

Seattle Office of Housing

# Annual Investments Report - 2017

March 2018



Mayor Jenny A. Durkan

Teresa Mosqueda, Chair  
Housing, Health, Energy, and Workers  
Rights Committee, Seattle City Council

Steve Walker, Director  
Seattle Office of Housing

[www.seattle.gov/housing](http://www.seattle.gov/housing)

# TABLE OF CONTENTS

**Executive Summary**

- I. Rental Housing Opening and Under Construction ..... 1**
- II. Funds Awarded in 2017.....3**
- III. Projects Funded in 2017.....6**
- IV. Housing Investments Throughout Seattle .....12**
  - Maps:**
    - A. Rental Housing Investments**
    - B. Homeownership Investments**
    - C. Weatherization and Home Repair Investments**
    - D. Urban Centers and Villages, Light Rail Station Areas**
    - E. Access to Frequent Transit Service**
    - F. Access to Opportunity Index**
    - G. Displacement Risk Index**
- V. Rental Affordability, Unit Sizes and Populations Served .....21**
- VI. Households Served in Housing Programs .....22**

**Attachments – Supplementary Reports:**

- 1. Seattle Housing Levy**
- 2. Incentive Zoning and Mandatory Housing Affordability**
- 3. Multifamily Tax Exemption Program**



## OFFICE OF HOUSING ANNUAL INVESTMENTS REPORT – 2017 EXECUTIVE SUMMARY

The Office of Housing’s Annual Investments Report provides a comprehensive look at the City of Seattle’s affordable housing production and preservation through direct investments and incentive programs. The suite of programs both increase the supply of affordable homes and help preserve affordability for those at risk of displacement, while our City is experiencing unprecedented growth. The impact is felt across Seattle communities and by our neighbors now and for years to come: Providing homes for people experiencing homelessness. Allowing low income renters to contribute to and access opportunity in the city. Enabling low-income first-time homebuyers to share in the benefits of homeownership. And enhancing the quality, sustainability, and affordability of the homes of low-income homeowners and renters.

These investments promote racial equity and fair access to housing opportunities. People of color, particularly African-Americans and American Indian and Alaskan Natives, are more likely to experience housing cost burden and homelessness. Affordable housing is a critical way for the City to address these and other long-standing racial disparities. Each of the housing programs makes special efforts to reach people of color, and immigrant and refugee communities. Fifty-seven percent of the residents in City-funded rental housing are people of color, as are 43 percent of the participants in the City’s homebuyer programs.

Housing equity and equitable development are also advanced through City location priorities for housing investment. Seattle housing policies 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 neighborhood as transit and other improvements are made. Seattle housing policies also direct investments to higher cost areas where many opportunities are available, including schools, transportation, and amenities. The Investment Report provides a series of maps illustrating how housing investments further equitable development as well as meet specific location priorities for fund sources.

Through investments over the past 35 years, Seattle now has 14,999 City-funded rental housing units in operation or under development. In addition, over 1,050 homebuyers purchased their first home with an affordable City-funded loan, including buyers who purchased one of 200 permanently affordable homes developed with City assistance. Market rate buildings participating in City incentive programs include 5,652 affordable apartments in operation or under development.

## Rental Housing Opening and Under Construction

The City's longstanding track record of investment helps secure a steady supply of new affordable units. Projects that received funding or approvals in the past few years have proceeded to permitting and construction. The following projects opened, were seeking permits, or under construction in 2017:

- Three OH-fund rental housing buildings were completed, providing 225 affordable homes
- Eleven OH-funded rental buildings are in permitting and construction and will lease 1,233 apartments in 2018 and 2019
- 30 market rate buildings participating in the Multifamily Tax Exemption Program (MFTE) were completed, providing 592 affordable homes
- 28 market rate buildings participating in MFTE were approved and will begin leasing 645 affordable apartments between 2018 and 2020

## 2017 Housing Investments

As prior-year funding was delivering completed affordable housing, OH housing programs set a new round of affordable homes in motion with 2017 funding awards for development projects.

**Rental Housing Program:** funds production and preservation of rental housing that will serve low-income Seattle residents for a minimum of 50 years

- \$93.4 million awarded for rental housing production and preservation
- 944 units -- affordable rental housing created
- 534 units -- reinvestment in affordable rental housing
- Over \$306 million in total housing investment: \$2.71 leveraged for each City dollar

**Homeownership Program:** funds development of housing that will be sold to low-income first-time buyers at affordable prices for a minimum of 50 years

- \$2.25 million for permanently affordable homeownership development
- 25 units to be constructed in two developments
- Almost \$10 million in total housing investment, \$3 leveraged for each City dollar

OH also made investments in housing rehabilitation and sustainability. The projects were completed during in 2017, improving safety, health, and affordability for housing owners and residents.

**Home Repair Program:** funds critical health and safety repairs, helping low-income homeowners preserve their most important financial asset and sustain their home ownership

- Over \$440,000 provided as loans and grants
- 28 low-income homeowners assisted

**Weatherization Program:** funds energy conservation and related indoor air quality improvements, enhancing health and living conditions and lowering utility bills for low-income owners and renters

- \$3.57 million in grant funds expended
- 112 single family homes upgraded, benefiting low-income owners or renters
- 24 affordable apartment buildings upgraded, benefiting 1,306 low-income renters

## Supplementary Reports on Housing Programs and Investments

Three supplementary reports are attached to this Investment Report, which provide additional information as required by City Council ordinance.

**1. Seattle Housing Levy:** Seattle’s voter-approved \$290 million, 7-year levy made its first funding awards in 2017. This report covers levy performance in relation to adopted goals and affordability requirements for each of the five levy-funded programs, as required in Housing Levy Administrative and Financial Plan.

**2. Incentive Zoning and Mandatory Housing Affordability:** New mandatory housing affordability programs for residential and commercial development in Seattle are gradually replacing the housing affordability elements of Seattle’s long-standing voluntary incentive zoning programs. This report compiles both information on both the voluntary and mandatory programs, including information on participating properties and resulting production of affordable housing, as required in the Council-adopted OH Housing Funding Policies.

**3. Multifamily Tax Exemption Program:** Participating multifamily buildings can receive a property tax exemption on residential improvements in exchange for placing income and rent restrictions on 20 or 25 percent of the units. This annual report is required under Ordinance 124877. It compiles the results of the MFTE trimester reports including participation rates, housing production, and program benefits and costs.



## I. RENTAL HOUSING OPENING AND UNDER CONSTRUCTION

Three OH-funded rental housing projects leased up and began operations in 2017, and another eleven developments are scheduled to open this year and next. This resulted in 225 affordable apartments opening in 2017, with another 362 apartments in 2018, and 871 apartments projected for 2019. These buildings provide a mix of housing for working families and individuals, seniors and people with disabilities on fixed incomes, and people experiencing homeless.

The trend of increasing housing production reflects the higher amount of housing funding available in the past three years. After receiving OH funding, housing sponsors complete construction documents and apply for permits, which takes approximately a year; if land use approvals are needed this period can be longer. Once construction begins the schedule is similar to any residential development, roughly 18 months to complete a multi-story mixed-use apartment building.

**Table 1: Housing Opening and Under Construction**

<b>Project Name</b> <i>Project Sponsor</i> <i>Neighborhood</i>	<b>Description</b>	<b>Status</b>
<b>Mercy Othello Plaza</b> <i>Mercy Housing Northwest</i> Othello	108 units for extremely low and low-income renters, including families	Opened May 2017
<b>Alex Jackson House</b> <i>Pike Place Market PDA</i> Downtown	40 units for low-income seniors	Opened July 2017
<b>Plymouth on First Hill</b> <i>Plymouth Housing Group</i> First Hill	77 units of supportive housing	Opened September 2017
<b>The Estelle</b> <i>Downtown Emergency Services Center</i> Rainier Valley	91 units of supportive housing	Under construction in 2017 Opened February 2018
<b>Anchor Flats</b> <i>Bellwether Housing</i> South Lake Union	70 units for low-income renters, including families	Building permit issued and under construction; scheduled to open Spring 2018
<b>Arbora Court</b> <i>Bellwether Housing</i> University District	132 units for extremely low and low-income renters	Building permit issued and under construction; scheduled to open Spring 2018
<b>Lake City Family Housing</b> <i>Low Income Housing Institute</i> Lake City	69 units for extremely low- and low-income renters, including families	Building permit issued and under construction; scheduled to open Fall 2018
<b>Liberty Bank Building</b> <i>Capitol Hill Housing and Africatown CLT</i> Central Area	113 units for extremely low- and low-income renters, including families	Building permit issued and under construction; scheduled to open early 2019
<b>N96</b> <i>Downtown Emergency Services Center</i> Greenwood	98 units of supportive housing	Building permit issued and under construction; scheduled to open early 2019



