

2012 REPORT OF ACCOMPLISHMENTS



2009 Seattle Housing Levy



Michael McGinn, Mayor

Nick Licata, Chair, Housing, Human Services, Health & Culture Committee, Seattle City Council

Rick Hooper, Director, Seattle Office of Housing

HOUSING LEVY OVERSIGHT COMMITTEE

Josephine Tamayo Murray, Chair, Catholic Community Services of Western Washington

Hal Ferris, Vice Chair, Spectrum Development Solutions

Ezra Basom, Basom & Associates

Jerry DeGrieck, Office of Mayor McGinn

Marty Kooistra, Habitat for Humanity Seattle/King County

Nicole Macri, Downtown Emergency Service Center

Kollin Min, Bill & Melinda Gates Foundation

Traci Ratzliff, City Council Central Staff

Christine Roveda Rush, Wells Fargo Bank

Steve Walker, Washington State Housing Finance Commission

Maiko Winkler-Chin, Seattle Chinatown International District Public Development Authority

ABOUT THE 2009 SEATTLE HOUSING LEVY

In November 2009, Seattle voters passed a seven-year, \$145 million property tax levy to provide affordable housing opportunities for low-income Seattle residents. The 2009 Housing Levy is the fifth ballot measure funding affordable housing in Seattle, a record of community support unmatched across the country.

Housing Levy programs create and preserve affordable rental housing, assist first-time homebuyers to purchase a home, and provide rent assistance to prevent homelessness. This funding assists some of the most vulnerable people in our community – homeless families and individuals, seniors and people with disabilities living on fixed incomes – as well as people working for low wages who struggle to make ends meet.

An opportunity to live in a safe, affordable home

Affordable Rental Housing

More than half the Levy's Rental Production and Preservation Program funding is dedicated to serving households earning below 30% of the median income, up to \$18,200 for a single person or \$23,400 for a three-person family. This includes our neighbors with the fewest resources – seniors and people with disabilities who live on social security alone, and people with minimum wage jobs and those unable to find full-time work. This also includes people experiencing the crisis of homelessness – families facing economic hardship and domestic violence, and homelessness and people with severe disabilities who have lived on the street and need both housing and supportive services.

The rest of the Rental Production and Preservation funding provides affordable rental housing for people earning up to 60% of median income, about \$36,420 for a single person or \$46,860 for a family of three. People who fall into this income bracket provide valuable everyday services to Seattle residents and visitors – food service workers, hotel staff, retail sales persons, child care providers and office support workers.

Homeownership Opportunities

The Homebuyer Program assists first-time buyers earning up to 80% of area median income, up to \$45,100 for a single person and \$58,000 for a three-person family, giving them an opportunity to live close to where they work. These families include a variety of moderate-income workers, such as hotel, office and retail workers, teachers and other school employees, people providing bookkeeping, copywriting and technology support, plus those working in health and social services.

Preventing Homelessness

Levy funding provides rental assistance to help individuals and families manage short-term economic crises to prevent homelessness. For those who have become homeless, rental assistance helps them to rapidly regain stable housing.

Affordable housing produced over past several decades assists many people in our community who are struggling with reduced incomes and employment opportunities. Rental housing is kept affordable for a minimum of 50 years – there are now nearly 12,000 City-funded apartments available for lower-income Seattle residents. In addition, over 800 homebuyers purchased their first home with affordable City-funded loans, avoiding risky mortgage loans that have fueled the current foreclosure crisis. The investment that Seattle voters made in affordable housing also creates construction jobs and ongoing employment.

Summary of Levy Fund Allocations in 2012

In 2012, the third year of the current Seattle Housing Levy, all five Levy programs awarded funding:

- Rental Production & Preservation Program:** \$13.8 million will support eight housing developments with 508 affordable apartments. An additional \$3 million was awarded to three previously funded projects for building improvements and to address a financing gap. The eight new projects will result in over \$137 million in total capital investment, creating jobs and generating state and local revenues. These projects bring total rental housing production to 1,371 units, well on the way to meeting the Levy's seven year goal of 1,670 units.
- Acquisition & Opportunity Loans:** Three agencies received short-term acquisition loans totaling \$5.58 million to acquire and preserve affordable rental and ownership housing. A&O Loans are intended to respond to opportunities in a slower economic environment. Loans are made using Levy program funds not yet needed for funded projects; repaid loans are then used as permanent financing. The A&O Loan program has now exceeded its goal, securing sites for 225 homes and apartments.
- Operating & Maintenance Program:** The program made its first funding award, providing approximately \$2.3 million over the next 20 years, which will support operation of 71 units of supportive housing. O&M funding is not available until Levy-funded housing is under development and will begin operation in the coming year. Levy funds are awarded along with other fund sources which enable housing that serves extremely low-income residents to be well maintained, financially viable, and to provide essential services.
- Homebuyer Program:** \$722,000 was awarded to two lending programs that will assist approximately 19 first-time home buyers. The balance of 2012 funding, \$604,500, will be awarded in Spring 2013. Funds awarded to date will assist 74 buyers initially, and will either be repaid to assist future buyers or support community land trust units that are maintained as affordable housing. The program is on track to meet Levy goals.
- Rental Assistance Program:** The program began operation this year, allowing continuation of successful programs supported in the past few years by federal stimulus funds. Seven agencies received \$692,042 in Levy funds and, as of the end of 2012, provided short-term rent assistance to 554 households who were at risk of homelessness or experiencing homelessness. The program is meeting goals for households assisted and also for outcomes: 90% of households successfully maintained stable housing when assistance ended, and 84% were in stable housing six months later.

