

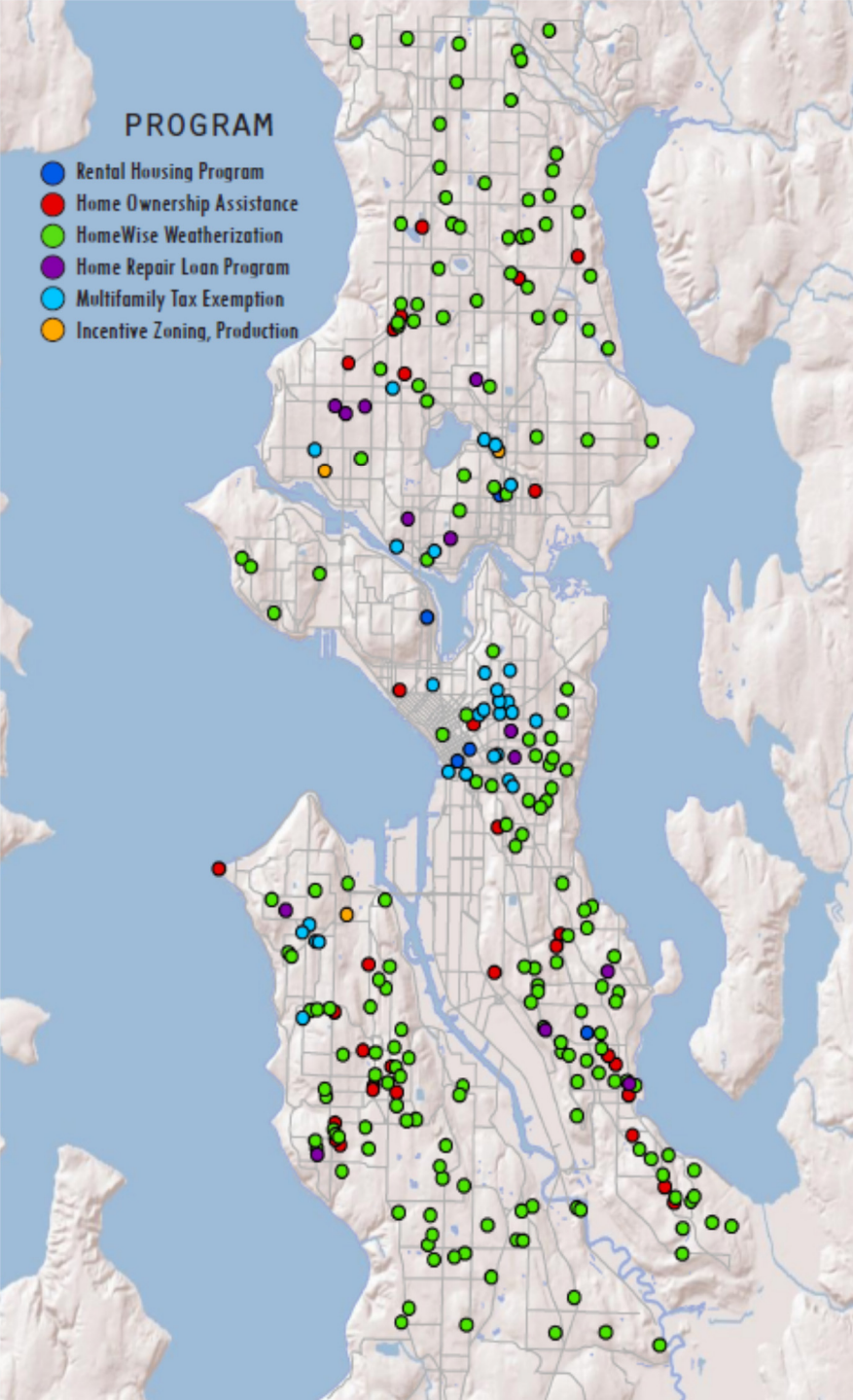


City of Seattle  
Office of Housing

# 2014 Report to the Community



# Serving Our Neighbors - 2014



Everyone should have the opportunity to live in a safe, decent and affordable home. In 2014 the Office of Housing supported **1,533 families** throughout the city through multiple programs. The Seattle Housing Levy funds the Rental Housing Program and the Homeownership Program, providing loans to affordable housing providers and first-time homebuyers. Private developers contribute to affordable housing through the Multifamily Tax Exemption and Incentive Zoning. And low-income homeowners improve their homes and save energy through the HomeWise Weatherization Program and Home Repair Loan Program.



