



**Seattle**  
Office of Housing

# 2016 Community Report



We create  
affordable housing  
**OPPORTUNITIES**  
for low-income residents

We are  
**STEWARDS**  
of public investments

# Creating an Equitable and Affordable Community



Mayor Ed Murray and OH director Steve Walker announce \$47 million in City funding for affordable housing in 2016.

Every day an estimated 67 people move to Seattle. We have an unprecedented building boom, but the market is not providing enough affordable housing. The City of Seattle is taking concrete steps to remedy this imbalance.

In 2016, voters renewed and doubled the Seattle Housing Levy (\$290 million over seven years) and received \$21.5 million in payments from developers to support affordable housing. Mayor Murray and City Council also passed the framework for the Mandatory Housing Affordability program that will soon require all new multifamily and commercial development in the city to support affordable housing either on site or through payments. More renter protections were passed, and we are advocating for new laws and funding in Olympia. 2017 is poised to be another momentous year for affordable housing in Seattle.

The challenges are great. Nearly 50% of very low-income families in Seattle pay over half their income for housing. Rents have increased 33.6% in the last five years, and demand is still high. People are being economically displaced and others are struggling to make ends meet.

Seattle is committed to creating an equitable and affordable community where low-income people can live. The Office of Housing is leading this effort, as we have for 35 years. In 2016, OH programs helped make housing more affordable for 2,125 new households, over 600 of whom moved into apartments that will be affordable for over 50 years. In total, OH has funded, and continues to monitor, over 13,000 long-term rent-restricted homes in Seattle.

Our commitment to support and steward affordable housing remains strong. Read on to learn how we do it.

The Seattle Office of  
Housing supported

**2,125**

new households in  
2016 through our  
various programs.

**Program**

- Rental Housing Program
- Homeownership Assistance
- HomeWise Weatherization
- Home Repair Loan Program
- Multifamily Tax Exemption
- Incentive Zoning, Other