<b>Project Name</b> <i>Project Sponsor</i> <i>Neighborhood</i>	Description	Status
<b>Red Cedar</b> <i>Seattle Housing Authority</i> Yesler Terrace	119 units for extremely low- and low income renters, including families	Building permit issued and under construction; scheduled to open early 2019
<b>Compass Broadview</b> <i>Compass Housing Alliance</i> Broadview	58 units for extremely low- and low-income renters, including families	Building permit issued and under construction; scheduled to open early 2019
<b>Thai Binh Apartments</b> <i>Inland Group</i> Chinatown/International District	244 units for low-income renters, including families	Building permit issued and under construction; scheduled to open Summer 2019
<b>Rainier Court IV</b> <i>SEED</i> Rainier Valley	91 units for low-income seniors	Permitting in process; Scheduled to open Summer 2019
<b>Building 9</b> <i>Mercy Housing Northwest</i> Sand Point	148 units for extremely low- and low-income renters, including families	Building permit issued and under construction; scheduled to open Fall 2019



Photo credit to Anrkom Moisan

## II. FUNDS AWARDED IN 2017

The Office of Housing awarded \$93.44 million in 2017 to build and preserve 1,450 affordable homes in neighborhoods across Seattle. These investments represent a spectrum of housing types for low-income residents, including supportive housing for those experiencing homelessness, apartments for low-income individuals and families, transit-oriented development, and homes for first-time homebuyers. OH's Home Repair Program provided \$444,000 in loans and grants to low-income homeowners to address critical health, safety, and structural issues. OH's HomeWise Weatherization Program expended \$3.57 million to complete energy improvement projects in 24 affordable apartment buildings with 1,306 units serving low income tenants, and 112 single family homes with low-income owners or tenants.

**Table 2: Rental Housing Program Funds**

Fund Source	2017 Funding	Description
Seattle Housing Levy	\$28.56 M	Annual amount for 7-year levy. More than half of capital funding must support housing for extremely low-income residents
Incentive Zoning / Bonus payments	\$30.55 M	Strong residential and commercial development market has produced a high level of payments for the past three years
Seattle Housing Bonds	\$21.71 M	Balance of \$29 Million in City Council-authorized housing bonds
City Surplus Property	\$2.00 M	Proceeds from the disposition of two City-owned properties
Federal HOME and CDBG	\$4.10 M	Projected amount, pending federal budget allocation
2018 Funds Committed	\$6.52 M	Forward commitment of 2018 funds to advance ready-to-go projects
<b>Total</b>	<b>\$93.44 M</b>	

**Table 3: Homeownership Development Funds**

Fund Source	2017 Funding	Description
Seattle Housing Levy	\$2.25 M	Funding available for affordable ownership development that is resale-restricted to assist eligible buyers for 50 years or more

**Table 4: Home Repair Program Funds**

Fund Source	2017 Funding	Description
Seattle Housing Levy (program income)	\$368,000	Loans made with 1995 Levy home repair loan repayments
Community Development Block Grant	\$48,000	Loans made with CDBG home repair loan repayments
Seattle Housing Levy	\$28,000	Grants made with 2016 Levy funding
<b>Total</b>	<b>\$444,000</b>	



**Table 5: HomeWise Weatherization Program Grant Funds**

Fund Source	2017 Funding	Description
Seattle City Light	\$1.81 M	Energy efficiency improvements to electrically heated homes and apartments in the Seattle City Light service territory
Seattle Housing Levy	\$154,003	Oil to electric heat conversions; funding from 1995 Housing Levy home repair loan repayments
Washington State Capital Budget	\$817,009	Energy efficiency, asthma reduction and indoor air quality improvements in homes and apartments; funding from State Energy Matchmaker and Community Energy Efficiency programs.
Federal	\$1.01 M	Energy efficiency and indoor air quality improvements in homes and apartments; funding from Department of Health and Human Services, Department of Energy, and Bonneville Power Administration.
<b>Total</b>	<b>\$3.71 M</b>	Exceeds funding for completed projects (Table 10) due to progress payments made in 2017 to projects that will be completed in 2018

## Mandatory Housing Affordability

At the time of publication of this report, MHA is in effect in several urban villages and centers across the city. MHA’s requirements apply to projects that vested *after* MHA’s adoption dates in those areas. It will take time for new projects subject to MHA requirements to submit applications for permits and provide affordable housing contributions, including payments and performance units. Both rental and homeownership developments are eligible for MHA funding.

## Housing Development on Publicly Owned Sites

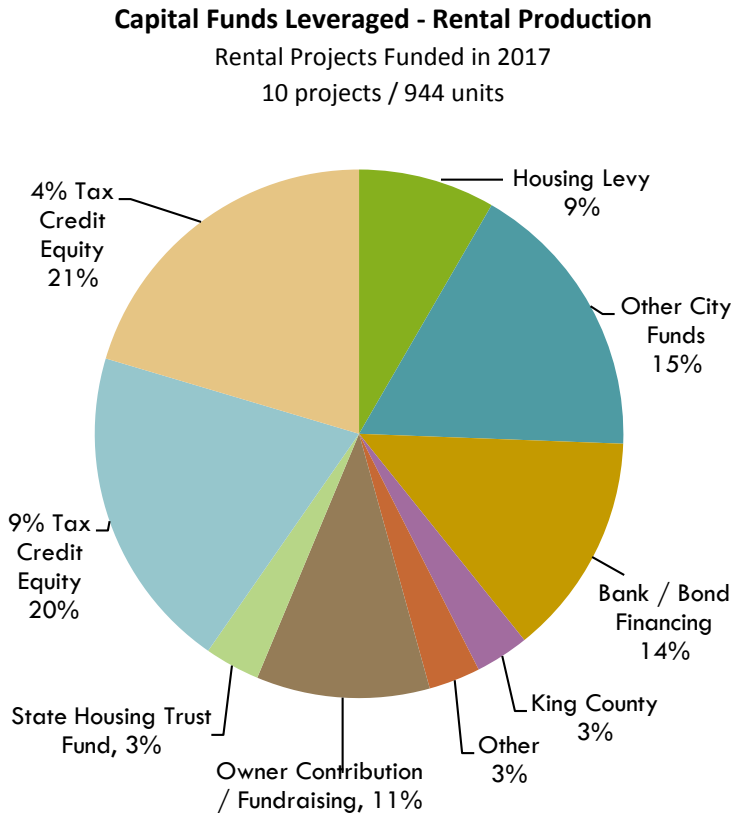
Two 2017 affordable housing projects were selected via Requests for Proposals for development on surplus publicly owned sites. Sound Transit’s surplus property at the Roosevelt station area provides both excellent transit access for residents and public amenities for the community. The City-owned site in the Leschi neighborhood provided a unique homeownership opportunity in an area experiencing displacement; it was made available at no cost to assist with project financing. For these projects, the developer gains site control at the time the funding is awarded, therefore the time to complete design and construction documents, secure permits, and begin construction can take longer than a project applying for funding through OH’s NOFA processes.

## Commercial, Community and Cultural Spaces

In addition to housing, affordable housing development provides the opportunity to achieve other community objectives. Planning for ground floor uses is well underway in several developments funded in 2017. Examples include a Youth Innovation Learning Center at the Filipino Community Village senior housing, affordable bilingual childcare at 6600 Roosevelt at the light rail station, and preservation of the family-owned Four Seas restaurant in Chinatown International District.

## Capital Funds Leveraged

**Rental Housing Development:** The City’s capital investment of \$71.7 million in housing development will result in a total investment of \$300 million in new low-income housing, not including ground floor commercial or community spaces. The primary capital source is private equity investment through the federal Low Income Housing Tax Credit program administered by the Washington State Housing Finance Commission. Many projects also leverage operating funds such as project-based Section 8 from the Seattle Housing Authority and services funding for on-site resident support.



- 2017 Highlights**
- \$300 million total investment in low-income housing development
  - \$3.18 in other public and private investment for each City dollar
  - Private equity through federal tax credits remains the most significant source
  - Owner Contribution / Fundraising is high due to a large grant -- \$30 million from the Paul G. Allen Foundation

**Homeownership Development:** Ownership development projects can achieve comparable leverage to rental housing. The first mortgage obtained by the home purchaser brings the largest share of permanent financing; the homebuyer’s mortgage and down payment typically covers one-half to two-thirds of the cost of each home. Subsidy sources are limited, however. The State Housing Trust Fund is generally the largest public source other than Seattle Levy; some projects also leverage significant philanthropic and volunteer contributions.

The two projects funded in 2017 will have a combined estimated development cost of almost \$10 million. They will leverage nearly \$3 for each City dollar invested, including the homebuyers’ mortgage and down payment. The project sponsors are now securing the remaining subsidy sources. Public sources include State Housing Trust Fund and HUD’s Self-help Homeownership Opportunity Program (SHOP). Private sources include the Federal Home Loan Bank’s Affordable Housing Program and corporate and individual donors.