2009 Housing Levy Cumulative Funding and Production – 2010 through 2012

| Levy Program | Funding | | Housing Produced | |
|--|---------------------------------|--------------------------------|------------------------------------|--------------------------------------|
| | Total Levy Funding 2010-2016 | Funding Committed 2010-2012 | Levy Goals 2010-2016 | Housing Outcomes 2010-2012 |
| Rental Production & Preservation | \$104 M | \$45 M | 1,670 rental units | 1,371 |
| Acquisition & Opportunity Loans¹ | \$6.5 M | \$6.37 M | 175 housing units | 225 |
| Operating & Maintenance | \$14.4 M | \$2.3 M | 220 rental units | 71 |
| Homebuyer Assistance | \$9.1 M | \$3.2 M | 180 home purchases | 74 |
| Rental Assistance/Homelessness Prevention | \$4.25 M (over 5 years) | \$692,000 (one year) | 3,025 households (over 5 years) | 554² (one year) |

¹ Acquisition & Opportunity Loans are short-term loans made with other 2009 Levy program funds that are not yet expended. Funded projects are anticipated to receive permanent financing through the Levy Rental Production and Preservation Program or Homebuyer Program, so housing units may be shown under both the A&O Loan and the permanent funding program.

² As of December 31, 2012. 2012 funds are not fully expended.

RENTAL PRODUCTION & PRESERVATION PROGRAM

The largest Levy program provides approximately \$14.7 million annually in capital funds to support development of affordable rental housing. Levy funds serve vulnerable people in communities throughout the city, and leverage other public and private investment for housing development and operations.

- The program funds new construction or acquisition/rehabilitation to preserve housing, and the housing serves eligible residents for a minimum of 50 years.
- A large proportion of housing provides supportive services for residents with special needs.
- Physical inspections and a yearly compliance reporting ensures that the housing is well maintained, serves the intended population, and is financially viable.

2012 Funding Summary

The Rental Production & Preservation Program awarded a total of \$15.6 million in 2009 Levy funds and \$9.8 million in other City-administered housing funds in 2012. Of this, \$13.8 million in Levy funds will support eight housing developments and provide 508 affordable rental units. In addition, funds were awarded to one previously funded project to address a financing gap, and to two existing affordable buildings received funding for building repair, extending the life of older buildings containing 239 affordable apartments. The projects are listed on the following page.

Housing funds were awarded through two competitive Notice of Fund Availability (NOFA) processes. The first NOFA was announced in 2011. It provided funds for housing projects that were competing for federal capital and operating funding through HUD's 202 and 811 programs, which serve seniors and people with disabilities. The second NOFA was conducted in the second half of 2012. Outside of these NOFA processes, funding for Yesler Terrace Phase 1 was approved by City Council and awarded via the Yesler Terrace Cooperative Agreement, as required by Levy policies.

The eight new projects address the funding priorities in the Levy Administrative & Financial Plan:

Housing for homeless families, individuals and youth, including chronically homeless individuals with disabling conditions: Caroline W. Apartments, 45 studio apartments for chronically mentally ill residents; Compass on Dexter, 72 apartments, half of which are dedicated to families who are homeless or at risk of homelessness

