Affordable Housing in Seattle

Aging and Disability Services Advisory Council
June 10, 2016
Investing in our Communities
Seattle’s Housing Reality

2,942 people are living **without shelter** in Seattle.

Over 45,000 Seattle households pay **over half of their income** on housing.

Average rent for a 1-bedroom apartment in Seattle **increased 29%** in the last five years.
50,000 Housing Units over the next 10 years

30,000 New Market Rate Housing Units
- Continue growth in urban centers
- Reduce permitting barriers
- Maximize efficient construction methods
- Family-sized housing

20,000 New or Preserved Affordable Housing Units
- Net rent restricted units
- About 3x current production
- Includes preservation
- New and expanded public and private resources
- Funding primarily used for <60% AMI households
- Incentives used for 60-80% AMI households
HALA in Action

60+ recommendations for a more affordable Seattle

**Invest in Housing for Those Most in Need**

Action Items Include:
- Renew voter-approved Housing Levy
- Maximize City-owned surplus property

**Create New Affordable Housing As We Grow**

Action Items Include:
- Require new affordable housing as a part of all new multifamily development
- Expand on successful incentive programs

**Prevent Displacement and Foster Equitable Communities**

Action Items Include:
- Strengthen tenant protections
- Investing in programs that stabilize vulnerable populations

**Promote Efficient and Innovative Development**

Action Items Include:
- Review Planning and Development processes; focus on what works
- Invest in quality development and design
We believe that people of all incomes deserve the opportunity to live in a safe and affordable home.

<table>
<thead>
<tr>
<th>Affordable Housing Development</th>
<th>Affordable Housing Incentives</th>
<th>Sustainable Home Ownership</th>
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</thead>
<tbody>
<tr>
<td>OH funds rent- and income-restricted housing for homeless, senior and low-wage working people, supported by the Seattle Housing Levy and other sources.</td>
<td>OH manages incentive programs for private developers to build or fund affordable housing for low-wage working households.</td>
<td>OH helps income-qualified homeowners make critical repairs to their homes, increase energy efficiency, and avoid foreclosure so they can remain in safe, efficient and affordable homes. OH also helps low-income first-time homebuyers with down payment assistance.</td>
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</tbody>
</table>
Rental Housing Production and Preservation

12,500 affordable homes funded over 35 years

- Serves most vulnerable people in our community, including low-income seniors and people with disabilities, families and individuals experiencing homelessness, and low-wage workers.
- Affordable for 50+ years
- Built green
Seniors and people with disabilities

- In Seattle, 38% of seniors are low-income, about 9,000 senior households pay more than half their income for housing.
- In 1981, Seattle housing bonds created 1,000 senior apartments, owned and operated by the Seattle Housing Authority.
- Since 2004, OH has invested over $40 million in 27 projects serving 1,500 elderly low-income households.
Actual Incomes of Households Served (2014)

- Extremely Low-Income (0-30% AMI): 75%
- Very Low-Income (31-50% AMI): 17%
- Low-Income (51-80% AMI): 7%
- Above 80% AMI: 1%

* Data derived from projects in operation & reporting as of 12/31/14.

** “Over 80% AMI” represents units in OH-funded projects that are restricted by other funders.
Race/Ethnicity of Households Served (2014)

- White, non-Hispanic: 44%
- Black/African American, non-Hispanic: 29%
- Asian/Pacific Islander, non-Hispanic: 13%
- American Indian or Alaska Native, non-Hispanic: 5%
- Multi-Racial, non-Hispanic: 6%
- Hispanic: 3%

Rental Housing Production and Preservation

Seattle Office of Housing
Special Needs Households Served (2014)

- Elderly/Frail Elderly: 21%
- Developmentally Disabled: 2%
- People Living HIV/AIDS: 3%
- Veterans: 8%
- Domestic Violence Survivors: 3%
- Substance Abusers/In Recovery: 11%
- Chronic Mental Illness: 11%
- Physically Challenged: 5%
- At Risk Homelessness: 3%
- Mentally Ill/Chemically Addicted: 0%
- Traumatic Brain Injury: 25%
- Multiple Special Needs: 0%

Rental Housing Production and Preservation
Home Repair Loan Program

Assistance with critical home repairs

No- or low-interest loans to income-qualified homeowners for major repairs.

- Roof
- Side sewer
- Siding
- Painting
- Wiring
- Flooring
Small loan program for seniors

Sound Generations offers homeowner discounts on projects under $500.

- Handrails
- Ramps
FREE weatherization services to income-qualified homeowners and qualifying apartment buildings.

- Insulation
- Air sealing
- Heating systems
- Energy-efficient refrigerators
35 Year History of Affordable Housing Investment
Exceeding Commitments to Seattle Voters

Affordable opportunities citywide
• 12,500+ affordable apartments funded
• 22,000+ residents served in 2014

Serves the most vulnerable
• Majority of funding for extremely low-income and homeless residents

Fosters inclusive communities
• Affordable options to prevent displacement
• Addresses income and racial disparities
$290 million over 7 years
$122/year for owner of median value home ($480,000 in 2016)

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<thead>
<tr>
<th>Program</th>
<th>Funding</th>
<th>Performance Goal</th>
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<tbody>
<tr>
<td>Rental Production &amp; Preservation</td>
<td>$201 M</td>
<td>2,150 apartments 350 reinvestment</td>
</tr>
<tr>
<td>Operating &amp; Maintenance</td>
<td>$42 M</td>
<td>510 units supported</td>
</tr>
<tr>
<td>Homelessness Prevention</td>
<td>$11.5 M</td>
<td>4,500 households</td>
</tr>
<tr>
<td>Homeownership</td>
<td>$9.5 M</td>
<td>280 households</td>
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<tr>
<td>Administration (9%)</td>
<td>$26 M</td>
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Upcoming Housing Activities

- **Source of Income Discrimination legislation** (Office for Civil Rights)
- **Housing Levy Administrative and Financial Plan** (Office of Housing)
- **Assessment of Fair Housing** (Human Services Department)
- **Quiet Crisis report update** (ADS, Housing, SHA and other partners)