### III. PROJECTS FUNDED IN 2017

**Table 6: Rental Housing Program, New Development Projects, 2017**

Project Name <i>Project Sponsor</i> <i>Neighborhood</i>	Project Description	Total Funded Units	Levy Units	MHA Units	Capital Funding		
					Total City \$	Levy \$	MHA \$
<b>6600 Roosevelt</b> <i>Bellwether Housing and Mercy Housing Northwest</i> Sound Transit site, Roosevelt	New construction affordable to families and individuals up to 30%, 50% and 60% AMI, with over 100 2- and 3-bedroom apartments. Includes retail space, community room, outdoor gathering space, and bilingual affordable childcare. Site at the Roosevelt light rail station area purchased from Sound Transit.	245	--		\$15 M	--	
<b>Judkins Junction</b> <i>Community House Mental Health Agency</i> Central Area	New construction of studio, 1- and 2-bedroom apartments for families and individuals up to 60% AMI. In a transit-rich commercial district, with retail spaces available to long-time neighborhood businesses; adjacent to Patricia K Apartments.	74	--		\$8.8 M	--	
<b>22<sup>nd</sup> Avenue Supportive Housing</b> <i>Downtown Emergency Service Center</i> North Rainier	New construction of 85 studio units providing housing with intensive supportive services for homeless individuals with chronic mental illness and co-occurring disorders. A second phase will add a primary and behavioral health care clinic.	85	85		\$7.8 M	\$7.8 M	
<b>Filipino Community Village</b> <i>HumanGood Affordable Housing and Filipino Community of Seattle</i> Rainier Valley	Construction of studio and 1-bedroom units for seniors aged 55 and older, affordable at 30%, 50% and 60% AMI, adjacent to the Filipino Community Center. Includes community space for residents, computer access, and a Youth Innovation Learning Center.	93	93		\$9.9 M	\$3.7 M	

<b>Uncle Bob's Place</b> <i>InterIm Community Development Association</i> Chinatown/ International District	Construction of apartments affordable at 60% AMI, including 35 2- and 3-bedroom units. The long-time owners of the Four Seas restaurant located at the site will retain ownership of ground floor commercial space.	103	--		\$8.3 M	--	
<b>Mt. Baker Family Housing</b> <i>Mercy Housing Northwest</i> Mount Baker	Construction of affordable apartments, mostly 2- and 3-bedroom units suitable for families. Half the apartments are affordable at 30% AMI and reserved for homeless families, and half at 60% AMI. Located one block from the Mt. Baker light rail station.	94	94		\$5.0 M	\$2.0 M	
<b>Belmont Avenue</b> <i>Pioneer Human Services</i> Capitol Hill	Construction of 90 studio apartments affordable at 30%, 50% and 60% AMI, including supportive housing for formerly incarcerated and homeless residents, one manager unit, and classroom and community space.	89	89		\$7.9 M	\$3.4 M	
<b>501 Rainier Supportive Housing</b> <i>Plymouth Housing Group</i> Little Saigon	Construction of 105 studio apartments for chronically homeless adults with on-site case management services and coordination with other clinical and community services. Community meeting space and street-level retail on King Street.	102	102		\$7 M	\$6.7 M	
<b>Eng House</b> <i>Plymouth Healing Communities</i> Beacon Hill	Renovation of the Eng House for supportive housing for seven residents released from psychiatric care and one on-site Residential Companion, supported by community volunteers, mental health and economic empowerment services.	7	7		\$800,000	\$800,000	
<b>Patricia K Apartments</b> <i>Community House Mental Health Agency</i> Central Area	Construction of 52 studio apartments for adults with chronic mental illness, most of whom will be coming from homelessness. Ground floor kitchen, dining, community space and computer room; second floor office space for Community House.	52	52		\$1.25 M	\$1.25 M	
<b>Total - New Development</b>		<b>944</b>	<b>522</b>		<b>\$71.7 M</b>	<b>\$25.6 M</b>	

Note: OH funding awards announced in December 2017 were adjusted for four projects that received State Housing Trust Fund awards in March 2018.

**Table 7: Rental Housing Program, Portfolio Preservation Projects, 2017**

Project Name <i>Project Sponsor</i> Location	Project Description	Total Funded Units	Levy Units	MHA Units	Capital Funding		
					Total City \$	Levy \$	MHA \$
<b>DNDA Rehabilitation</b> <i>Delridge Neighborhood Development Association</i> Delridge	Rehabilitation of residential buildings at four sites serving individuals and families, including studios, one-bedroom and two-bedroom units, with an income mix at 30%, 50% and 65% AMI. Includes improvements to the site, exterior systems, and building interiors, and abatement of foundation settling.	70	--		\$1 M	--	
<b>Morrison Hotel</b> <i>Downtown Emergency Services Center</i> Pioneer Square	Rehabilitation addressing critical repairs to support operation of supportive housing of extremely low-income adults with chronic disabilities. Includes hydronic heating system, security and intercom system, boiler repairs and roofing.	190	--		\$3.6 M	--	
<b>Frye Hotel</b> <i>Low Income Housing Institute</i> Pioneer Square	Comprehensive update of 1908 historic building that has operated a low-income housing since the 1970s and purchased by LIHI in 1997. Project includes mechanical, electrical and plumbing systems overhaul, as well as exterior renovation.	233	233		\$15 M	\$2.93 M	
<b>Martin Court</b> <i>Low Income Housing Institute</i> Georgetown	Originally constructed as a motel, this property has operating as homeless housing for over 15 years, providing a mix of unit sizes at 30% AMI, a playground, community space and computer access. Project includes site and exterior building upgrades, plumbing system, interior upgrades, and enhanced security.	41	--		\$2 M	--	
<b>Total – Portfolio Preservation</b>		<b>534</b>	<b>233</b>		<b>\$21.7 M</b>	<b>\$2.93 M</b>	



**Table 8: Homeownership Program, New Development Projects, 2017**

Project Name <i>Project Sponsor</i> Location	Project Description	Total Funded Units	Levy Units	MHA Units	Capital Funding		
					Total City \$	Levy \$	MHA \$
<b>Habitat 35<sup>th</sup> @ Lake City</b> <i>Habitat for Humanity of Seattle</i> King County Lake City	Construction of 3-bedroom townhomes in duplex, triplex and fourplex structures, affordable to families up to 60% AMI who must complete sweat equity participation. Homes will be resale-restricted to be permanently affordable.	16	16		\$1.44 M	\$1.44 M	
<b>Yakima Avenue Townhomes</b> <i>Edge Developers and Homestead</i> Community Land Trust City-owned site, Leschi	Construction of 3-bedroom townhomes affordable to families up to 80% AMI on a surplus City-owned site. Homes will be resale-restricted to be affordable to income eligible buyers for at least 50 years.	9	9		\$810,000	\$810,000	
<b>Total</b>		<b>25</b>	<b>25</b>		<b>\$2.25 M</b>	<b>\$2.25 M</b>	

**Table 9: Home Repair Program, Loans and Grants, 2017**

Type of Assistance	Description	Homeowners Assisted	Total Funding	Average Assistance
Loans	Repairs that address critical health, safety, and structural integrity issues. Typical repairs include roof replacements, side sewer repairs, plumbing repairs and electrical upgrades. Low or no interest loans, with option for deferred payment for some borrowers. Homeowners often also receive grants for weatherization improvements.	23	\$415,850	\$18,080
Grants	Repairs that address immediate health, safety, and structural integrity issues, and repairs needed to access weatherization grants. Grants are provided to owners unable to access a home repair loan.	5	\$28,350	\$5,670
<b>Total</b>		<b>28</b>	<b>\$444,200</b>	

**Table 10: HomeWise Weatherization Program, Completed Projects, 2017**

Project Name	Owner	Project Description	Units	Funding*
Single-family homes	Multiple owners	Energy efficiency and indoor air quality upgrades at single-family homes, such as insulation, air sealing, new heating systems, hot water heaters, and bathroom fans. <i>Average grant amount: \$12,905.</i>	112	\$ 1,445,000
Ballinger Homes -17	King County Housing Authority	Ductless heat pumps, ventilation, and common area lighting	110	\$184,500
Briarwood	King County Housing Authority	Common area lighting and ventilation	70	\$101,000
Cascade Court Apartments	Bellwether Housing	Boiler replacement, interior and exterior lighting, ventilation	99	\$109,000
Mary Ruth Manor	Capitol Hill Housing	Insulation, windows, interior and exterior lighting, ventilation	20	\$50,000
Crown Hill	Community Psychiatric Clinic	Ducted heat pump and heat pump water heater	5	\$13,000
El Rey	Community Psychiatric Clinic	Boiler replacement, interior lighting, ventilation	52	\$117,000
Heather Apartments	Community Psychiatric Clinic	Ductless heat pumps, ventilation, in unit and common area lighting	16	\$14,000
Kateri House	Community Psychiatric Clinic	Heat pump water heater	8	\$4,000
Valor Apartment	Community Psychiatric Clinic	21 ductless heat pumps and a heat pump water heater	21	\$45,500
Willows Apartment	Community Psychiatric Clinic	Heat pump water heater and common area lighting	15	\$4,000
El Patio	El Centro de la Raza	Boiler replacement, window replacement, air sealing, interior and exterior lighting, ventilation	14	\$81,000
First and Vine	Bellwether Housing	Thermostats, interior and common area lighting	83	\$46,000
Northridge	King County Housing Authority	Ventilation and common area lighting	140	\$190,000