# 2016 by the Numbers

**723**

**affordable home funded**  
& rent-restricted for 50 years

**668**

**homes weatherized**  
increasing comfort, reducing costs

**686**

**affordable apartments built**  
in new market-rate developments

**23**

**homes repaired**  
preventing displacement

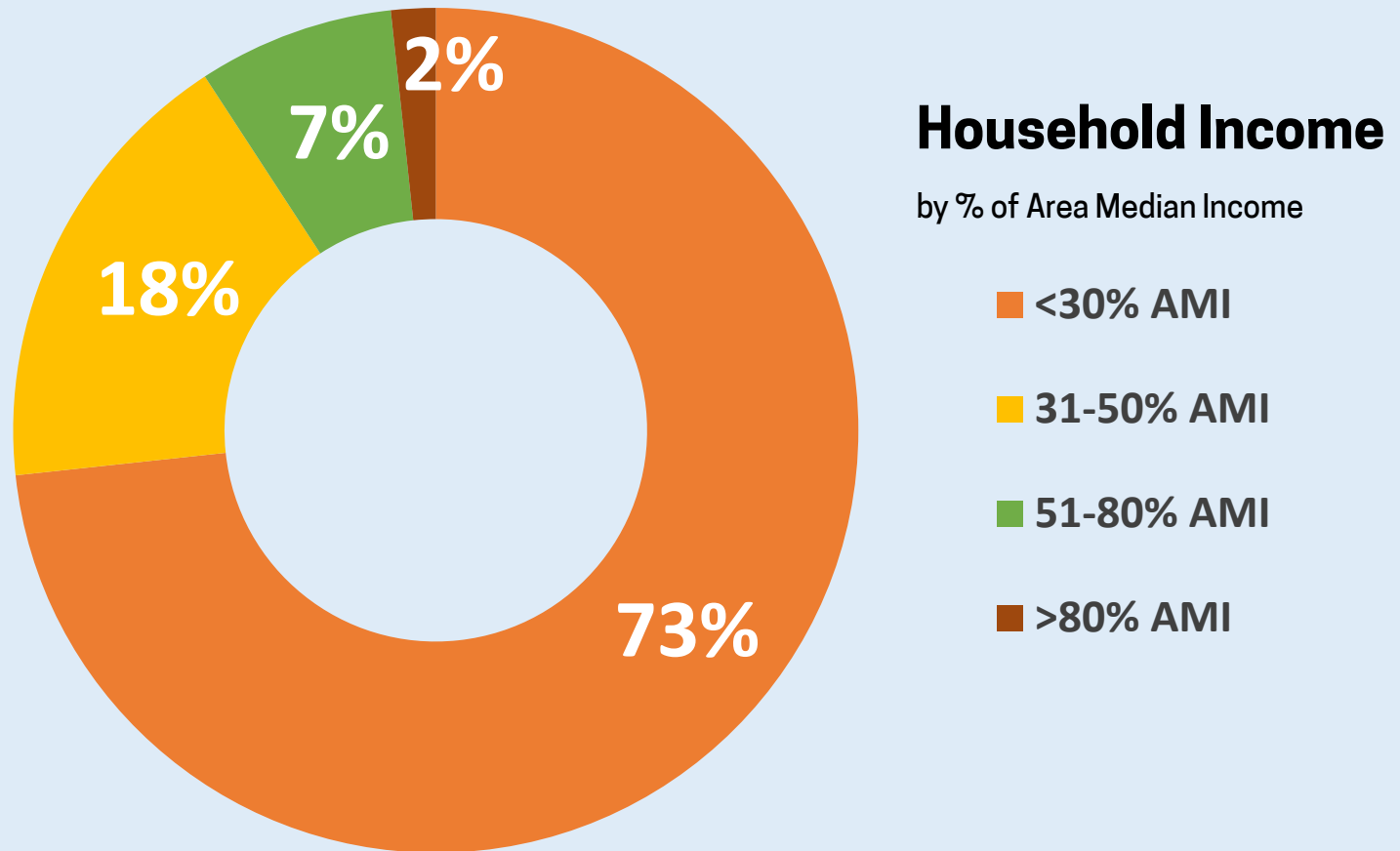
**17**

**new low-income homeowners**  
with the security of their own home

The Office of Housing builds healthy communities and increases opportunities for low-income households to live in our city.

# Serving those most in need

The buildings funded by the Office of Housing provide housing for the lowest-income households, who are most burdened by rent.

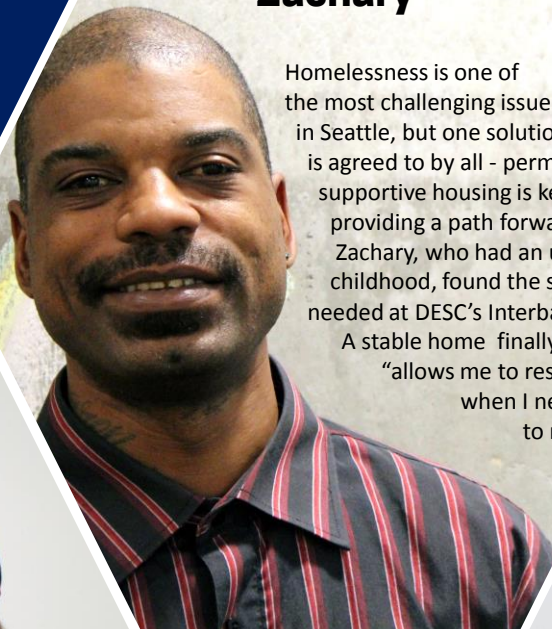


# Stories



Seattle  
Office of Housing

## Zachary



Homelessness is one of the most challenging issues in Seattle, but one solution is agreed to by all - permanent supportive housing is key to providing a path forward. Zachary, who had an unstable childhood, found the support he needed at DESC's Interbay Place. A stable home finally "allows me to rest when I need to rest."

## Carleigh

For teens dealing with unstable family situations and abuse, homelessness is all too common. Carleigh found herself staying at youth shelters for years until she found out about the Marion West Apartments in the U District. Now with stable housing she can focus on her career as graphic artist.



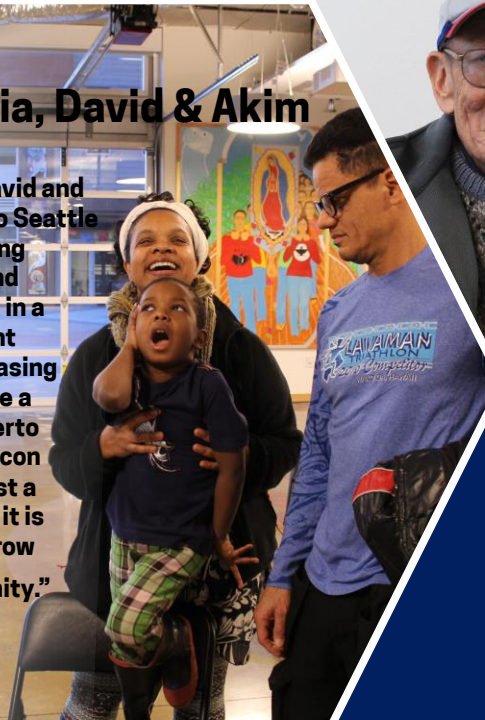
## Zhong and Zing

Many seniors find themselves unable to afford housing as they age. Zhong and Zing found a home near their doctors and community at Hirabayashi Place in Chinatown. "We are so happy here. So lucky to live here."



## Milvia, David & Akim

Malvina, David and Akim came to Seattle for its welcoming culture, but found themselves living in a basement apartment with mold and increasing rents. Now they have a home at Plaza Roberto Maestas on Beacon Hill. "Its not just a place to live, it is a place to grow in community."



Affordable housing funded by the City is both rent-restricted & income-restricted for 50 years so those who need the housing get the housing.