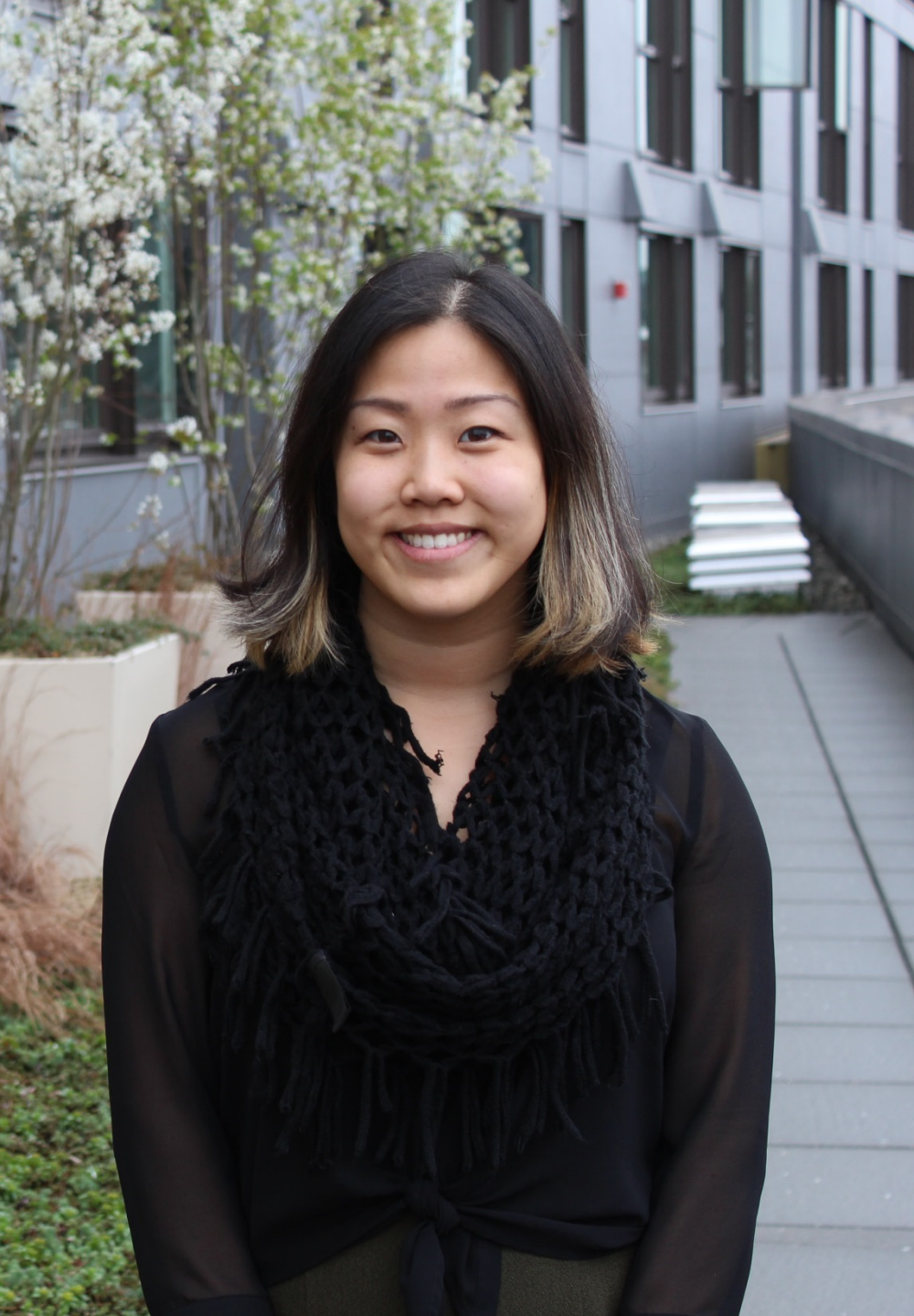
## Chau & Wayne | Mt. Baker

Housing is one of a family's largest costs, so finding an affordable place to live is often seen as all about the money. Yet for Chau and Wayne, who live in ArtSpace's Mt. Baker Lofts with their two children, it is also about contributing to the community. "Living here gives us the opportunity to give back," says Wayne. Having an affordable rent allows him to coach high school wrestling, and for Chau to provide art therapy for homeless neighbors and be a volunteer art teacher at a local middle school. "We are able to give of our skills and time," says Chau, "rather than work long hours to make rent. This is an investment in our community."



