	$175,265	$159,893	$3,818	$1,178,914
Single-Family Gas-to-Electric Conversions	104	$0	$0	$1,261,915	$0	$773,244	$2,035,158
Total	**403**	**$617,231**	**$2,135,204**	**$2,405,598**	**$608,195**	**$1,072,212**	**$6,838,441**

Table 23: Weatherization Program, Completed Multifamily Projects, 2024

Project Name *Owner* Neighborhood	Description of Work	Units	Seattle City Light	State	Federal	Other	Total Funding
Jefferson Terrace *Seattle Housing Authority* Yesler Terrace	Whole building energy recovery ventilation system, pipe insulation, efficient light fixtures, roof insulation, efficient refrigerators	299	-	$181,400	$287,600	-	$469,000
Samaki Commons *InterIm CDA* Holly Park	Domestic Hot water boilers and heat pump, in-unit ductless heat pumps, air sealing, attic insulation, corridor energy recovery ventilators, in-unit ventilation, pipe insulation	41	$2,000	$499,093	$209,354	-	$710,447
High Point *Seattle Housing Authority* High Point	Replaced gas boiler systems with heat pump space heating and heat pump domestic hot water systems	6	-	-	-	$239,961	$239,961
Lakefront *LIHI* Bitter Lake	Efficient light fixtures throughout the building	24	$32,400	-	-	-	$32,400
University House *Seattle Housing Authority* University District	Elevator modernization project included energy saving traction system and upgraded controls	101	$33,350	-	-	-	$33,350
Westminster Manor *King County Housing Authority* Shoreline	Energy saving windows, roof insulation, wall insulation as part of a re-cladding and reroofing project	60	$190,438	-	-	-	$190,438
Columbia Place *Seattle Housing Authority* Brighton	Upgraded the common area electric resistance heating system to a central high efficiency heat pump system	66	$44,500	-	-	-	$44,500
Lake Washington Apartments *SouthEast Effective Development* Dunlap	Upgraded exterior lighting to LED at 35 buildings.	379	$12,295	-	-	-	$12,295
Total	**N/A**	**976**	**$314,983**	**$680,493**	**$496,954**	**$239,961**	**$1,732,391**

Home Repair and Weatherization Demographics

Home Repair Demographics

The Home Repair Grant and Loan programs are powerful anti-displacement tools that let people stay in their homes and neighborhoods and help keep communities intact. The programs provide funds to low-income homeowners to make critical repairs that they would not otherwise be able to do.

Of 87 single-family homeowners who received Home Repair Grants and Loans, 55% were under 60 years old and 45% were 60 years old or older.

- **Race and Ethnicity**
  - 57% White
  - 23% Asian / Pacific Islander
  - 7% Black / African American
  - 3% Hispanic / Latino
  - 3% American Indian / Alaska Native
  - 0% Multiracial
  - 7% Unreported
- **Income**
  - 47% Extremely Low-Income (up to 30% AMI)
  - 24% Very Low-Income (31% - 50% AMI)
  - 15% Low-Income (51% - 60% AMI)
  - 14% Low-Income/Moderate Income (61% - 80% AMI)

Weatherization Demographics

Multifamily Homes

The majority of program investments in multifamily buildings are within subsidized housing properties owned and operated by nonprofit or public housing authorities. These investments improve residents' living conditions, reduce operating costs for housing providers, and help preserve the buildings for the long-term.

Demographic analysis reflects data for approximately 1,025 renter households reporting:

- **Race and Ethnicity**
  - 49% White
  - 21% Black / African American
  - 26% Asian / Pacific Islander
  - 1% Hispanic / Latino
  - 1% American Indian / Alaska Native
  - 1% Multiracial
  - 1% Unreported
- **Income**
  - 86% Extremely Low-Income (up to 30% AMI)
  - 5% Very Low-Income (31% - 50% AMI)
  - 3% Low-Income (51% - 60% AMI)

- 6% Low-Income/Moderate Income (61% - 80% AMI)

Single Family Homes

Residents of single-family homes approved to receive energy efficiency and health and safety upgrades in 2025 benefit lower utility bills and home upgrades that will improve durability, sustainability, and create healthier homes.

Of 367 single-family homeowners who received Weatherization assistance, 39% were under 60 years old and 61% were 60 years old or older.