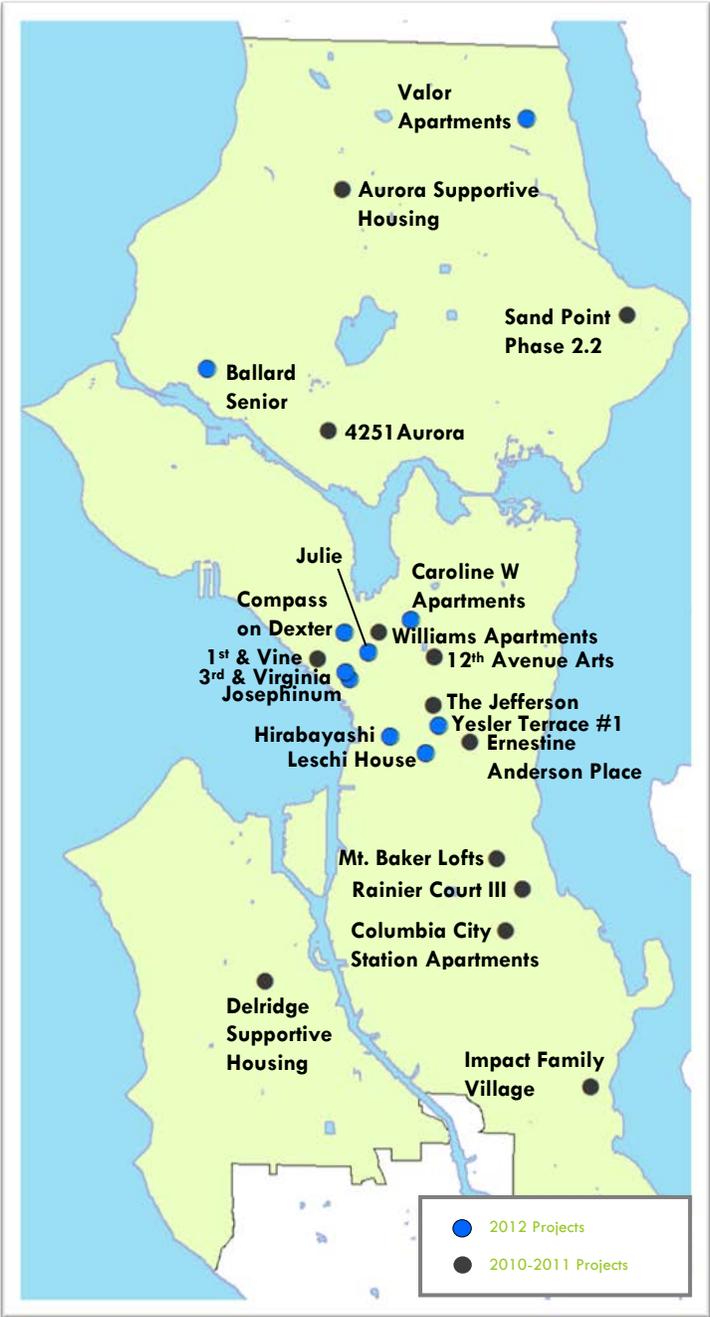
Housing for seniors and people with disabilities: Valor Apartments, 21 one-bedroom apartments for veterans with disabilities; Ballard Senior Housing, 50 apartments for seniors; Third and Virginia, 64 apartments for formerly homeless people, including seniors and people with disabilities; Leschi House, 69 apartments for seniors

Housing for low-wage working families and individuals: Hirabayashi Place, 85 apartments for families and individuals; Yesler Terrace Phase 1, 103 apartments for families and individuals, with a preference for households who must relocate due to Yesler Terrace redevelopment