## Carla & J'Carlo | South Lake Union

Carla shared a home with her mom when her son J'Carlo was born. After her mother passed, Carla found herself homeless and struggling. With the help of Compass Housing Alliance she got the help she needed. "I was sick and tired of being tired." Now she has a home of her own at Compass on Dexter, and is planning her future. "The first time I put the key in the door I felt like this was the beginning of a new life," she said. "This is mine. I am stable now." With permanent housing paid for in part by the Seattle Housing Levy, she and her son have a stable foundation. "This is a blessing, and I won't take it for granted."



## April | Capitol Hill

Before April moved into her new home at Capitol Hill Housing's 12th Avenue Arts, she was living in Federal Way with her large extended family and taking the bus to her job in Queen Anne. "Some days I could spend three or four hours on the bus. If I wanted to do anything after work it meant spending more time in the car or on the bus." Now that she lives closer to her work, April has more time to be part of her community. "I feel like I can dive into the community a lot more." And that works well for the whole neighborhood. "There's a sense of home here."



## Mary Jo | Maple Leaf

When Mary Jo inherited her family house in northeast Seattle, she hoped to turn the basement into a mother-in-law rental, but then the sewer began to back up. Unable to afford such an investment, she had few options. "It got to a point where we had to do something." Then she learned of Seattle's Home Repair Loan and HomeWise programs. The staff were "very helpful and understanding," she said. Now with a repaired sewer line and some weatherization upgrades that will help save energy and lower her utility bills, Mary Jo is able not only to stay in her home, but also to look to the future again.



## Kenan | Northgate

When Kenan went looking for an affordable apartment in his neighborhood, he came up short. Then he asked the Thornton Place apartments if they had anything more affordable. His initiative paid off, with an income-qualified unit, made possible by the Multifamily Tax Exemption program that sets aside affordable units in new developments. Now Kenan can remain in the community he's come to love and start to pay down some debt that built up when he was between jobs. "Living here, I don't have to live check to check." His advice? "Don't be afraid to ask if there is an income-qualified unit."