- **Race and Ethnicity**
  - 41% White
  - 27% Black / African American
  - 20% Asian / Pacific Islander
  - 1% Hispanic / Latino
  - 1% American Indian / Alaska Native
  - 1% Multiracial
  - 9% Unreported
- **Income**
  - 47% Extremely Low-Income (up to 30% AMI)
  - 17% Very Low-Income (31% - 50% AMI)
  - 12% Low-Income (51% - 60% AMI)
  - 24% Low-Income/Moderate Income (61% - 80% AMI).

Geographic Distribution of Housing Investments

The City encourages production and preservation of affordable housing throughout the city. OH's investment in affordable housing in all City neighborhoods is intended to maximize choice for low-income residents of Seattle and to promote City goals to affirmatively further fair housing.

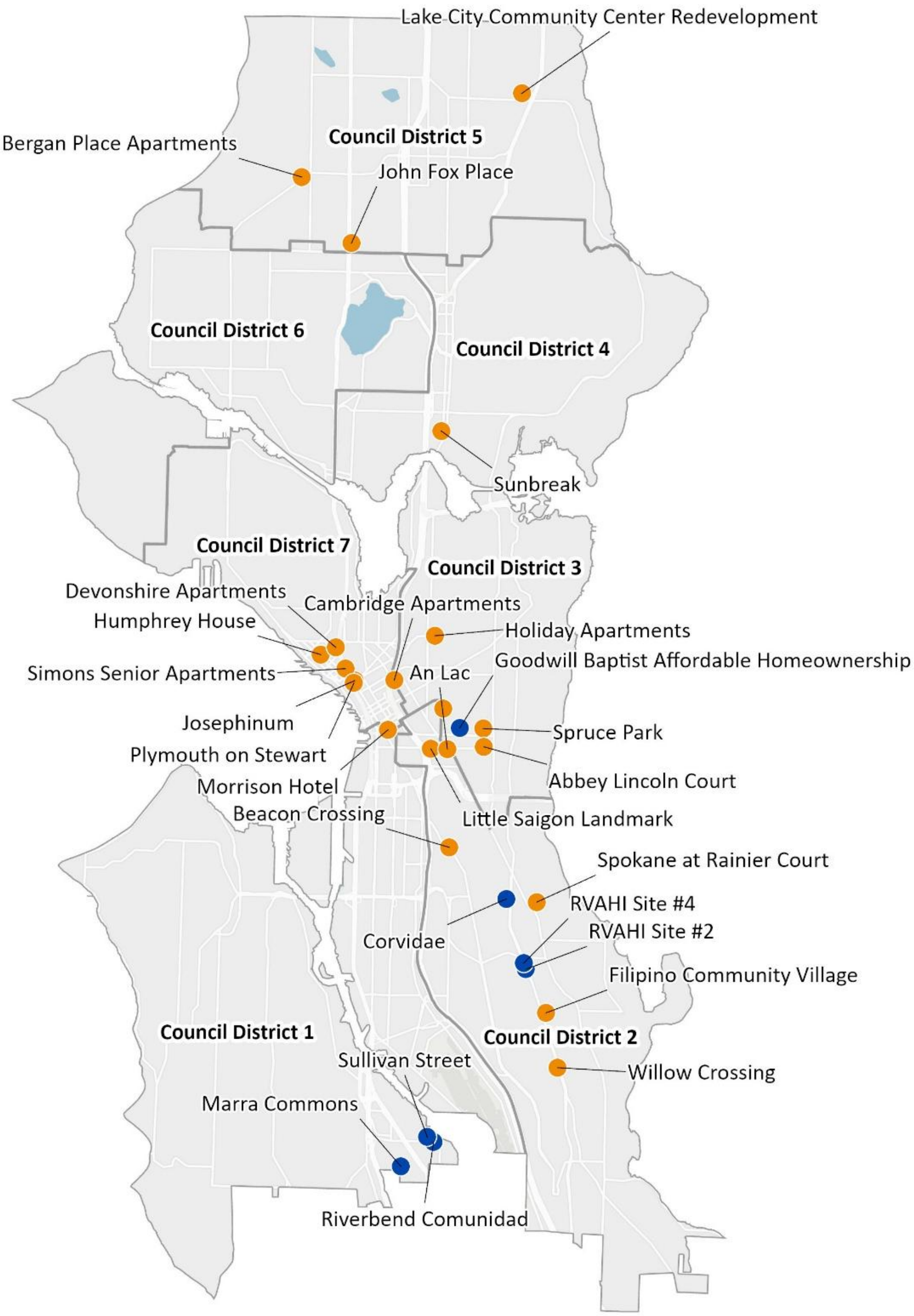
OH prioritizes locations that advance equity and equitable housing investment. Seattle housing policies guide direct investments to neighborhoods where low-income residents, including many people of color, face displacement due to rising rents and gentrification. This affordable housing helps sustain cultural communities and enables residents to stay in their neighborhoods.