| Project Sponsor Project Name Location | Project Description | Levy Units | Capital Funding | |
|--|--|------------|---|---------------|
| | | | 2009 Levy \$ | Other City \$ |
| Community House Mental Health Agency <i>The Caroline W. Apartments</i> 429 & 431 Boylston Ave E | New construction of studio apartments with on-site services for homeless chronically mentally ill residents, on a site owned by the agency. | 45 | \$ 1,850,000 | \$0 |
| Community Psychiatric Clinic <i>Valor Apartments</i> 12513 - 33rd Avenue NE | New construction of one-bedroom apartments serving low-income disabled individuals who are veterans. | 21 | \$ 402,982 | \$ 1,185,298 |
| Compass Housing Alliance <i>Compass on Dexter</i> 756 John Street | New construction of 1-, 2-, and 3-bedroom units for low-income families, including families who are homeless or at risk of homelessness. | 72 | \$ 500,000 | \$ 3,600,000 |
| Interim Community Development Association <i>Hirabayashi Place</i> 424 S. Main Street | New construction of studio, 1- and 2-bedroom units for low-income working families and individuals | 85 | \$ 4,076,102 | \$ 1,554,111 |
| Low Income Housing Institute <i>Ballard Senior Housing</i> 2014 NW 57 th Street | New construction of studio and one-bedroom apartments for seniors, including five units set aside for homeless seniors. | 50 | \$ 852,169 | \$ 1,172,641 |
| Plymouth Housing Group <i>Third and Virginia</i> 2013-2015 Third Avenue | New construction of housing to serve formerly homeless residents who have stabilized and no longer require intensive 24 hour on-site services. | 64 | \$ 2,638,056 | \$ 861,944 |
| Seattle Housing Authority <i>Leschi House</i> 1011 S. Weller Street | Rehabilitation of 34 existing units and construction of 35 new units for seniors. Original building was funded by 1981 Seattle Senior Housing Program bonds. | 68 | \$ 1,625,000 | \$0 |
| Seattle Housing Authority <i>Yesler Terrace Phase I</i> 1105 E. Fir Street | New construction of 83 units of replacement housing and 20 units affordable at 60% AML. Apartments will be offered first to Yesler Terrace residents who must relocate due to redevelopment. | 103 | \$ 1,855,000 | \$ 545,000 |
| Total | | 508 | \$ 13,799,309 | \$ 8,918,994 |
| Rehabilitation of Existing OH-Subsidized Housing – Units Not Counted as 2009 Levy Production | | | | |
| Catholic Housing Services <i>Josephinum Apartments</i> 1902 Second Avenue | Extensive interior rehabilitation units and building systems of a former hotel serving extremely low-income and homeless residents. | 192 | \$ 1,476,988 | \$ 1,693,816 |
| Low Income Housing Institute <i>Julie Apartments</i> 1922 Ninth Avenue | Rehabilitation of the residential portion a 5-story studio apartment building, including windows, exterior walls, water system and fixtures. Ground floor occupied by Urban Rest Stop. | 47 | \$ 313,003 | \$ 187,673 |
| Funding Amendment – Project Previously Received Levy Funding, Not Yet Constructed | | | | |
| Solid Ground <i>Sand Point Phase 2B</i> 7400 Sand Point Way NE | New construction of housing for homeless families and individuals. Solid Ground will provide residential services. Final phase of Sand Point homeless housing. | 54 | \$ 1,264,465 Amendment \$ 2,609,000 2011 award | \$ 0 |

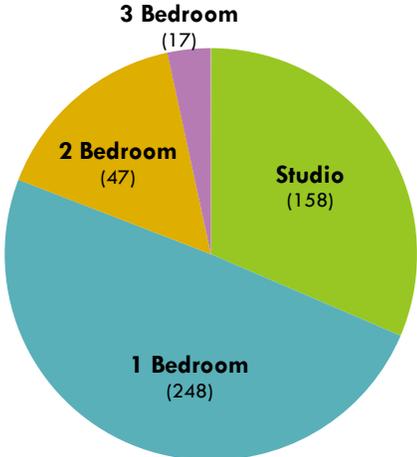
Housing Project Size and Location

The majority of housing developments funded this year are located in center city neighborhoods. Two projects are located in north end neighborhoods of Ballard and Lake City, which have relatively fewer affordable housing options currently available. The majority of housing units are studios and one-bedroom apartments. This unit mix is largely because many funded projects are intended to serve seniors and people with disabilities. About 13% of the apartments are available for larger families, a priority for the City.



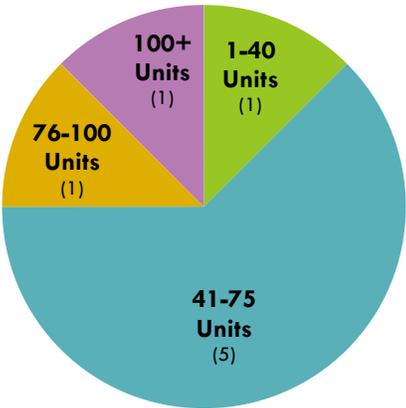
Unit Types

2009 Levy Rental Projects
Funded in 2012
508 Units / 8 Projects



Project Size

2009 Levy Rental Projects
Funded in 2012
508 Units / 8 Projects



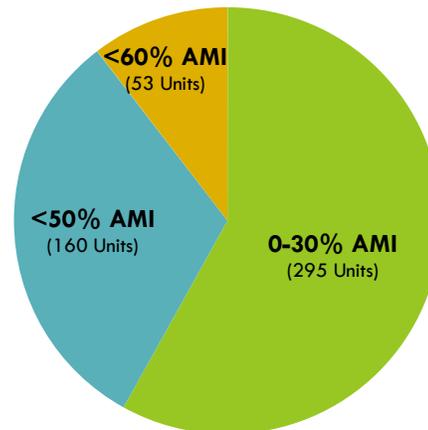
Housing Affordability and Resident Populations Served

Of the housing funded in 2012, 58% of the apartments will serve extremely low-income households up to 30% of area median income (AMI). The balance will serve individuals and families up to 50% and 60% AMI who have low wages and often cannot afford market rents. Housing affordable at 80% AMI is eligible for funding but was not proposed by project sponsors.

