



City of Seattle

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2022 Annual Housing Investments Report

Seattle Office of Housing

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Letter from Mayor Bruce Harrell

In ***One Seattle***, every person deserves to have a safe and affordable place to call home – this is critical to our efforts to create a safe, welcoming, and thriving Seattle of the future. Now more than ever, we must advance bold action to address the housing affordability and homelessness crises by helping people move indoors with access to services and preventing homelessness in the first place. We accomplish this with a focus on affordability, new housing, and proactive solutions.



Access to affordable housing and homeownership allows Seattle to be a vibrant place, where all are welcome. It builds generational wealth and racial and social equity for those historically marginalized. It creates jobs and ongoing employment opportunities, advances labor equity goals, and generates income for local businesses. And, at its core, it addresses a root cause of homelessness – providing long-term improvements necessary for sustainable progress on the crisis playing out on our streets.

We've seen in the last year the need to invest in and build affordable housing options faster and more efficiently. Since taking office in January 2022, our administration has made affordable housing a priority because we understand housing is the foundation for individual and community health, safety, and economic stability. Solving the housing affordability issues in our city requires a multi-pronged effort, a diverse array of solutions that match the scale of the challenge in front of us. From the creation of a Housing Subcabinet to commonsense reforms in design review, permitting, and zoning, we must be relentless in pursuing what is possible when it comes to affordable housing solutions.

By the end of 2022, the City of Seattle reached historic levels of investment into meeting the needs of affordable housing. And, in 2023, we are going to go even further, with a record \$250 million dollar investment – the largest in City history – toward affordable housing solutions.

The Office of Housing's 2022 Annual Investments Report describes the City investments made in the past year to address the housing needs of our city. This report describes activity in multiple program areas: development financing to produce and preserve affordable rental housing, development financing to produce new permanently affordable resale-restricted for-sale housing, and weatherization and home repair programs that stabilize low-income renters and homeowners while combatting displacement. Companion reports for the 2022 Seattle

Housing Levy, 2022 Mandatory Housing Affordability / Incentive Zoning, and 2022 Multifamily Tax Exemption reports will show the cumulative work of the Office of Housing.

As we look forward into 2023, we will continue to address the housing crisis through every avenue available – driving our **One Seattle** agenda through a record level of investment, pragmatic and innovative solutions, strong community partnerships, and an unyielding commitment to ensuring Seattle is a livable city for all.

A handwritten signature in black ink that reads "Bruce Harrell". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

Bruce Harrell
Mayor, City of Seattle



Office of Housing Annual Investments Report – 2022 Executive Summary

Exceptional levels of funding paired with ongoing investment strategies create and sustain an ever-increasing number of affordable rental and for-sale homes in 2022.

Investing in permanent affordable housing is one of the most critical actions our City performs to address public health and safety, prevent residential displacement, and reverse historic and ongoing harms to communities of color because of institutionalized discriminatory policies and practices. The Office of Housing’s Annual Investments Report provides a comprehensive overview of the City of Seattle’s efforts to produce and preserve affordable housing through various funding sources. The report covers financial activities and production numbers for the Rental Housing, Homebuyer, Home Repair, and Weatherization programs, along with emergency rental assistance in response to the ongoing economic impacts of the coronavirus pandemic.

The report emphasizes the City’s investment in affordable housing infrastructure to advance racial equity, given the disproportionately high housing cost burden, displacement, and potential for homelessness experienced by people of color. Each of the housing programs discussed in the report makes special efforts to reach people of color and immigrant and refugee communities. The report also features maps illustrating how housing investments align with transit access, areas at high risk of displacement, and more.

The companion 2022 Housing Levy Report describes additional spending activity specific to Seattle Housing Levy programs, including operating and maintenance support for OH-financed rental housing, down payment assistance for low-income first-time homebuyers, foreclosure prevention, and homelessness prevention. Since 1986, the Seattle Housing Levy has created or preserved approximately 16,000 affordable homes throughout Seattle, with the current levy

alone creating and preserving more than 2700 affordable rental homes and more than 300 homeownership opportunities.