Seattle housing policies also prioritize investments to provide access to transit in high-capacity transit and light rail station areas and access to opportunities in high-cost areas that afford low-income residents the greatest access to jobs, quality education, parks and open space, and services.

The following map shows the location of OH-funded affordable housing investments in 2024.

Map A: 2025 Rental Housing and Homeownership Development Investments

This map shows new investments in 2025 for permanently affordable rental and homeownership housing development.



Key

(orange dots): Rental Housing Developments.

(blue dots): Multi-Unit Homeownership Developments.

(grey outlines): Seattle City Council Districts. [Learn more about where City Council Districts are located at this link.]

Image caption for 2025 Rental Housing and Homeownership Development Investments map on previous page (page 34): Map of Seattle showing City Council district boundaries, major roads, lakes, and affordable housing developments. Light gray lines mark district boundaries, white lines show major thoroughfares, and light blue areas show lakes. Blue dots indicate homeownership developments and orange dots indicate rental housing developments.

- District 1 includes Riverbend Comunidad, Marra Commons, and Sullivan Street homeownership developments, and the Morrison Hotel rental development.
- District 2 includes Corvidae and RVAHI sites 2 and 4 homeownership developments, and the An Lac, Beacon Crossing, Filipino Community Village, Little Saigon Landmark, Spokane at Rainier Court, and Willow Crossing rental developments.
- District 3 includes the Goodwill Baptist homeownership development and the Abbey Lincoln Court, Cambridge, Holiday, Jefferson, and Spruce Park rental developments.
- District 4 includes the Sunbreak rental development.
- District 5 includes Bergan Place, John Fox, and Lake City Community Center Redevelopment rental developments.
- District 6 has no developments shown.
- District 7 includes the Devonshire, Humphrey, Josephinum, Plymouth on Stewart, and Simons Senior rental developments.

Appendix A: Rental and Homeownership Development and Funding Status

The following tables show the status of key milestones in the development and financing of awarded rental and homeownership development projects that are in development, under construction, or yet to take their final draw of capital funding. Loan Close is the date the loan agreement for OH development financing was signed. Building Permit Issue is the date that a construction permit was issued for the development. TCO and COO stand for Temporary Certificate of Occupancy and Certificate of Occupancy, the date that the certificate was issued for the project. Final Draw Down is the date that all awarded funds have been disbursed to the project. Note that in the case of acquisitions and some rehabilitation projects, neither a building permit might nor a TCO or COO may be needed.

This information, along with other information about OH funded developments and investment statuses, is regularly updated on OH's website. [Click here to see the Housing Dollars in Action dashboard](#).

Development and Funding Status of OH Investments

Table 24: Rental Housing Development and Funding Status as of December 31, 2025

Dash in cell in the table below indicates that the date is not applicable.

Project	Sponsor	Investment Type	Loan Close	Building Permit Issue	TCO / COO	Final Draw Down
125th and Aurora Senior Housing	LIHI	New Construction	7/1/2025	4/22/2025	-	-
Humphrey House	Plymouth Housing	Preservation	-	-	-	-
Abbey Lincoln Court	LIHI	Debt Restructuring	-	-	-	-
Africatown Plaza	Community Roots Housing	New Construction	4/26/2022	3/9/2022	8/14/2024	8/8/2025
Altaire at Jackson Park	SRM Development	New Construction	1/8/2024	1/18/2024	-	-
An Lac	LIHI	Debt Restructuring	-	-	-	-
Beacon Crossing	Shelter Resources	New Construction	-	-	-	-