Kingway Apartments	Bellwether Housing	Insulation, ventilation, heat pump water heaters, air sealing	164	\$280,000
Las Brisas	Consejo	Ductless heat pumps, in unit and common area lighting, ventilation	11	\$56,500
Meridian Manor	Bellwether Housing	Ventilation, heating system upgrades, exterior and common area lighting	109	\$175,000
Olive Tower	Bellwether Housing	Boiler replacement & controls, exterior & common area lighting, ventilation	86	\$86,000
Plaza Roberto Maestas	El Centro de la Raza	Asthma reduction including hepa vacuums, green cleaning kits, bed covers and floor mats	19	\$19,000
Michaelson Manor	Seattle Housing Authority	Insulation, windows and air sealing	57	\$180,000
New Holly Phase II	Seattle Housing Authority	60 ductless heat pumps	57	\$85,000
Phinney Terrace	Seattle Housing Authority	Insulation, windows and air sealing	51	\$55,000
Roxhill Court	Seattle Housing Authority	24 ductless heat pumps	24	\$99,000
Stewart Court Apartments	Bellwether Housing	Boiler replacement, common area and exterior lighting and ventilation	65	\$67,000
Alhadeff Family Home of Hope	Youthcare	Ventilation, boiler replacement, exterior lighting	10	\$63,000
<b>TOTAL</b>			<b>1,418</b>	<b>\$3,569,500</b>

\*Rounded to nearest \$500

## IV. HOUSING INVESTMENTS THROUGHOUT SEATTLE

Housing equity and equitable development are advanced through City location priorities for housing investment. Seattle housing policies 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 neighborhood as transit and other improvements are made. Seattle housing policies also direct investments to higher cost areas where many opportunities are available, including schools, transportation, and amenities.

OH prioritizes investments in locations that:

- Provide access to transit
- Provide access to opportunity
- Advance equitable development goals and address displacement
- Serve needs of residents

In addition, for purposes of investing payment funds from the Mandatory Housing Affordability program, OH considers a project's proximity to areas where development has generated payment contributions.

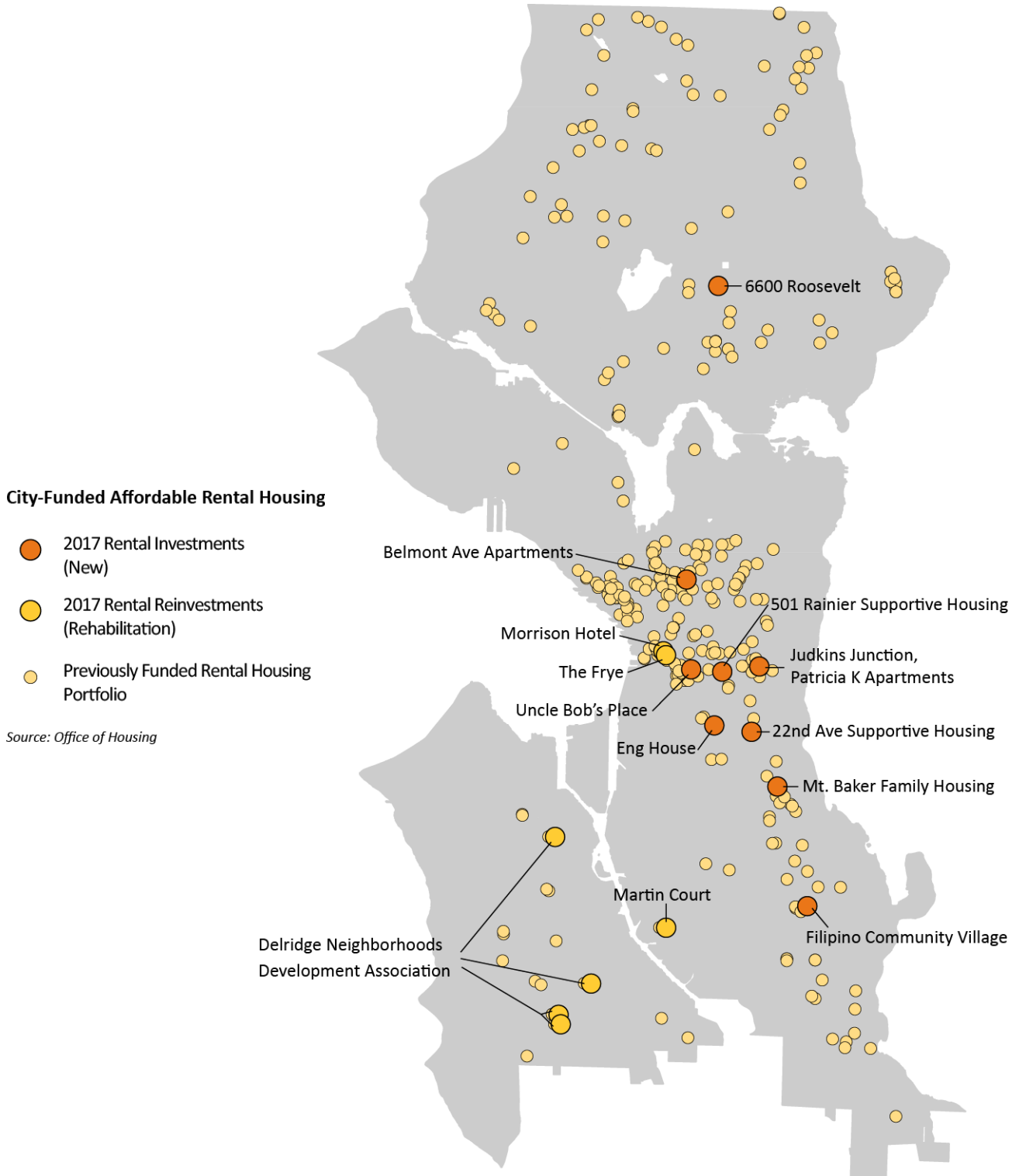
The following maps and table illustrate how the location of OH-funded affordable housing addresses City priorities.

- Map A: Rental Housing Investments
- Map B: Homeownership Investments
- Map C: Weatherization and Home Repair Investments
- Map D: Location Within Urban Center/Urban Village Boundaries and Access to LINK Light Rail
  - Table 11: OH Investments by Urban Center/Urban Village
- Map E: Access to Frequent Transit Service
- Map F: Access to Opportunity Index
- Map G: Displacement Risk Index

*Note: Maps D-G overlay OH-funded projects on maps produced for the [Office of Planning and Community Development's Growth and Equity Analysis \(May 2016\)](#). This report describes the data and methodology used to create the Displacement Risk and Access to Opportunity Indices.*

## Map A: Rental Housing Investments

OH funds production and preservation of rental housing that will serve low-income Seattle residents for a minimum of 50 years.