The Incentive Zoning/Mandatory Housing Affordability Annual Report and Multifamily Tax Exemption Annual Report describe activity under two programs that leverage market-rate development to augment the City's supply of housing affordable to low- and moderate-income families and individuals.

The City has also invested in the preservation of existing homes, allowing people to continue to live in stable and healthy living conditions through the Office of Housing's Home Repair and Weatherization programs. With the need to lower household utility costs and energy usage, the Clean Heat Program is also an essential part of the process to meet the sustainability efforts of the City of Seattle, which improves the health outcomes of its residents by reducing carbon dioxide, decommissioning underground oil tanks that leak into the soil, and reducing pollutants.

As in previous years, Section VI of this report explains how City investment in affordable housing infrastructure advances racial equity. Affordable housing investment promotes racial equity and fair access to housing. People of color, particularly from Black and Indigenous communities, are more likely to experience housing cost burdens and homelessness. Affordable housing is a critical way for the City to address these and other long-standing racial disparities. Each of the housing programs discussed in this report makes special efforts to reach people of color and immigrant and refugee communities. Sixty-seven percent of the residents in City-funded rental housing are people of color, as are 45 percent of the participants in the City's homebuyer programs.

Affordable housing is a cornerstone of equitable community development, and the Office of Housing is committed to housing justice through investments in housing development organizations rooted in and led by communities of color. Seattle has over 17,000 City-funded rental housing units in operation across 343 buildings, and in 2022, the City funded 928 new rental housing units and built 29 new permanently affordable homes for low-income first-time homebuyers. Additionally, 3,500 affordable apartments and 246 permanently affordable for-sale homes are under development and will be completed in the coming years. Each home represents safety and stability for individuals and families, a step towards more inclusive communities throughout Seattle, and a victory for housing justice.

New Housing Opening and Under Construction

The City's longstanding track record of investment helps secure a steady supply of new affordable homes.

- In 2022, fifteen OH-funded rental housing buildings were opened, providing 1,651 affordable rent- and income-restricted homes. Four OH-funded homeownership developments were completed, with 29 permanently affordable homes sold to income-eligible first-time homebuyers.
- 27 new rental buildings with more than 3,500 new affordable apartments are in development stages and will open in the coming years as a results of past and current funding commitments and the coming years. Prior- and current-year OH funding awards will yield 246 new permanently affordable for-sale homes across 13 homeownership developments.

2022 Housing Investments

Funds awarded for preservation of existing affordable rental housing and development of for-sale housing for first-time homebuyers made 2022 a year of unprecedented investment activity, taking advantage of unique affordable rental housing development, acquisition, and preservation opportunities throughout the year. Additionally, OH maintained its Rapid Acquisition program that, in partnership with the Washington State Department of Commerce, supports the purchase of newly constructed, private market buildings to provide affordable housing on an accelerated timeframe.

Rental Housing Program: This program funds production and preservation of rental housing that will serve low-income Seattle residents for a minimum of 50 years.

- \$144 million awarded for rental housing production.
- 990 new affordable rental apartments will be produced through those awards.
- \$40.3 million acquisition loans to secure seven sites that will support future development of 380 new rental units.

Homeownership Program: This program funds the development of new for-sale housing stock that will be sold to low-income, first-time buyers at affordable prices for a minimum of 50 years.

- \$10.48 million for permanently affordable homeownership development.
- 95 new permanently affordable for-sale homes at six sites.

The Office of Housing also made investments to stabilize low-income homeowners and improve the environmental sustainability and performance of existing affordable housing stock. Investment in OH's longstanding home repair and weatherization programs provided

direct service to achieve these safety, health, and affordability outcomes for housing owners and renters.

Home Repair Program: This program funds critical health and safety repairs, helping low-income homeowners preserve what is often their greatest financial asset and remain in their homes.

- Approximately \$558,405 provided as loans and grants.
- 41 low-income homeowners assisted.

Weatherization Program: This program funds energy conservation and related indoor air quality improvements, enhancing health, and living conditions and lowering utility bills for low-income homeowners and renters.

- \$4.73 million in grant funds expended.
- Completed upgrades in 164 single family homes.
- Completed upgrades in 5 affordable apartment buildings, with a total of 172 affordable units.

