

Preservation Eligible Costs

The preservation project scope of work generally shall be limited to activities that address unmet capital needs and/or improve financial operational efficiencies. [OH Housing Funding Policies](#) provide more detail.

Eligible costs may include, but are not limited to:

- Architectural/engineering fee
- Construction related Insurance
- Capitalized Replacement Reserves in an amount approved by OH in the NOFA
- Closing costs
- Construction
- Contingency
- Construction management
- Environmental Assessments
- Hazardous materials abatement
- Inspections and Surveys
- Permits
- Professional Fees
- Relocation
- Title insurance
- Condominium association assessments imposed for capital purposes
- Owner project management costs

Eligible costs are intended to include capital expenses, not operational expenses. Costs with expected useful life of over 1-year may be considered on a case-by-case basis.

“Capital advance to resize underlying debt” is not eligible under the Preservation category – as that is an eligible expense under the Stabilization category of the NOFA.

Preservation funding for capital needs may be used to fund housing units, other residential spaces, and structural elements or common areas to the extent they support the low-income housing and not other uses in the building. Examples of acceptable uses include:

- Areas for cooking, eating, bathing
- Building Lobby
- Areas for resident use such as television or reading rooms
- Roofs, facades, corridors, stairwells, storage areas
- Management and service office space that is accessory to the housing
- Spaces used for on-site social services that are required to serve the residents of the housing

Costs associated with market-rate residential units or commercial spaces are not eligible for supplemental funding. If mixed use, affordable unit cost will be considered on a pro-rate basis.

If you are interested in including expenses that are not explicitly mentioned above, please reach out to Cameron Mason at Cameron.Mason2@seattle.gov for further guidance.