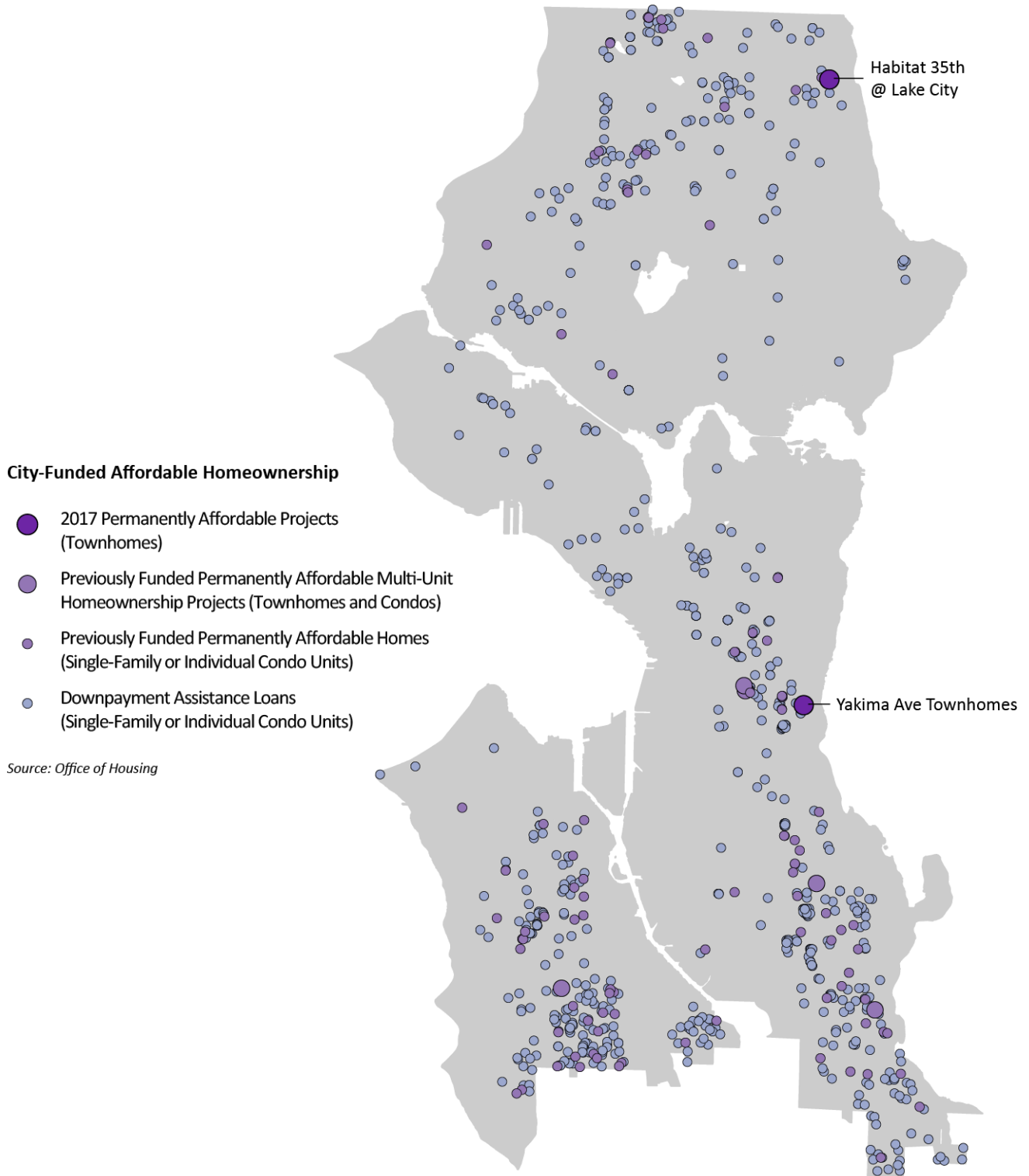




---

## Map B: Homeownership Investments

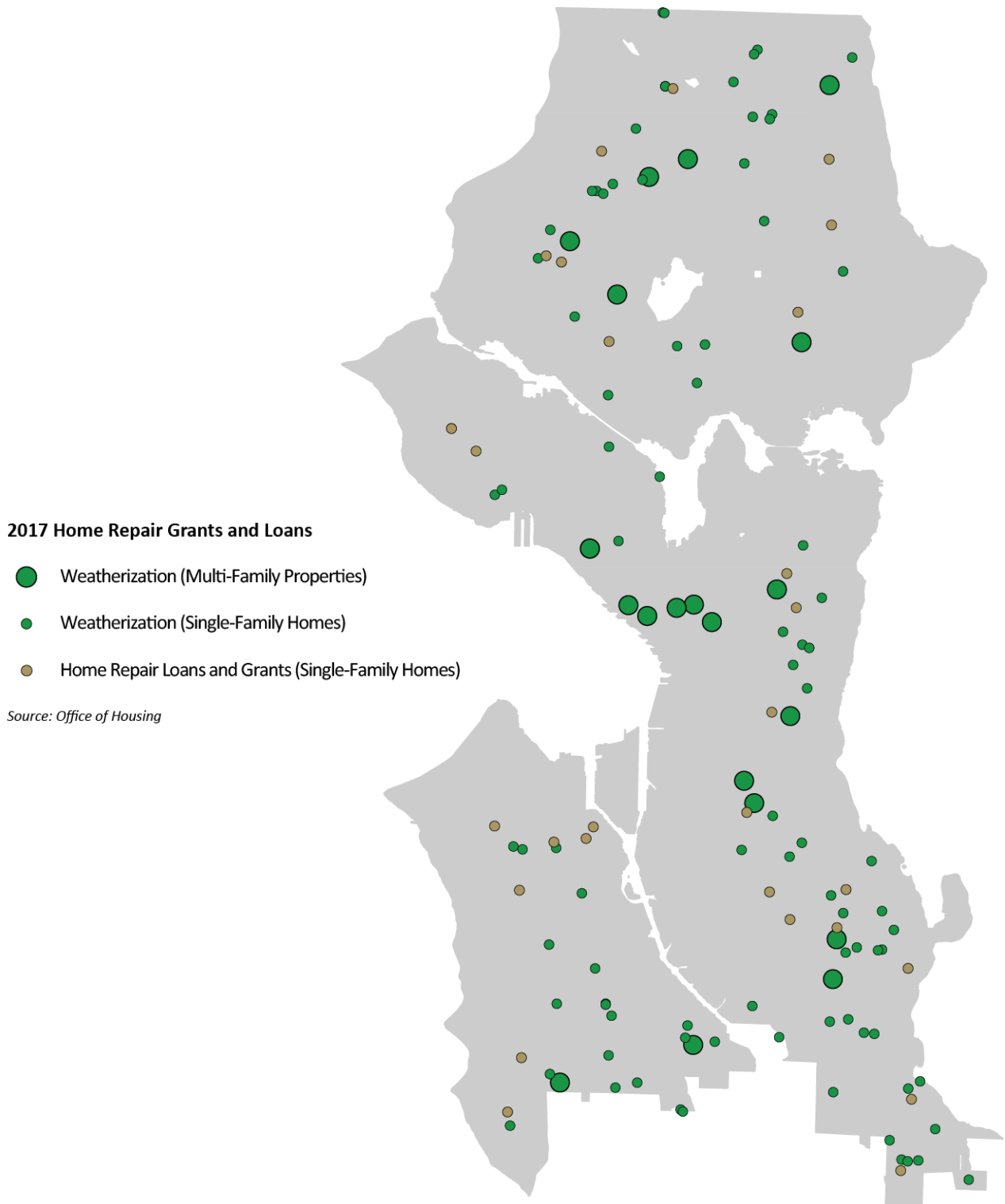
OH creates opportunities for first-time homebuyers through investments in permanently affordable homes as well as down payment assistance loans.



---

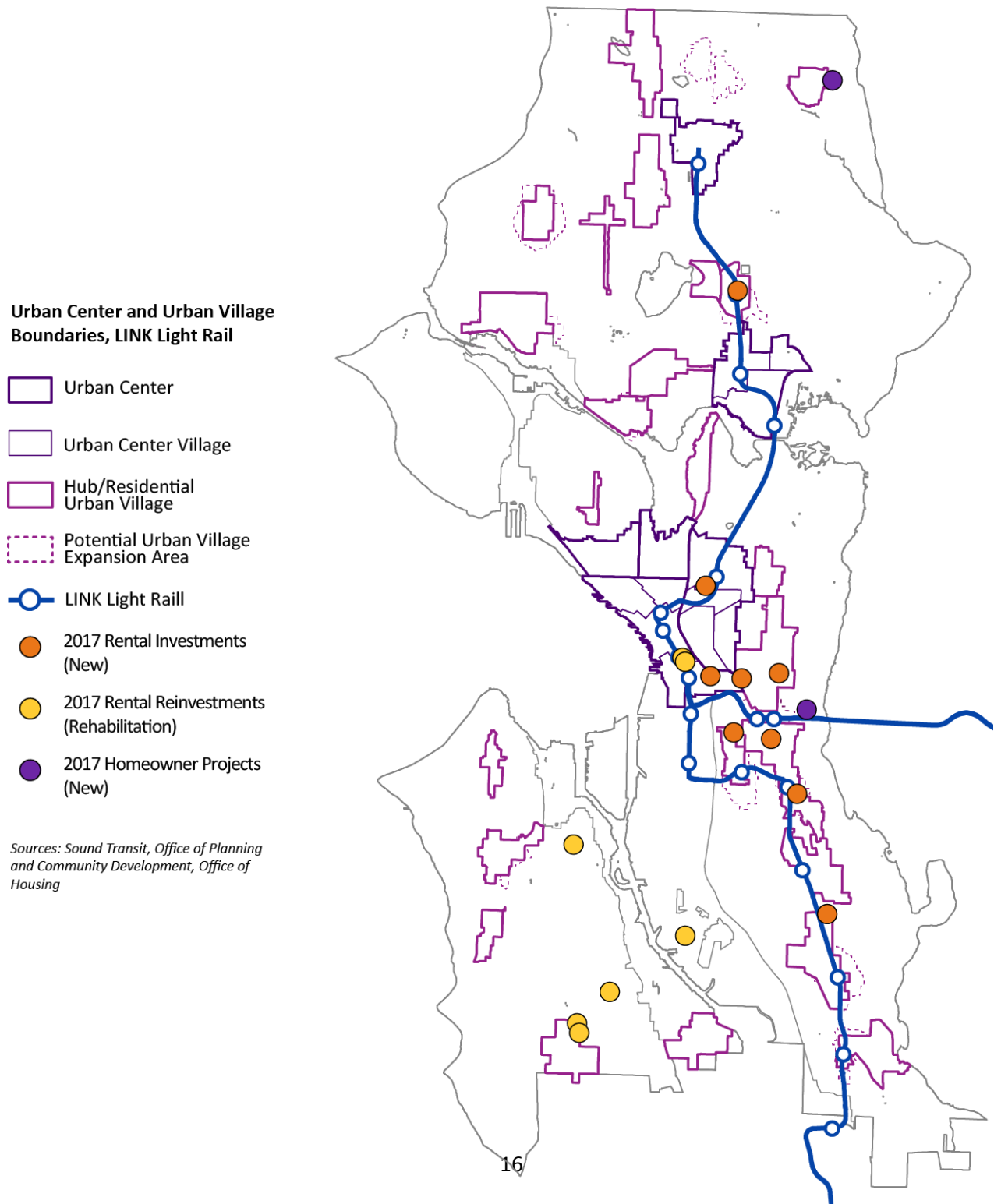
## Map C: Weatherization and Home Repair Investments