Clean Heat Program: The Clean Heat Program (or Oil-to-Electric) addresses increasing costs associated with heating systems by converting oil furnaces to electric heating systems, lowering energy usage, and reducing the impact of homes on the environment.

- 72 homes participated in converting from oil to electric heat pumps in 2022.
- \$528,320 in grant funding expended.
- Ongoing interdepartmental collaboration between Seattle City Light and the Office of Sustainability and Environment to meet the City's longstanding sustainability goals.

The Office of Housing manages several, additional programs funded by the local and federal programs. Seattle Housing Levy and, in 2022, continued to administer special emergency rental assistance funds through programs initiated in 2020 as part of the City of Seattle's COVID-19 pandemic relief efforts.

Finally, OH also administers several programs that promote the inclusion of affordable set-aside units in otherwise market-rate buildings.

Multifamily Tax Exemption Program: This program provides multifamily building owners a property tax exemption in exchange for a set-aside of units affordable to low- and middle-income households for up to 12 years. The supplementary report for the Multifamily Tax Exemption Program will be provided in tandem with this report.

Mandatory Housing Affordability Performance Option: Under a program that requires most new real estate development to contribute to production of new affordable housing, developers may choose to make a payment to support the housing investments described

in this report or choose to pursue the performance option, under which they create affordable set-aside units in otherwise market-rate buildings. The supplementary report for the Mandatory Housing Affordability program will be provided in tandem with this report.

Supplementary Reports on Housing Programs and Investments

Three supplementary reports are produced and published simultaneously with this Investment Report.

1. Seattle Housing Levy: Seattle’s voter-approved \$290 million, 7-year levy made its seventh round of funding awards in 2022. This report covers Levy performance in relation to adopted goals and affordability requirements for each of the five Levy-funded programs, including several spending programs not addressed in this report: operating and maintenance support for OH-funded buildings, down payment assistance for first-time homebuyers, foreclosure prevention, and homelessness prevention services.

2. Mandatory Housing Affordability and Incentive Zoning: This report compiles information on both the voluntary and mandatory programs, including information on participating properties and resulting production of affordable housing, as required in the Council-adopted OH Housing Funding Policies.

3. Multifamily Tax Exemption Program: Participating multifamily buildings can receive a property tax exemption on residential improvements in exchange for placing income and rent restrictions on 20 or 25 percent of the units. This annual report is required under Ordinance 124877 and addresses data points such as housing production and tax impacts.

I. Affordable Housing Opening and Under Construction

Fifteen OH-funded rental housing projects leased up and began operations in 2022, comprising 1,651 new affordable apartments. Twenty-nine OH-funded permanently affordable for-sale homes were also completed in 2022, and homes were sold to low-income first-time homebuyers.

Table 1: OH-Funded Housing Opened in 2022

Project name Project Sponsor Neighborhood	Description
Rental Apartments	
?al?al Housing <i>Chief Seattle Club</i> Pioneer Square	80 units for a mix of low-income, extremely low-income, and formerly homeless individuals and families with an emphasis on American Indian and Alaskan Native people.
800 E Denny YWCA Capitol Hill	91 units for a mix of low-income, extremely low-income, and a mix of formerly homeless and non-homeless individuals and families.
Beacon Hill Apartments <i>SeaMar Community Health Centers</i> Beacon Hill	39 units for a mix of low-income, extremely low-income renters.
Beacon Hill 15th <i>SeaMar Community Health Centers</i> Beacon Hill	37 units for extremely and very low-income, and formerly homeless individuals.
Bertha Pitts Campbell Place <i>Plymouth Housing</i> Central District	100 units of permanent supportive housing serving individuals experiencing chronic homelessness and mental illness.
Cedar Crossing <i>Bellwether</i> Roosevelt	252 studio, one-, two-, and three-bedroom apartments for a mix of extremely low-, very low-, and low-income individuals and families.
Dockside <i>Low Income Housing Institute</i> Greenlake	92 units for a mix of low-income, extremely low-income, and formerly homeless individuals and families.
Eclipse Fremont <i>GMD Development</i> Fremont	153 studio and one- and two-bedroom apartments for very low- and low-income families and individuals.
Goldfinch <i>Chief Seattle Club</i> Fremont	63 units of permanent supportive housing serving individuals experiencing homelessness and individuals with low incomes, with a focus on American Indian and Alaska Native elders.