Project	Sponsor	Investment Type	Loan Close	Building Permit Issue	TCO / COO	Final Draw Down
Beacon Hill Affordable TOD	El Centro de la Raza; Edge Developers	New Construction	8/15/2025	7/16/2024	-	-
Beacon Pacific Village	SCIDpda	New Construction	11/1/2022	7/25/2022	9/25/2024	-
Bellwether Greenwood	Bellwether Housing	New Construction	-	2/12/2020	-	-
Bergan Place Apartments	Compass Housing Alliance	Preservation	-	-	-	-
Birch Grove	DESC	New Construction	2/6/2025	12/4/2024	-	-
Blake House	Plymouth Housing	New Construction	9/29/2020	9/16/2020	2/7/2023	9/11/2025
Bryant Manor Phase I	FAME Housing Association	New Construction	1/12/2023	11/21/2022	8/27/2024	-
Bryant Manor Phase II	FAME Housing Association	New Construction	1/6/2025	11/21/2024	-	-
Cambridge	Bellwether Housing	Debt Restructuring	-	-	-	-
Chancery Place	Catholic Housing Services	Substantial Rehabilitation	9/22/2025	7/22/2025	-	-
Clover Place	DESC	New Construction	8/23/2024	6/25/2024	11/21/2025	-
Denny Apartments	YWCA Seattle | King | Snohomish	Acquisition	11/16/2022	N/A	10/27/2022	1/12/2025
DESC Belmont	DESC	New Construction	-	-	-	-
Devonshire Apartments	Community Roots Housing	Substantial Rehabilitation	9/25/2023	9/12/2023	6/18/2025	11/21/2025

Project	Sponsor	Investment Type	Loan Close	Building Permit Issue	TCO / COO	Final Draw Down
Fifth and Seneca	YWCA Seattle | King | Snohomish	Substantial Rehabilitation	6/22/2023	6/1/2023	12/16/2024	12/12/2025
Filipino Community Village	Filipino Community of Seattle; HumanGood	Debt Restructuring	-	-	-	-
Four Amigos - Beloved Community	El Centro de la Raza	New Construction	4/10/2023	3/29/2023	12/6/2024	-
Good Shepherd House	LIHI	New Construction	12/21/2022	5/9/2022	4/12/2024	-
Greenwood Nest	TWG Development	New Construction	-	-	-	-
Holiday Apartments	Community Roots Housing	Debt Restructuring	-	-	-	-
Jefferson	Community Roots Housing	Debt Restructuring	-	-	-	-
John Fox Place	LIHI	Debt Restructuring	-	-	-	-
Josephinum	Catholic Housing Services	Preservation	-	-	-	-
Juniper Apartments	Seattle Housing Authority	New Construction	11/16/2023	9/8/2023	10/31/2025	-
Lake City Community Center Redevelopment	Mercy Housing NW	New Construction	-	-	-	-
Lexington-Concord	YWCA Seattle | King | Snohomish	New Construction	-	-	-	-
Little Saigon Landmark	SCIDpda	New Construction	-	-	-	-
Maddux	Mt. Baker Housing	New Construction	12/16/2020	11/23/2020	4/12/2023	-

Project	Sponsor	Investment Type	Loan Close	Building Permit Issue	TCO / COO	Final Draw Down
Madison Apartments	VBC Madison LP	Acquisition	7/13/2018	-	-	-
Morrison Hotel	DESC	Preservation	-	-	-	-
Mt Baker Redevelopment Phase I	El Centro De La Raza; Mercy Housing NW	New Construction	-	-	-	-
New Hope Family Housing	LIHI	New Construction	10/17/2025	7/10/2024	-	-
Nichols Court	LIHI	New Construction	12/13/2023	10/23/2023	8/1/2025	-
Nook at Northaven	Gaard Development	New Construction	3/15/2023	3/13/2023	2/11/2025	10/8/2025
NP Hotel and Eastern Hotel	InterIm CDA	Substantial Rehabilitation	2/1/2023	11/7/2022; 01/23/2023	1/12/2024	-
Pacific Apartments	Plymouth Housing	Substantial Rehabilitation	1/8/2024	12/1/2023	10/24/2025	-
Plymouth on Stewart	Plymouth Housing	Preservation	-	-	-	-
Pride Place	Community Roots Housing	New Construction	9/27/2021	8/10/2021	9/5/2023	-
Sawara Apartments	Seattle Housing Authority	New Construction	12/1/2021	9/23/2021	6/29/2024	-
Simons Senior Apartments	Plymouth Housing	Preservation	-	-	-	-
South Park Family Housing	Sea Mar Community Health Centers	New Construction	12/27/2024	11/12/2024	-	-
Spokane at Rainier Court	SEED	Debt Restructuring	-	-	-	-