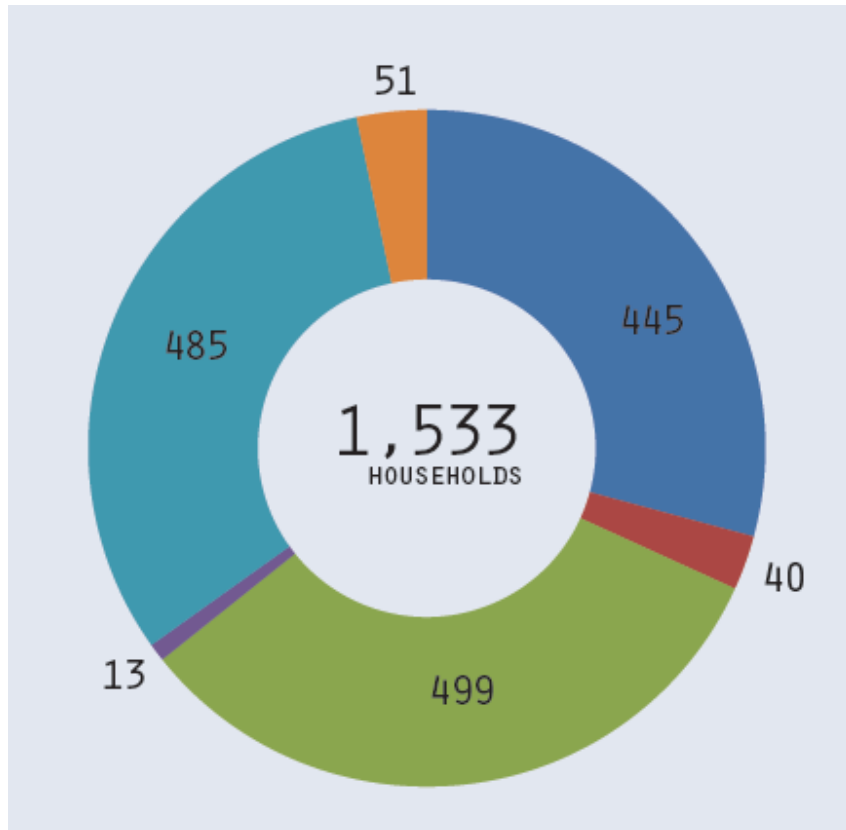


## Julie & Chloe | Columbia City

For lower-wage workers like Julie, finding affordable housing in the city was always a challenge. As an early childhood educator, she had to choose between a healthy home for her and her daughter and one she could afford. Then she learned of Homestead Community Land Trust and realized she could qualify for a house of her own, and the peace of mind that comes with it. "There is nothing more important to me than having a stable, secure home for her," says Julie. And now she can give back. "We have more room to contribute because we aren't stressed."

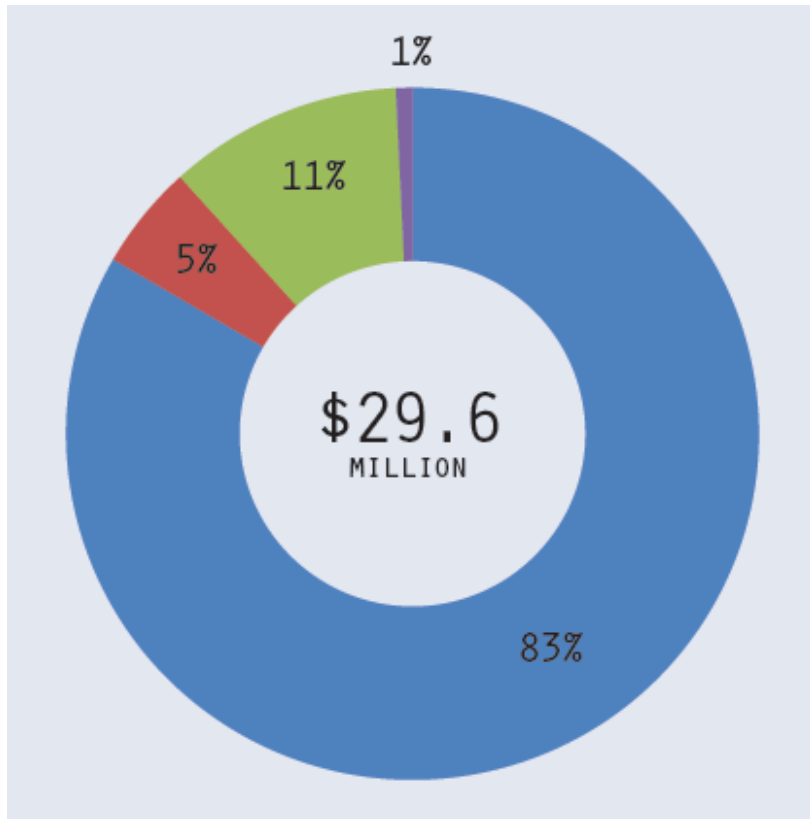


# Households Supported - 2014



The work of the Office of Housing, in the end, is about people. We believe that everyone should have the chance to live in our great city, regardless of income. To that end, our suite of programs provides opportunities for many families and individuals to create stable and healthy lives through affordable housing. After all, a home is one of the basic needs of life. In 2014, we supported 1,533 households in Seattle with the help of our partner organizations and the dedicated voters who remain committed to the Seattle Housing Levy.