Project name <i>Project Sponsor</i> <i>Neighborhood</i>	Description
Harvard Hall <i>Low Income Housing Institute</i> Capitol Hill	67 units for extremely and very low-income, and formerly homeless individuals.
Martina Apartments <i>Inland Group</i> Greenwood	66 units of permanent supportive housing serving individuals experiencing chronic homelessness.
Northaven 3 Senior Housing <i>HumanGood</i> Northgate	82 studio and one-bedroom apartments providing supportive services for seniors.
Polaris at Rainier Beach <i>Inland Group</i> Rainier Beach	303 units for low-income families and individuals, with 20% set aside for people with disabilities.
The North Star <i>DESC</i> Bitterlake	100 units of permanent supportive housing and supportive services serving individuals who are formerly homeless and disabled.
Uncle Bob's Place <i>InterIm Community Development Assoc.</i> Chinatown / International District	126 units for a mix of low-income, extremely low-income renters.
Permanently Affordable For-Sale Homes	
Trenton Townhomes <i>Habitat for Humanity</i> Westwood	4 resale-restricted, permanently affordable three- and four-bedroom townhomes for low-income homebuyers.
Copper Pines <i>Habitat for Humanity</i> Loyal Heights	7 resale-restricted, permanently affordable three-bedroom townhomes for low-income homebuyers.
Lake City Townhomes / Phase 2 <i>Habitat for Humanity</i> Lake City	8 resale-restricted, permanently affordable four-bedroom townhomes for low-income homebuyers.
Village Gardens <i>Homestead Community Land Trust</i> Leschi	10 resale-restricted, permanently affordable three-bedroom townhomes for low-income homebuyers plus 6 unrestricted townhomes.

Table 2: OH-Funded Housing Under Development and Under Construction

27 new rental buildings with more than 3,500 new affordable apartments are in development stages and will open in the coming years as a results of past and current funding commitments. Past and current year OH funding awards will yield 245 new permanently affordable for-sale homes across 10 homeownership developments. The buildings and homes listed below were either under construction or preparing for permitting and construction as of December 31, 2022.

Project Name Project Sponsor Neighborhood	Description
Rental Apartments	
?al?al Housing <i>Chief Seattle Club</i> Pioneer Square	80 units for a mix of low-income, extremely low-income, and formerly homeless individuals and families with an emphasis on American Indian and Alaskan Native people.
Africatown Plaza <i>Africatown Community Land Trust</i> Central District	126 studio, one-, two-, and three-bedroom apartments for a mix of low- to moderate-income families and individuals.
Bertha Pitts Campbell Place <i>Plymouth Housing</i> Central District	100 units of permanent supportive housing serving individuals experiencing chronic homelessness and mental illness.
Blake House <i>Plymouth Housing</i> First Hill	112 units of permanent supportive housing serving seniors and veterans who have experienced chronic homelessness.
Bryant Manor <i>First AME Church Housing Group</i> Central District	95 one-, two-, three-, and four-bedroom apartments for a mix of low- to moderate-income families and individuals.
Cedar Crossing <i>Bellwether</i> Roosevelt	252 studio, one-, two-, and three-bedroom apartments for a mix of extremely low-, very low-, and low-income individuals and families.
DESC Greenlake <i>DESC</i> Greenlake	124 units of permanent supportive housing serving individuals experiencing homelessness.
Elizabeth Thomas Homes <i>Catholic Housing Services</i> Fauntleroy	119 studio, one-, two-, and three-bedroom apartments for low-income families and individuals.
Ethiopian Village <i>HumanGood</i> Dunlap	89 studio and one-bedroom apartments for a mix of extremely low- to low-income seniors.