The allowable incomes and rents are indexed by household size and adjusted annually. In 2013, the income guidelines are:

- 30% AMI: \$18,200 for a single person, \$23,400 for a three-person family
- 50% AMI: \$30,350 for a single person, \$39,050 for a three-person family
- 60% AMI: \$36,420 for a single person, \$46,860 for a three-person family

Unit Affordability
2009 Levy Rental Projects
Funded in 2012
508 Units / 8 Projects



2010-2012 Funding – Affordability Policy

Funding awarded in 2010 through 2012 met the affordability requirements established in the Levy ordinance. At least 60% of program funding must support housing that will serve extremely low-income households below 30% of median income. No more than 10% of funding may serve households at 60% to 80% of median income. The remaining funding must support housing serving households at 30% to 60% of median income.

| Affordability Level | Affordability Policy % of Funds | Funds Awarded in 2010-2012 | Percent of Funds Awarded |
|---------------------|------------------------------------|-------------------------------|-----------------------------|
| 0 - 30% AMI | At least 60% | \$ 27 million | 60% |
| 31 - 60% AMI | Up to 40% | \$ 18 million | 40% |
| 61 - 80% AMI | Up to 10% | | 0% |

AMI: Area median income for Seattle, indexed by household size, established annually by the US Department of Housing and Urban Development (HUD)

Capital Funds Leveraged

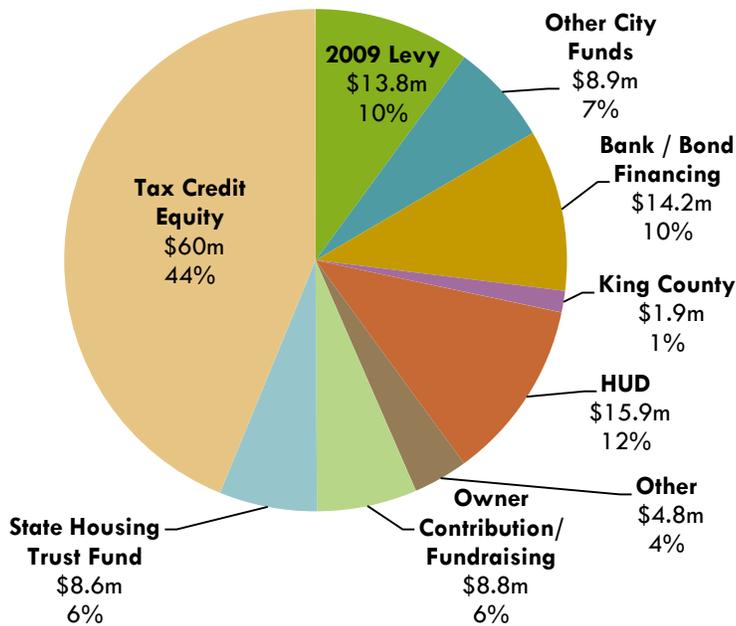
The success of the Rental Production & Preservation Program depends on leverage of other public and private funds. Securing other capital sources continues to be challenging, and City staff works closely with the State, County, Housing Finance Commission and other funding partners to align funding priorities whenever possible.

In 2012, Levy-funded housing developments will secure an estimated \$114 million in non-City capital sources – resulting in over \$137 million in total capital investment in low-income housing development. This investment creates construction jobs and ongoing employment, and generates State and local revenue.

The following table shows the major sources of capital funds. Tax credit equity investment by private sector investors continues to be the largest source. Private sector lending is a significant source for housing developments that are able to support mortgage debt. The levels of federal funding and owner contributions were unusually high in 2012. Federal funding included awards from HUD’s 811 and 202 programs, which serve seniors and people with disabilities, as well as HUD’s Choice Neighborhoods Initiative grant to the Seattle Housing Authority for Yesler Terrace redevelopment. Owner contributions included Seattle Housing Authority investments in two housing developments. The State Housing Trust Fund, which had limited funds available in 2012, continued to be an important resource.

Capital Funds Leveraged

2009 Levy Rental Projects
Funded in 2012
508 Units / 8 Projects



ACQUISITION & OPPORTUNITY LOANS

Acquisition & Opportunity (A&O) Loans are designed to respond to opportunities in a slower economic environment. They provide short-term financing to encourage strategic acquisition of sites for low-income housing development, either rental or homeownership. These loans are expected to be repaid when the project secures permanent project financing, using City and non-City sources.

- Funding is prioritized for projects that take advantage of current market conditions with a low acquisition cost and/or projects expected to leverage significant capital, operating or services funding, and short-term acquisition financing is critical to achieving cost savings or leverage.
- Preference is given to development in high-capacity transit station areas and acquisition/rehabilitation of existing buildings.