The Office of Housing has managed affordable housing investments for

# 35 Years

# Stories



**Seattle**  
Office of Housing

## Reverb

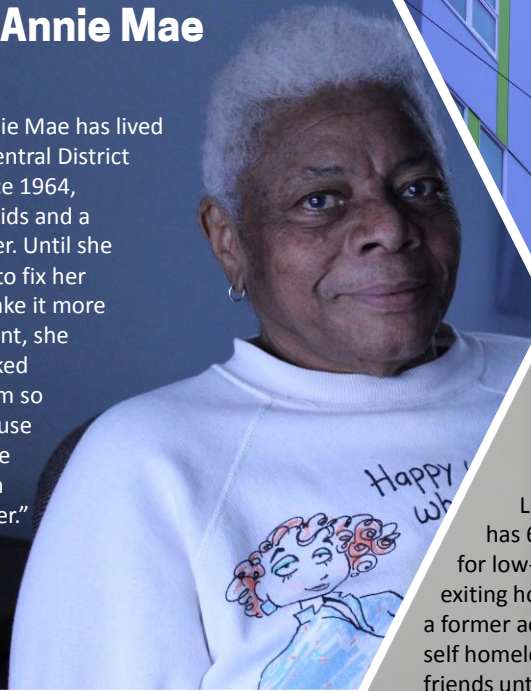
Seattle is booming, but new apartments are often too expensive for low-wage workers and students. The MFTE program offers incentives in exchange for affordable homes. At Reverb on First Hill, chefs, artists, medical students, and baristas are able to live within their means and continue to contribute to our community.

## Community Psychiatric Clinic, Weatherization

In older buildings that provide affordable housing, efficiency improvements can greatly reduce high operating costs. The HomeWise program has worked with Community Psychiatric Clinic (CPC) to install efficient "mini-split" heaters in all of their buildings. With a decrease in costs, CPC and the residents benefit. "Residents who used to keep their homes at 80 now keep them at 69 and love it."

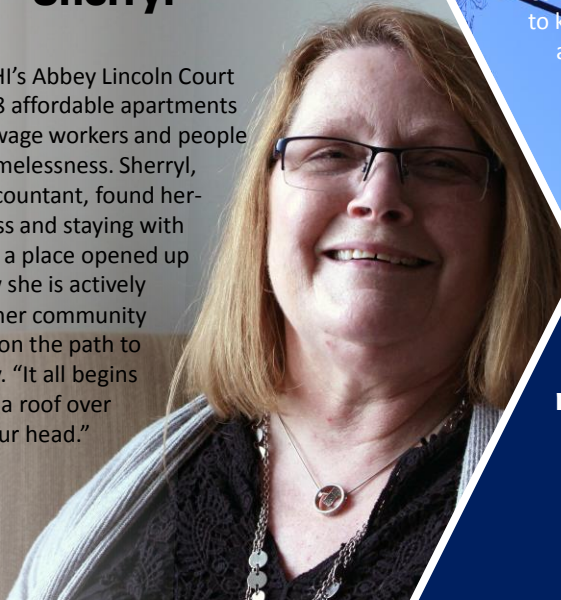
## Annie Mae

Annie Mae has lived in her Central District home since 1964, raising five kids and a granddaughter. Until she needed help to fix her home and make it more energy efficient, she had never asked for help. "I am so happy because the house is much warmer."



## Sherryl

LIHI's Abbey Lincoln Court has 68 affordable apartments for low-wage workers and people exiting homelessness. Sherryl, a former accountant, found herself homeless and staying with friends until a place opened up for her. Now she is actively engaged in her community again and on the path to stability. "It all begins with a roof over your head."



## Thank You!

**70.6%**

of voters supported the 2016 Seattle Housing Levy

The Office of Housing **manages public investments** and **guides local policies** in support of affordable housing.



## A Community Resource

### **Funding Affordable Housing**

We invest in affordable housing development; funds from the Seattle Housing Levy and developer payments are combined with other public and private funds to build hundreds of homes each year. Awards are made through a competitive process.

### **Incentives for Affordable Housing**

We manage City programs and policies that create affordable housing through incentives (Incentive Zoning and Multifamily Tax Exemption). We also provide oversight and compliance services.

### **Weatherization & Home Repair**

Low-income homeowners and renters can receive free or low cost weatherization improvements. Low-income homeowners can also access loans and grants for critical home repairs.

### **Homeownership Assistance**

We provide funding for downpayment assistance loans and invest in permanently affordable homeownership opportunities for first-time low-income home buyers.

## Other City Resources

### **Rental Assistance**

Emergency rental assistance to low-income households helps prevent homelessness.

### **Finding Affordable Housing**

Resources are gathered online to make the search for affordable housing options easier.

### **Housing Laws and Regulations**

Information useful to both landlords and renters is consolidated on our website.

Learn more

**[seattle.gov/housing](https://seattle.gov/housing)**

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