OH funds critical health and safety repairs, helping low-income homeowners preserve their most important financial asset and sustain their home ownership. OH also funds energy conservation and related indoor air quality improvements, enhancing health and living conditions and lowering utility bills for low-income owners and tenants.



## Map D: Location Within Urban Center/Urban Village Boundaries and Access to LINK Light Rail

OH prioritizes investments throughout the city, including in Seattle's most amenity-rich neighborhoods in terms of transit, schools, parks, retail and other services, in alignment with the City's Urban Village strategy.



**Table 11: OH Investments by Urban Center/Urban Village**

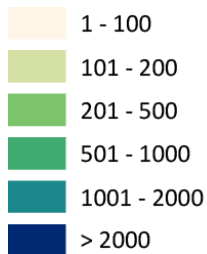
Urban Center and Urban Village Groupings <sup>1</sup>	Projects Funded in 2017		
	Project Name(s)	Total Funded Units	Total City \$
Downtown	501 Rainier Supportive Housing, Uncle Bob's Place, Morrison Hotel, Frye Hotel	633 rental units	\$34 M
South Lake Union			
First Hill/Capitol Hill	Belmont Avenue Apartments	90 rental units	\$7.9 M
Northgate			
University District			
Uptown & Upper Queen Anne			
West Seattle Junction Admiral Morgan Junction Westwood-Highland Park South Park	Delridge Neighborhood Development Association Housing Rehabilitation, Martin Court	112 rental units	\$3 M
Mt. Baker North Beacon Hill Columbia City Othello Rainier Beach	22 <sup>nd</sup> Avenue Supportive Housing, Eng House, Mt. Baker Family Housing, Filipino Community Village	282 rental units	\$23.5 M
23rd & Union-Jackson Madison-Miller Eastlake	Judkins Junction, Particia K Apartments, Yakima Avenue Townhomes	126 rental units, 9 ownership units	\$ 10.9 M
Wallingford Fremont Roosevelt Green Lake	6600 Roosevelt	245 rental units	\$15 M
Crown Hill Ballard Greenwood-Phinney Ridge			
Lake City Bitter Lake Village Aurora-Licton Springs	Habitat 35 <sup>th</sup> @ Lake City	16 ownership units	\$1.44 M
<b>Total</b>		<b>1,488 rental units, 25 ownership units</b>	<b>\$95.74 M</b>

<sup>1</sup> These geographic areas are defined in the Council-adopted Housing Funding Policies. Investments made outside urban center and urban village boundaries are grouped with the nearest urban center or village.

## Map E: Access to Frequent Transit Service

Access to transit is a priority for all OH investments, as transportation costs are second only to housing costs for most low-income households and many low-income households do not own a car. In particular, OH prioritizes locations near high capacity transit and light rail station areas, both existing and planned.

**Number of daily unique transit trips within a quarter-mile walking distance of a location**



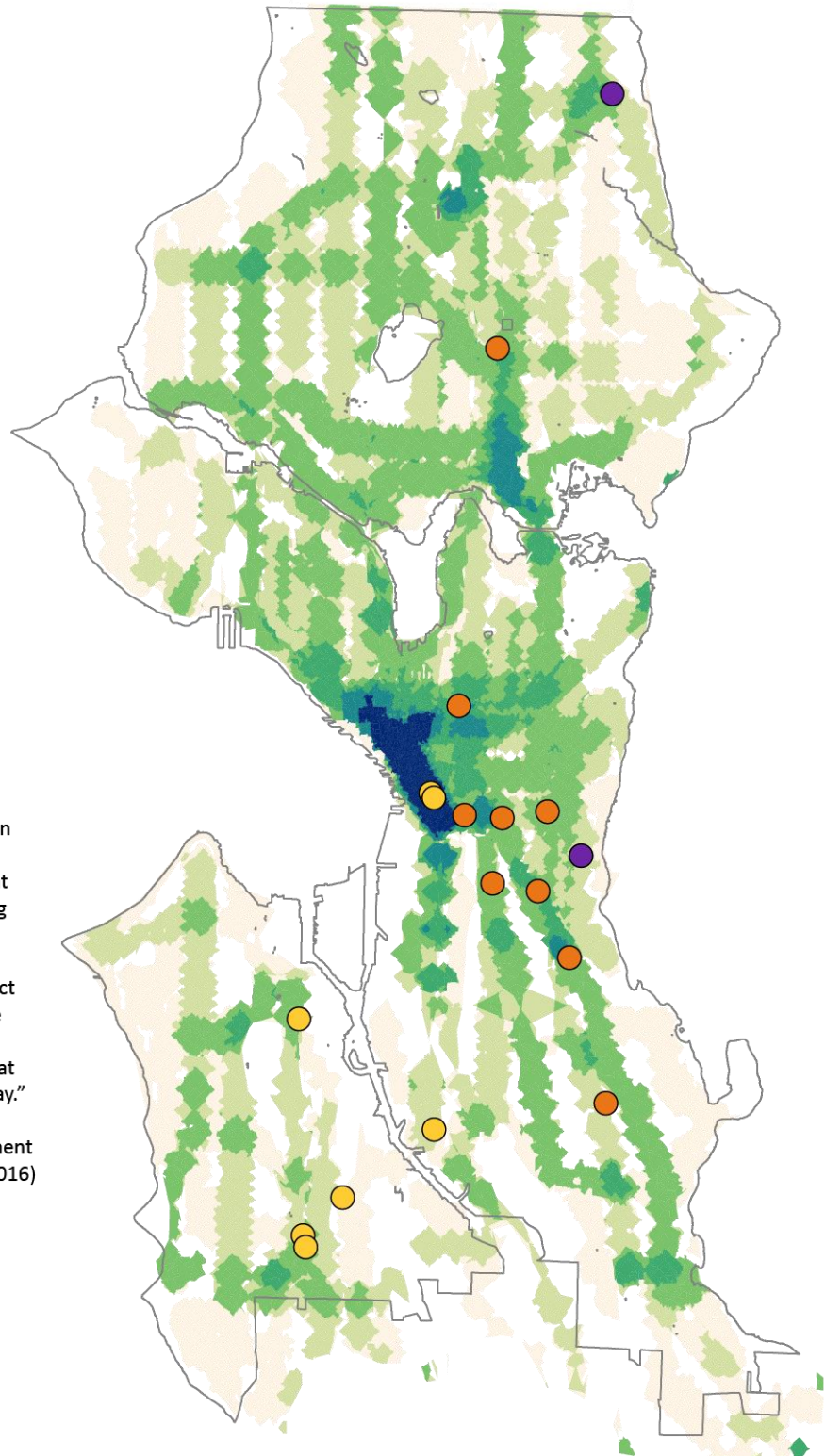
-  2017 Rental Investments (New)
-  2017 Rental Reinvestments (Rehabilitation)
-  2017 Homeowner Projects (New)

“A transit ‘trip’ occurs each time a bus or train arrives at and departs from a stop. This map shows the number of unique transit trips that occur within a quarter-mile along the walking network.

It does not double count when the same exact transit vehicle stops at two locations that are both within a quarter-mile walk. Instead, it quantifies the number of unique bus trips that someone can access during an entire weekday.”