Available Funding

The Levy authorized \$6.5 million for A&O Loans, using funds from other 2009 Levy programs that are not yet needed. When loans are repaid, the funds are used for permanent financing. In addition, the City Council provided authority for up to \$5 million in short-term acquisition lending using the fund balance of the Operating & Maintenance Program from prior levies. Loans are available throughout the year.

2012 Approved Loans

Three housing developments received Levy-funded acquisition loans that will produce 90 affordable homes. The A&O Loan program has now exceeded its Levy production goal.

Capitol Hill Housing, Haines Apartments. Capitol Hill Housing received a \$2,398,475 loan to acquire a 30-unit building with HUD Section 8 operating subsidies which was at risk of converting to market rate housing. The building will continue to serve the current senior residents, all of whom have extremely low incomes. The 1905 building needs updating, which will be accomplished when permanent financing is secured. The building previously received energy conservation improvements through the Office of Housing's HomeWise Program.

Bellwether Housing, Parker Apartments. Bellwether received a \$1,575,000 loan to acquire a 50-unit vacant building previously used for student housing. The building contains one- and two-bedroom units and will be rented to individuals and small families, half below 50% of median income and half below 60% of median income. Bellwether plans to do limited improvements to the building at acquisition and more substantial rehabilitation when permanent financing is secured.

Homestead Community Land Trust, REO Acquisitions. Homestead CLT received a \$1,600,000 loan to purchase 20 homes from private lenders' real estate owned (REO) inventory of foreclosed homes. Homestead will use Office of Housing HomeWise funds and other sources to rehabilitate the homes. The program will help rebuild and stabilize neighborhoods affected by foreclosure. The loan will be repaid when the homes are sold to eligible buyers; the land trust model will ensure long-term affordability.

Loans Repaid During 2012

One Levy acquisition loan, **Downtown Emergency Service Center's Delridge Supportive Housing**, was repaid in 2012. The project was awarded permanent Levy financing in 2011. The A&O loan was repaid when the remaining capital development sources were secured. The housing is now under construction.

Four A&O Loans are currently outstanding, with a combined balance of \$6.37 million.

OPERATING & MAINTENANCE PROGRAM

The Operating & Maintenance (O&M) Program provides annual subsidies for buildings that serve extremely low-income residents who pay very low rents that are insufficient to support building operations. Levy funds provide supplemental operating income to ensure that the City-assisted housing is well maintained and financially viable.

- Funds are awarded to housing that has received Levy capital funds and will serve extremely low income and/or homeless residents below 30% of median income.
- Projects receive a 20-year operating support commitment. Funds are allocated each year to fill the gap between project income and expenses, up to a maximum of \$2,500 per unit per year, with future adjustments for inflation.

Additional Operating Support Using Seattle Housing Authority Section 8 Vouchers

Projects that receive capital funding through the Levy may apply for project-based Section 8 vouchers. The Seattle Housing Authority committed 500 Section 8 vouchers over the seven-year term of the Housing Levy, depending on availability of federal funds. As with the Levy O&M funding, housing with Section 8 vouchers must serve households that have incomes below 30% of median income. Historically, Section 8 vouchers have been reserved for projects that serve a high-need homeless population. Voucher awards are subject to the approval of the Seattle Housing Authority Director.

2009 Levy Funding Commitments

O&M awards are made to housing developments funded with 2009 Levy rental housing funds that will begin operating within the next year. The projects are reviewed in coordination with other funders through the King County Operating, Rent Assistance and Services (ORS) funding round, which allows strategic allocation of federal and local sources as projects come on-line.

In 2012, Levy O&M Program funding was awarded to **Catholic Housing Services' 4251 Aurora Supportive Housing**. The 71-unit homeless housing project received an O&M commitment of \$115,000 annually for 20 years. The project also received a 5-year services funding commitment from King County and 25 SHA Section 8 vouchers.

Five additional 2009 Housing Levy housing projects have now received operating and services funding through the ORS process. These projects were awarded operating funds including SHA Section 8 vouchers, federal Veterans (VASH) vouchers, and federal McKinney funding, and services funding from King County, McKinney and other sources.

HOMEBUYER PROGRAM

The Homebuyer Program creates affordable homeownership opportunities through low-interest deferred loans to first-time homebuyers and loans to nonprofits. Eligible homebuyers may purchase a single family home, townhome or condominium anywhere in Seattle. Approximately \$1.3 million in new funding is available annually, plus any loan repayments from prior housing levies.