Project Name <i>Project Sponsor</i> <i>Neighborhood</i>	Description
Flourish on Rainier <i>Bellwether</i> Rainier Valley	181 studio, one-, two-, three-, and four-bedroom apartments for low-income families and individuals.
Good Shepherd <i>Low Income Housing Institute</i> Central District	84 units for extremely low- and low-income renters, including families.
Grand Street Commons <i>Mount Baker Housing Association</i> Beacon Hill	206 studio, one-, two-, and three-bedroom apartments for moderate-income families and individuals.
Lam Bow <i>Seattle Housing Authority</i> Delridge	81 one-, two-, and three-bedroom apartments for a mix of extremely low- to moderate-income families and individuals.
Martina Apartments <i>Inland Group</i> Greenwood	66 units of permanent supportive housing serving individuals experiencing chronic homelessness.
Mt. Zion Senior Housing at 19th <i>Mt. Zion Baptist Church</i> Capitol Hill	61 studio, one-, and two-bedroom units for low- to extremely low-income seniors.
Nesbit Family Housing <i>Low Income Housing Institute</i> Greenlake	103 studio, one-, two-, and three-bedroom apartments for a mix of extremely low- to moderate-income families and individuals.
North Lot <i>Seattle Chinatown International District Preservation and Development Authority (SCIDpda)</i> Beacon Hill	150 studio, one-, two-, three-, and four-bedroom apartments for moderate-income families and individuals.
Northaven 3 Senior Housing <i>HumanGood</i> Northgate	82 studio and one-bedroom apartments providing supportive services for seniors.
Polaris at Lake City <i>Inland Group</i> Lake City	257 studio, one-, two-, and three-bedroom apartments for very low- and low-income families and individuals.
Polaris at Rainier Beach <i>Inland Group</i> Rainier Beach	303 studio, one-, two-, and three-bedroom apartments for low-income families and individuals.
Pride Place <i>Community Roots Housing</i> Capitol Hill	118 studio and one-bedroom apartments for mix of extremely low- to low-income individuals with an emphasis on LGBTQIA+ seniors.

Project Name <i>Project Sponsor</i> <i>Neighborhood</i>	Description
Sacred Medicine House <i>Chief Seattle Club</i> Lake City	117 studio apartments, with 75% of units as permanent supportive housing and 25% for a mix of low- to extremely low-income people, with an emphasis on American Indian and Alaskan Native people experiencing homelessness.
Sawara <i>Seattle Housing Authority</i> Yesler Terrace	113 one-, two-, three-, and four-bedroom apartments for a mix of extremely low- to moderate-income families and individuals.
The North Star <i>DESC</i> Bitterlake	100 units of permanent supportive housing and supportive services serving individuals who are formerly homeless and disabled.
The Rise on Madison <i>Bellwether</i> First Hill	248 studio, one-, two-, and three-bedroom apartments for low-income families and individuals.
Toft Terrace <i>Plymouth Housing</i> Ballard	79 units of permanent supportive housing serving individuals experiencing homelessness and formerly homeless individuals.
Yesler Family Housing <i>Seattle Chinatown International District Preservation and Development Authority (SCIDpda) / Community Roots Housing</i> Central District	150 studio, one-, two-, three-, and four-bedroom apartments for a mix of extremely low- to moderate-income families and individuals.
Permanently Affordable For-Sale Homes	
3 sites in the Rainier Valley Homeownership Initiative <i>Habitat for Humanity</i> Othello and Columbia City	6 three-bedroom and 1 five-bedroom resale-restricted, permanently affordable homes for low-income homebuyers.
Columbia City Condos <i>Habitat for Humanity</i> Columbia City	58 resale-restricted, permanently affordable one- and two-bedroom condominium homes for low-income homebuyers.
7th Ave South Park <i>Habitat for Humanity</i> South Park	30 resale-restricted, permanently affordable two-three- and four-bedroom townhomes for low-income homebuyers.
Capitol View <i>Habitat for Humanity</i> Capitol Hill	13 resale-restricted, permanently affordable condominiums through renovations to a 1901 apartment building.
Corvidae <i>Habitat for Humanity / Frolic</i> Columbia City	2 limited equity cooperative homes, within a project of 10 total, for low-income first-time homebuyers.