Office of Planning and Community Development  
 “Growth and Equity Analysis” Report (May 2016)

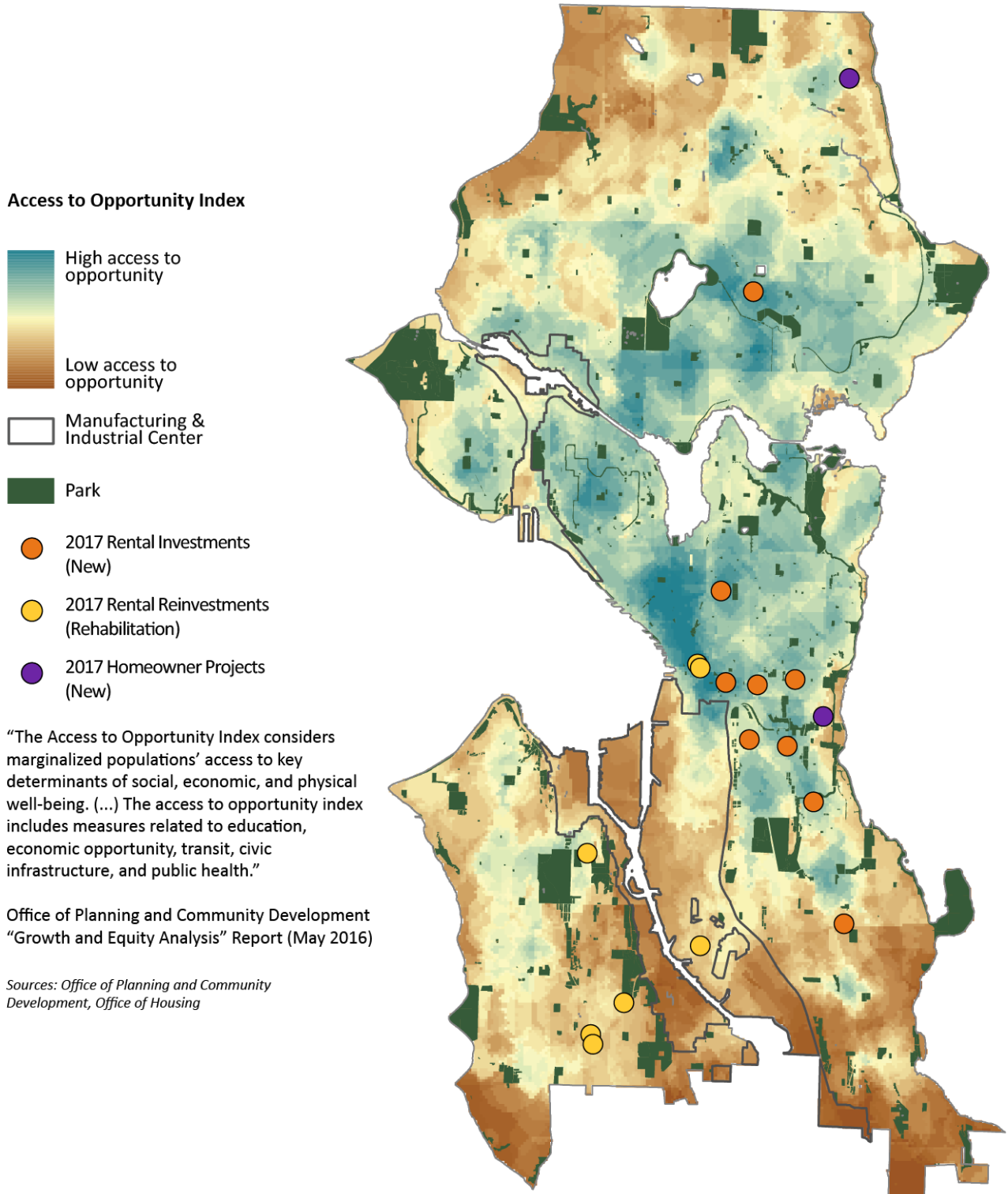
Sources: King County Metro, Office of Planning and Community Development, Office of Housing





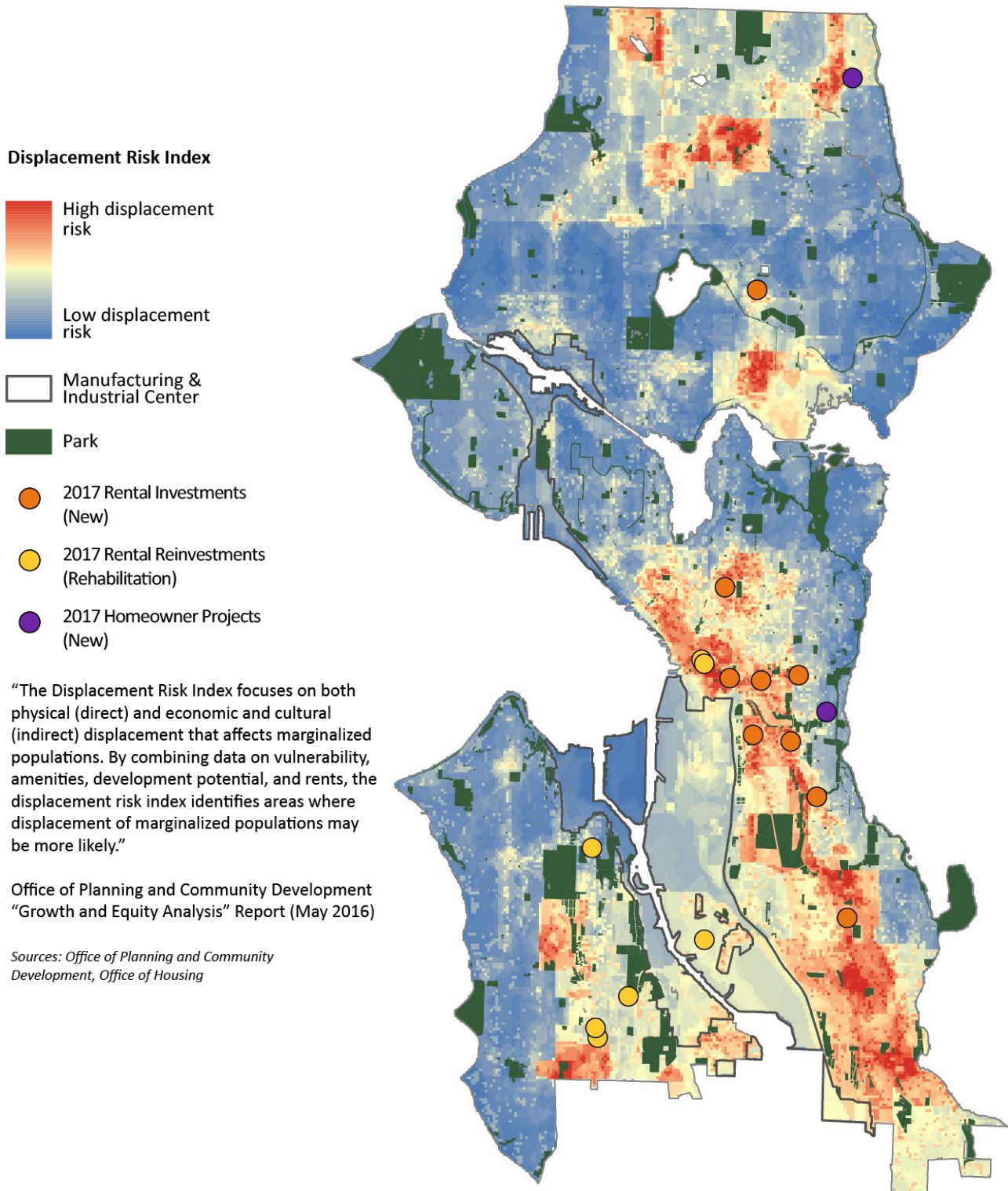
## Map F: Access to Opportunity Index

OH prioritizes investments in locations that afford low-income residents the greatest access to opportunities such as jobs, quality education, parks and open space, and services.



## Map G: Displacement Risk Index

OH prioritizes locations that support community development investments in low-income communities, including neighborhoods where marginalized groups have historic roots or access to culturally-relevant business and services, and locations where low-income residents have a high risk of displacement.