- Homebuyers apply for assistance through nonprofit housing agencies, participating lenders, and housing developers that have received an allocation of City funds.
- The program provides deferred loans up to \$55,000, depending on each borrower's need. Borrowers may receive larger loans, up to \$70,000, if City funds are pooled with other subsidies and the average City subsidy is no greater than \$45,000 per loan.
- Loans are repaid upon resale or refinancing, providing revolving funds for additional homebuyer loans, or are invested in homes that will remain affordable in perpetuity.
- In 2012, in light of the continuing recession and foreclosure crisis, loans also supported preservation of distressed affordable ownership units and acquisition of foreclosed, real estate owned homes.

2012 Funding Commitments

The Office of Housing awarded \$722,000 in Levy funds and \$587,000 in federal HOME funds to two lending programs in spring 2012. A second funding round to allocate the remaining 2012 funds was planned for the fall, but has been delayed until early 2013 due to staff turnover. The two lending programs will assist approximately 33 homebuyers, of whom about 19 will receive Levy-funded loans over the next 12 to 18 months.

- Homestead Community Land Trust:** \$378,000 Levy, \$391,000 other OH funds. Homestead will acquire up to 15 homes; a number of the homes are available through partnerships with developers who offer reduced purchase price of the home or land.
- Washington State Housing Finance Commission:** \$344,000 Levy, \$195,000 other OH funds. The Commission will assist up to 18 homebuyers, matching City funding with up to \$15,000 per buyer with its own House Key Plus Seattle down payment assistance program.

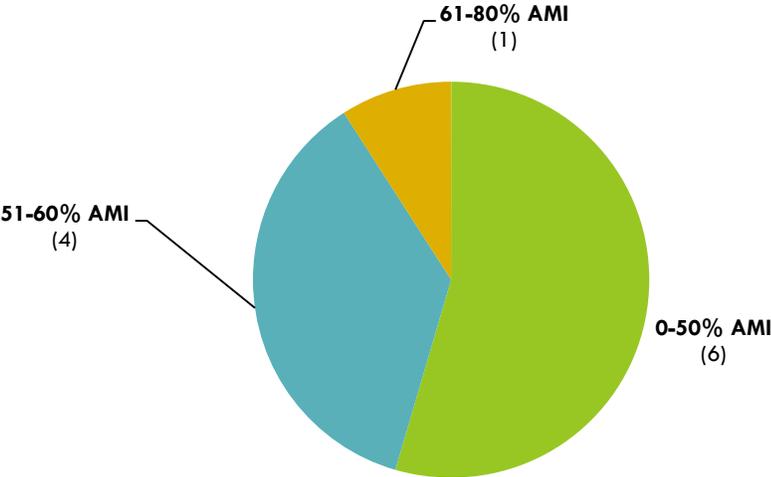
In 2012, Homestead Community Land Trust launched a new program to purchase and rehabilitate homes that have been foreclosed and are held by lenders in real estate owned (REO) inventories. OH provided an Acquisition & Opportunity loan to acquire approximately 20 properties; OH's HomeWise funds and other sources will be used to rehabilitate the homes prior to sale to income-eligible buyers. The buyers are expected to use Levy Homebuyer funds to assist with home purchases.

In addition, OH provided Levy funding as part of a loan to HomeSight to refinance the Pontadera Condominiums. The funding included \$136,859 in 2009 Levy funds and \$175,769 from prior Levy program income. This large, mixed-income homeownership project was constructed on surplus City-owned property in the Jackson Place neighborhood, and came on line just as the recession devastated the condominium market. The refinancing loan preserved affordability for 48 homes.

2012 Home Purchases

In 2012, eleven buyers purchased their first home using Levy funds awarded in 2012 or prior years, including Levy program income from prior loan repayments. The average Levy loan amount was \$45,614. The number of Levy loans closed was lower this year because of the need to allocate federal funds (HOME program income) subject to expenditure deadlines. Therefore a larger number of Levy-funded loans are anticipated to close in 2013, including buyers of the new Homestead program selling rehabilitated foreclosed homes.

**2012 Home Purchases
using Levy Purchase Assistance**
by Household Income



RENTAL ASSISTANCE PROGRAM

The Rental Assistance Program funding supports homeless prevention and housing stabilization programs administered by the Seattle Human Services Department (HSD). The program serves families and individuals who are at risk of homelessness or experiencing homelessness. Beginning in 2012, approximately \$850,000 is available annually. The program goal is to assist 605 households annually and evaluate their housing stability six months after rental assistance ends.

- The program provides short-term (one to three months) or medium-term (up to six months) rental assistance for households with incomes up to 50% Area Median Income (AMI) who are at imminent risk of homelessness.
- Levy funding is used for rent assistance, security and/or utility deposits, move in costs, and rental and utility arrears.
- Program activity and performance are monitored with the region's Homelessness Management Information System, Safe Harbors.