Project Name <i>Project Sponsor</i> <i>Neighborhood</i>	Description
Highland Terrace <i>Habitat for Humanity</i> Highland Park	12 resale-restricted, permanently affordable two-bedroom cottages for low-income first-time homebuyers.
Olympic Ridge <i>Habitat for Humanity</i> Central District	17 resale-restricted, permanently affordable one and two-bedroom condo units for low-income first-time homebuyers.
PAHO <i>Homestead Community Land Trust / Edge Developers</i> Phinney Ridge	19 resale-restricted, permanently affordable one, two, and three-bedroom condo units for low-income first-time homebuyers.
Phinney Condos <i>Homestead Community Land Trust / Edge Developers</i> Phinney Ridge	19 resale-restricted, permanently affordable one, two, and three-bedroom condo units for low-income first-time homebuyers.
U-Lex at Othello Square <i>HomeSight</i> Othello	68 limited equity cooperative homes for low-income first-time homebuyers.

II. Funds Awarded in 2022

The Office of Housing awarded \$154.75 million in 2022 to build, acquire, and preserve 990 affordable rental homes in neighborhoods across Seattle. These investments support a spectrum of housing types for low-income residents, including supportive housing for those experiencing homelessness and apartments for low-income individuals and families.

Table 3: Rental Housing Program Funds Awarded

New production, reinvestment, and preservation

Fund Source	2022 Funding Awarded	Description
Seattle Housing Levy	\$17 M	The voter-approved Seattle Housing Levy provides approximately \$29 million per year for the rental housing program. Based on cumulative outcomes over the first six years of the current levy period, the Rental Production and Preservation Program has already exceeded its 7-year goals. .
Seattle Mandatory Housing Affordability (MHA) payments	\$52.8 M	In areas subject to MHA requirements, residential and commercial developers' make financial contributions toward affordable housing in cases when they do not opt to pursue a performance option.
Seattle Incentive Zoning / Bonus payments	\$4.95 M	Residential and commercial developers whose developments received permits prior to MHA implementation continue to make payments to the City under the Incentive Zoning program.
Other local funds, including JumpStart Payroll Expense Tax	\$67.3 M	The Seattle Payroll Expense Tax is a business excise tax where a percentage of revenue is dedicated to affordable housing, including rental housing production.
Federal funds, which may include HOME, CLFR, or other	\$12.2 M	The HOME Investment Partnerships Program (HOME) provides formula grants to states and municipalities to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing. Coronavirus Local Fiscal Recovery Funds (CLFR), a part of the American Rescue Plan Act (ARPA), provide local governments resources to support households, businesses, and public services impacted by the pandemic.
Total	\$154.3 M	

OH awarded an additional \$10.48 million to develop 29 permanently affordable homes for first-time homebuyers. OH’s Home Repair Program provided nearly \$486,693 in loans and grants to low-income homeowners to address critical health, safety, and structural issues. OH’s HomeWise Weatherization Program expended \$4.73 million to provide energy efficiency and indoor air quality improvements in affordable apartment buildings serving low-income renters and single-family homes with low-income owners.

Table 4: Homeownership Development Funds
Permanently affordable, resale-restricted for-sale housing

Fund Source	2022 Funding (M)	Description
Seattle Housing Levy	\$5.8	The 7-year Seattle Housing Levy dedicates \$14.3 million to a variety of homeownership programs, including development of new permanently affordable for-sale housing and down payment assistance loans for income-qualified first-time homebuyers
Mandatory Housing Affordability (MHA) payment	\$3.78	A portion of the developer payment proceeds under the MHA program (see description above, under Rental Housing) is intended for development of permanently affordable, resale-restricted for-sale housing.
Mercer Mega Block sales proceeds	\$910K	A portion of the proceeds from the sale of the Mercer Mega Block in 2020 was set aside for funding the development of permanently affordable homeownership in the Rainier Valley as part of the Rainier Valley Affordable Homeownership Initiative.
Total	\$10.48M	

Table 5: Home Repair Program Funds

Fund Source	2022 Funding	Description
Community Development Block Grant	\$233,801	Loans made with CDBG home repair loan repayments.
Seattle Housing Levy (program income)	\$56,936	Loans made with 1995 Levy home repair loan repayments.
Seattle Housing Levy	\$122,656	Grants made with 2016 Levy funding.
1989 Bond	\$73,300	Loans made with 1989 Bond home repair loan repayments.
Total	\$486,693	