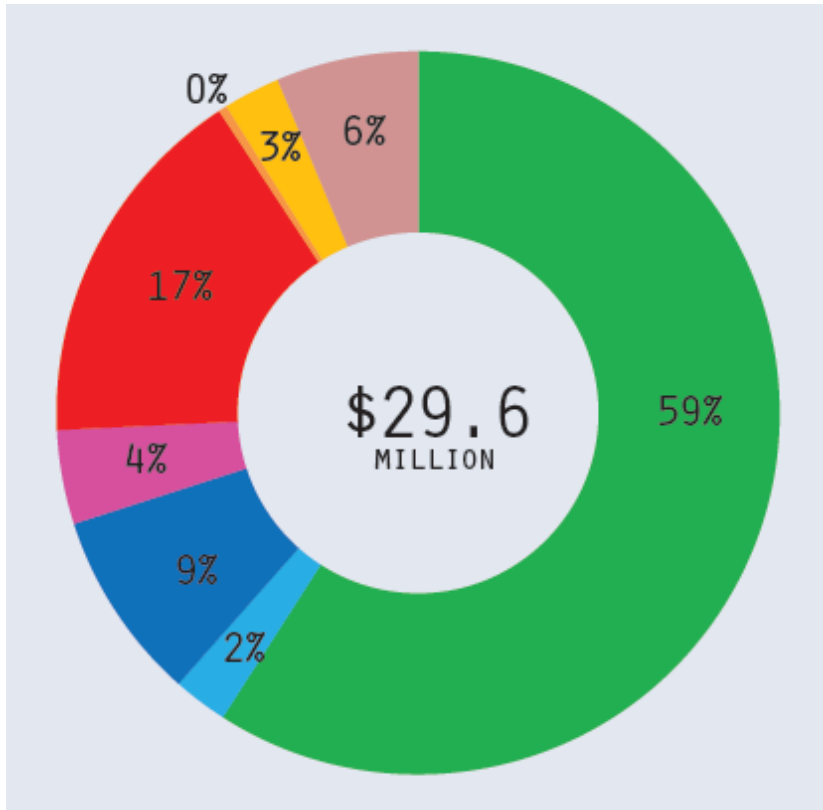
# Funds Invested by Program - 2014



- Rental Housing Program
- Home Ownership Assistance
- HomeWise Weatherization
- Home Repair Loan Program

The Office of Housing supports affordability in a number of ways - acting as a lender to affordable housing developers, assisting first-time homebuyers in purchasing a home, providing free weatherization improvements to low-income families, and offering affordable loans for critical home repairs. The \$29.6 million in funds invested in 2014 ensure that the rental apartments we help finance will retain affordability for 50 years and that low-income homeowners are able to purchase and remain in safe and efficient homes. And we do this all efficiently, leveraging our investment by 3:1 with other funds.

# Funds Invested by Program - 2014



- Seattle Housing Levy
- CDBG (federal)
- HOME (federal)
- Utilities
- Incentive Zoning, Payment
- Washington State
- Other
- Other Federal

The Office of Housing is a mission-driven public agency. Though we receive funding from a variety of sources, our chief source of support is the generosity of Seattle residents. Over the past 35 years Seattle voters have supported four levies and one bond to provide homes for many of Seattle's most vulnerable individuals and families. The current Levy, which expires in 2016, provided nearly two-thirds of the \$29.6 million that we invested in affordable housing programs in 2014.

# Housing Resources

There are many resources to assist low-income households in Seattle. For renters, homeowners, or those seeking their first home, below are a few key resources.

## Homeowner Resources

HomeWise Weatherization	206.684.0244
Home Repair Loan Program	206.684.0458
Minor Home Repair Program	206.448.5751
WA Homeownership Resource Center	877.894.4663
Northwest Justice Center	800.368.1455
Utility Discount Program	206.684.3417
Project Share	206.684.3000

## Homeownership Resources

House Key Plus	206.287.4413
Homestead Community Land Trust	206.323.1227
HomeSight	206.723.4355
Habitat for Humanity Seattle-King Co.	206.453.2950

## Renter Resources

HousingSearchNW.org	877.428.8844
Seattle Housing Authority	206.239.1500
Utility Discount Program	206.684.3417
Tenants Rights Hotline	206.723.0500

## Other Resources

Meals Partnership Coalition	866.277.9252
Financial Empowerment Centers	206.923.6555
Mayor's Office for Senior Citizens	206.684.0500
Crisis Clinic (211)	2-1-1

For website links and more resources, visit: [www.seattle.gov/housing](http://www.seattle.gov/housing)



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The 2009 Housing Levy has provided \$22 million each year to support affordable housing in Seattle.



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