2012 Funding

HSD allocated \$692,042 in 2012 and contracted with seven community-based nonprofit agencies to provide rental assistance. The Homelessness Prevention agencies offer rich culturally and linguistically relevant services, target services to underserved communities and communities with emerging needs, and provide specialized programs for a range of household types, including young adults, families with children, and single adults.

The participating community-based agencies include Interim Community Development Association, Muslim Housing Services, Neighborhood House, Solid Ground, Wellspring Family Services, YMCA of Greater Seattle, and YWCA Seattle-King-Snohomish Counties.

In 2012, the program achieved these milestones:

- HSD's homelessness prevention programs assisted 714 households with 1,396 individuals.
- 554 households received Levy rental assistance funds, averaging \$1,204 per household.
- Of the households exiting the program in 2012, 574 households or 90% successfully averted eviction and/or maintained or achieved stable housing at program exit.
- Of the households eligible for the six-month housing stability follow-up in 2012, 279 households or 84% were in stable housing six months after rent assistance ended.¹
- HSD received additional grant funding to support the integration of financial empowerment services into homelessness prevention programs. Agency staff participates in training to support clients with tools to achieve long-term financial stability and decrease the need for repeat services.

¹ Based on 334 households eligible for the six-month housing stability follow up during 2012: agencies were able to contact 297 households, 279 households reported housing stability

Source: 2012 HSD Program Contract Reports

Households Served in Homelessness Prevention Program, 2012

Total Households (714) Total Individuals (1,396)

| Client Characteristics | Households / Individuals | Percent of Total |
|---|--------------------------|------------------|
| Extremely low-income household (below 30% of median income) | 599 households | 83.9% |
| Household with children 0-17 years | 387 households | 54.2% |
| Single parent households with children 0-17 years | 214 households | 30.0% |
| People of color/ethnic minority individuals | 1,003 individuals | 71.8% |
| Limited English proficient individuals | 560 individuals | 40.1% |
| Disabled individuals | 272 individuals | 19.5% |
| Refugee/immigrant individuals | 161 individuals | 11.5% |

Source: Safe Harbors HMIS, Homelessness Prevention Program Client Profile Report 2012

LEVY FUNDING POLICIES

Administrative & Financial Plan

Housing Levy programs are guided by policies in the Levy Administrative & Financial Plan adopted by the City Council every two years. The plan is prepared by the Seattle Office of Housing, with the participation of the Seattle Department of Human Services, the Housing Levy Oversight Committee, and the involvement of stakeholders for each of the five Levy programs.

Allocation of Levy Funds

All Levy programs award funds through a competitive application process. The Rental Production & Preservation funds are made available via a combined Notice of Fund Availability (NOFA) along with other housing funds administered by the Office of Housing and funds administered by other local and statewide funders. Applicants are typically nonprofit housing developers, sometimes in partnership with agencies that provide supportive services. Organizations that receive Levy funds commit to provide below-market-rate housing to low-income households for at least 50 years.

Operating & Maintenance Funds are also made available in a combined NOFA with other sources that support building operations, rental assistance, housing-based services and other housing assistance. This coordinated funding approach helps to maximize the operating and services funding that can be secured, enabling Levy-funded housing to serve extremely low-income and homeless people.

Levy Homebuyer funds, combined with federal funds administered by the Office of Housing, are awarded through a competitive process to housing development projects and/or mortgage lending programs. First-time homebuyers apply for down payment assistance loans through the selected lenders and nonprofit partners.

The availability of Acquisition & Opportunity Loans was announced in 2010. Unlike other Levy programs, applicants may submit project proposals on a rolling basis rather than a set deadline, enabling project sponsors to take advantage of market opportunities. This highly competitive program requires that applicants and projects meet additional selection criteria.

Rental Assistance funds are administered by the Seattle Human Services Department, which selected service providers via a Request for Investment process.

Housing Levy Oversight Committee

Housing Levy Oversight Committee members are appointed by the Mayor and City Council to monitor the progress of Levy programs. The Oversight Committee reports to the Mayor and Council on program accomplishments and makes recommendations for policy changes in the Administrative & Financial Plan. The Oversight Committee typically meets quarterly and is staffed by the Office of Housing. In 2012, the Oversight Committee reviewed and recommended policy changes to the Administrative & Financial Plan for program years 2012-2013. At the request of City Council, this involved review of Levy policies related to funding for Yesler Terrace redevelopment.

MORE INFORMATION

For more information about the 2009 Seattle Housing Levy, contact the City of Seattle Office of Housing or visit www.seattle.gov/housing/levy.

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: Seattle.Housing@seattle.gov