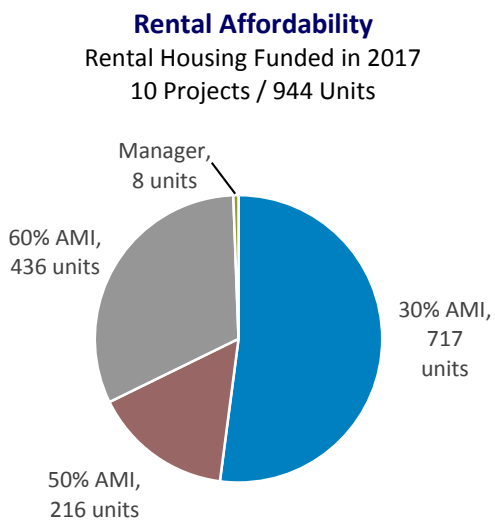


## V. RENTAL AFFORDABILITY, UNIT SIZES AND POPULATIONS SERVED

### Funding Priorities

Rental housing projects funded in 2017 include both population-specific housing and buildings that are open to any income-eligible resident. The projects address the range of City population priorities contained in the OH Housing Funding Policies adopted by City Council:

- **Chronically homeless adults:** 2 supportive housing developments; 1 project with set-aside units for people formerly incarcerated and homeless
- **Homeless families:** 1 project with set-aside units for homeless families
- **Seniors:** 1 senior housing project adjacent to a senior center
- **People with disabilities:** 2 projects serving people with mental illness
- **Low-wage working families and individuals:** 5 projects with a mix of apartments sizes serving a range of household incomes



#### Selected 2017 Income Levels

*AMI = Area Median Income*

##### 30% AMI

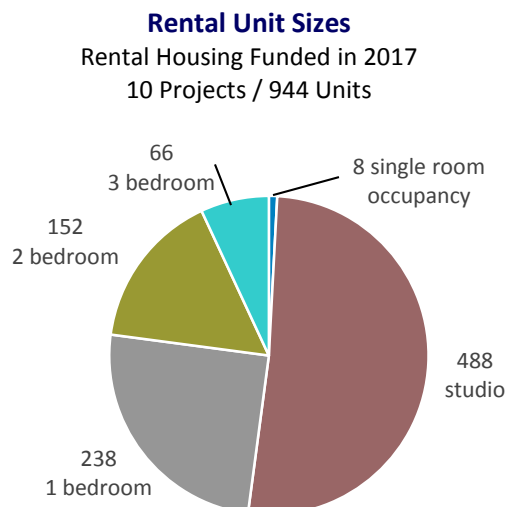
\$20,200 for a single person  
\$25,950 for a three-person family

##### 50% AMI

\$33,600 for a single person  
\$43,200 for a three-person family

##### 60% AMI

\$40,320 for a single person  
\$51,840 for a three-person family



## VI. HOUSEHOLDS SERVED IN HOUSING PROGRAMS

Through investment of Housing Levy and other housing funds over the past 35 years, there are now 14,999 income- and rent-restricted apartments in City-funded rental housing that is in operation or under development. In addition, over 1,050 homebuyers purchased their first home with an affordable City-funded loan, including buyers who purchased one of 200 permanently affordable homes developed with City assistance.

### Rental Housing

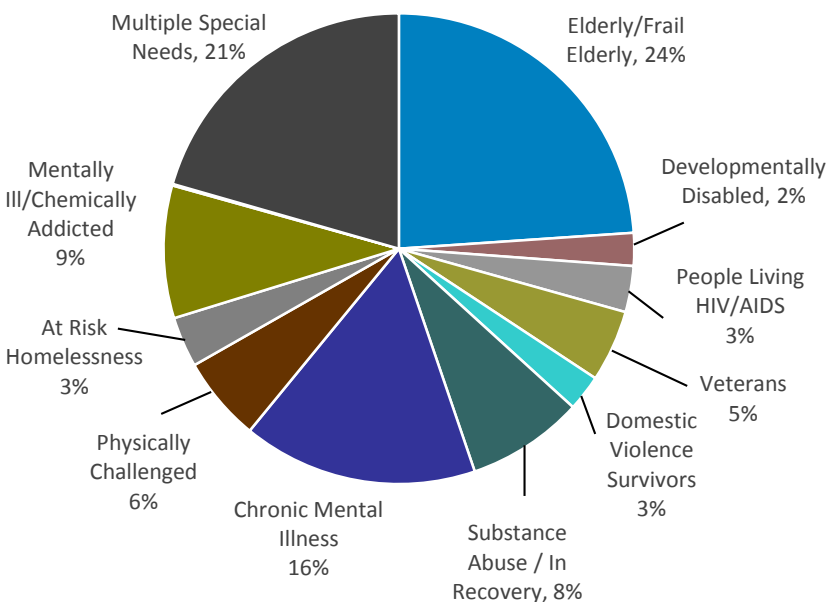
In 2016, the most recent data, 12,419 affordable apartments had been in operation for a year or more. This housing served 14,320 resident households over the year.

- **Extremely low incomes:** 72% of households with income at or below 30% AMI
- **People of color:** 57% of residents -- a higher proportion than among Seattle's lower income renter households
- **Special needs:** Over half identified as having special needs

#### Race/Ethnicity of Residents 14,320 Renter Households, 2016

- 43% White
- 29% Black/ African American
- 13% Asian/ Pacific Islander
- 6% Hispanic
- 6% Multi-racial
- 3% American Indian/ Alaska Native

#### Special Needs Households Served 7,763 Renter Households, 2016



---

## Homebuyer Assistance

OH has provided purchase assistance for first-time homebuyers since the early 1990's, using Housing Levy, federal funds and other fund sources. Households with incomes up to 80% AMI are eligible, although some programs are designed to serve a lower income population. In recent years, OH has funded an increasing amount of permanently affordable housing, which is available at an affordable price upon resale for eligible home buyers for at least 50 years.

Seattle has now assisted more than 1,050 first-time homebuyers. Home purchase assistance promotes more diverse and equitable neighborhoods, and provides opportunity for households with lower incomes, and for racial and ethnic groups with lower rates of homeownership, to increase their wealth.

Home purchase assistance has been provided to:

- **People of color:** 43% of homebuyers
- **Low income households:**
  - 19% with income at or below 50% AMI
  - 18% at or below 60% AMI
  - 62% at or below 80% AMI

**2017 development projects -- 25 new homes:**

- 16 for households with income at or below 60% AMI
- 9 for households at or below 80% AMI

### Race/Ethnicity of Homebuyer Households 1991 - 2017

- 57% White
- 17% Black/ African American
- 17% Asian/ Pacific Islander
- 4% Hispanic
- 2% Multi-racial
- 1% American Indian/ Alaska Native
- 2% did not report

## Home Repair

The Home Repair program assists low-income homeowners to make critical repairs that enable them to stay in their home. The program provides loans to homeowners with incomes up to 80% AMI and grants to homeowners up to 50% AMI.

In 2017, the program served 28 homeowners, including:

- **People of color:** 39% of homeowners
- **Low income households:**
  - 64% with income at or below 30% AMI
  - 18% at or below 50% AMI
  - 7% at or below 60% AMI
  - 11% at or below 80% AMI
- **Older adults:** 75% of households had at least one member who was 60 or older

### Race/Ethnicity Homeowners receiving Home Repair Grants and Loans, 2017

- 61% White
- 18% Black/ African American
- 14% Asian/ Pacific Islander
- 4% Hispanic
- 4% American Indian/ Alaska Native

---

## Weatherization Grants

The Weatherization Program provides grants for energy conservation and indoor air quality improvements, resulting in lower energy bills and healthier homes. Assistance is available for low-income homeowners up to 80% AMI. In rental housing at least half the residents must be low-income, generally up to 60% AMI. Household eligibility requirements and allowable uses of funds vary somewhat depending on the fund source used.

### Multifamily Housing

In 2017, the program made energy and air quality improvements in 24 multifamily buildings, all low-income housing operated by nonprofit housing providers, Seattle Housing Authority, and King County Housing Authority. Investments in this housing improves the living conditions of residents, reduces operating costs for housing providers, and helps preserve the buildings for the long-term.

The 24 buildings serve 1,306 renter households, including:

- **People of color:** 58% of households
- **Low income households:**
  - 60% of current residents at or below 30% AMI
  - 36% at or below 60% AMI
  - 5% at or below 80% AMI

**Race/Ethnicity**  
**Residents of Multifamily Buildings**  
**receiving Weatherization Grants**  
**1,306 households, 2017**

- 42% White
- 27% Black/ African American
- 11% Asian/ Pacific Islander
- 7% Hispanic
- 7% Multi-racial
- 2% American Indian/ Alaska Native
- 4% did not report

### Single Family Homes

In 2017, the program also made energy and air quality investments in 112 single family homes, which were predominantly owner-occupied. These grants improved health and quality of life, lowered utility bills, and upgraded the homes of many low-income Seattle homeowners.

The 112 grants for single-family home improvements assisted:

- **People of color:** 49% of households
- **Low income\* households:**
  - 32% with income at or below 30% AMI
  - 40% at or below 50% AMI
  - 28% at or below 80% AMI
- **Older adults:** 50% had at least one household member who was 60 or older

**Race/Ethnicity**  
**Residents of Single Family Homes**  
**receiving Weatherization Grants**  
**112 households, 2017**

- 51% White
- 13% Black/ African American
- 18% Asian/ Pacific Islander
- 2% Hispanic
- 3% Multi-racial
- 2% American Indian/ Alaska Native
- 10% did not report

\*Because fund sources use different measures for income eligibility (such as federal poverty level), percentages are approximate.

---

More Information

For more information, contact the City of Seattle Office of Housing or visit [www.seattle.gov/housing](http://www.seattle.gov/housing).

**Office:** Seattle Municipal Tower  
700 Fifth Avenue, Suite 5700  
Seattle, WA 98104

**Mail:** City of Seattle Office of Housing  
PO Box 94725  
Seattle, WA 98124-4725

**Phone:** 206.684.0721

**Email:** [housing@seattle.gov](mailto:housing@seattle.gov)