Project	Sponsor	Investment Type	Loan Close	Building Permit Issue	TCO / COO	Final Draw Down
Spruce Park	Catholic Housing Services	Preservation	-	-	-	-
Squire Park	LIHI	Acquisition	-	-	-	-
St Luke's Affordable Housing	BRIDGE Housing	New Construction	4/4/2024	4/22/2024	10/1/2025	-
Steven's Place	DESC	New Construction	4/24/2024	4/24/2024	10/2/2025	-
Sunbreak	Bellwether Housing	New Construction	-	-	-	-
Sweetgrass Flats	Chief Seattle Club	Acquisition	4/11/2025	N/A	1/16/2025	-
Tahoma Valley	Mt. Baker Housing	New Construction	9/1/2022	4/4/2022	10/1/2024	8/28/2025
U District 45th and Roosevelt TOD Site	LIHI	New Construction	-	-	-	-
Victory Northgate	GMD Development	New Construction	2/28/2025	8/21/2024	-	-
Vivo South	SRM Development	New Construction	-	11/25/2025	-	-
Willow Crossing	GMD Development	Debt Restructuring	-	-	-	-
YouthCare South Annex	Community Roots Housing	New Construction	12/20/2024	3/20/2024	-	-

Table 25: Homeownership Development and Funding Status as of December 31, 2025

Project	Sponsor	Loan Close	Building Permit Issue	TCO / COO	Final Draw Down
Admiral UCC	Homestead Community Land trust	-	-	-	-
Riverbend Comunidad	Habitat For Humanity	10/3/2025	8/25/2025	-	-
Darsie Homes	Homestead Community Land trust	7/5/2025	8/5/2024	8/18/2025	-
Dumar	Homestead Community Land trust	-	-	-	-
Goodwill Baptist Affordable Homeownership	Homestead Community Land trust	-	-	-	-
Liberty Commons	Habitat For Humanity	5/15/2024	5/15/2024	-	-
Marra Commons	Frolic Community	-	-	-	-
Olympic Ridge	Habitat For Humanity	6/6/2022	5/10/2023	6/3/2025	-
Nest	Homestead Community Land trust	9/27/2024	8/28/2024	-	-
RVAHI Site #2	African Community Housing and Development	-	-	-	-
RVAHI Site #4	Homestead Community Land trust	-	-	-	-
RVAHI Site #5	Homestead Community Land trust	-	-	-	-
RVAHI Site #6	Habitat For Humanity; African Community Housing and Development	-	-	-	-
RVAHI Site #7	Habitat For Humanity; African Community Housing and Development	-	-	-	-
RVAHI Site #8	Habitat For Humanity	11/5/2024	9/20/2024	-	-

Project	Sponsor	Loan Close	Building Permit Issue	TCO / COO	Final Draw Down
RVAHI Site #9	Habitat For Humanity; African Community Housing and Development	12/5/2025	12/12/2025	-	-
RVAHI Site #10	Habitat For Humanity	2/29/2024	1/11/2024	3/6/2025	9/15/2025
RVAHI Site #11	Habitat For Humanity	5/24/2024	3/7/2024	4/25/2025	8/27/2025
Sullivan Street	Habitat For Humanity	-	2/7/2024	4/1/2025	-
ʔúləx̌ (AKA U-Lex at Othello Square)	HomeSight	-	-	-	-
Waldron Homes	Homestead Community Land trust	11/6/2025	8/19/2025	-	-
Woodland View	Homestead Community Land trust	6/28/2024	3/13/2024	-	-
Yarrow Cottages	Habitat For Humanity	9/5/2024	8/17/2021	-	-
Yarrow Townhomes	Habitat For Humanity	10/23/2025	8/25/2025	-	-

RVAHI: *Rainier Valley Affordable Homeownership Initiative*

More Information

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

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