Table 6: Low-Income Weatherization Program Funds

Fund Source	2022 Funding	Description
Seattle City Light	\$2.37M	Energy efficiency improvements to electrically heated homes and apartments in Seattle City Light's service area.
Washington State Capital Budget	\$328,550	Energy efficiency, asthma reduction and indoor air quality improvements in homes and apartments; funding is provided through the State Energy Matchmaker Program.
Federal	\$1.13M	Energy efficiency and indoor air quality improvements in homes and apartments; funding from Department of Health and Human Services, Department of Energy, and Bonneville Power Administration.
Puget Sound Energy	\$514,173	Energy efficiency and health and safety improvements for gas heated buildings.
JumpStart Payroll Expense Tax	\$284,091	Oil to electric heat conversions; funding comes from 2022 JumpStart PET.
General Fund	\$42,649	Oil to electric heat conversion; funding comes from 2022 General Fund.
General Fund	\$59,587	Oil to electric heat conversions; funding comes from Office of Sustainability & Environment.
Total	\$4.73M	

Emergency Rental Assistance

In 2022, the City continued its work to administer emergency rental assistance to provide stability for renters with low incomes who were economically impacted by the COVID-19 pandemic.

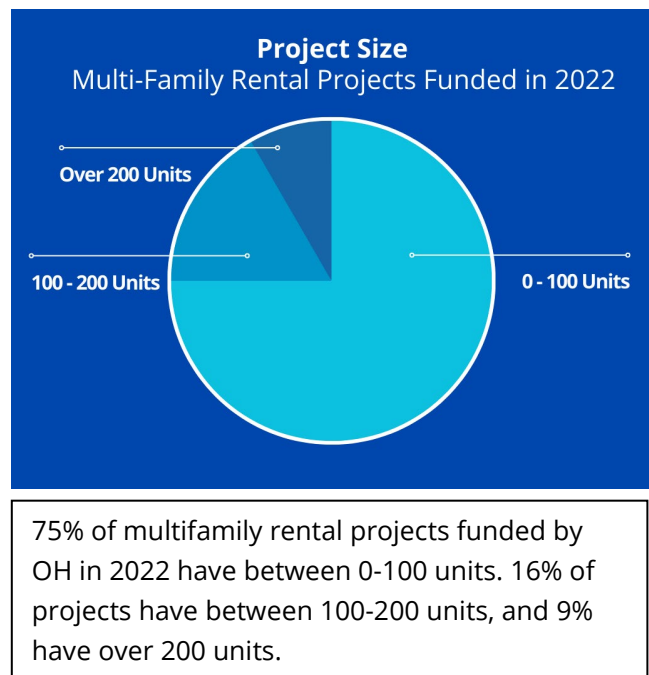
To distribute available funds, the City employed a three-pronged strategy that reached more than 10,000 Seattle renters whose housing stability was jeopardized by the pandemic's economic impacts. This approach to program implementation emphasized efficient and trusted partnerships, through:

- a direct contract with United Way of King County, building on their strong foundation of existing eviction prevention work;
- innovative delivery by the Seattle Office of Housing's direct support to nonprofits that operate city-funded affordable housing; and
- intentionality with respect to communities who were most negatively impacted by COVID-19, through direct engagement with community-based organizations, including agencies led by and serving BIPOC, immigrant, and refugee communities.

By the end of 2022, approximately \$46.7 million in rental assistance had been paid out to 10,503 households. The three-program strategy ensured that federal funding could be quickly disbursed in a streamlined yet equitable manner: across the Community-Based Organizations, United Way, and Office of Housing programs, about 66% of rental assistance recipients identified as people of color, and 15% of Hispanic ethnicity.

Capital Funds Leveraged

Rental Housing Development: Of the City's total capital investment in rental housing production and reinvestment, \$137 million is dedicated to new housing development. This \$137 million in OH investment will result in a total investment of \$144.6 million in new low-income housing, not including funds that pay for ground floor commercial or community spaces. The \$144.6 million that augments City funding derives from multiple sources, with the largest being private activity bonds and private equity investment through the federal Low-Income Housing Tax Credit program, both



of which are administered by the Washington State Housing Finance Commission.

Homeownership Development: Development of homeownership housing typically leverages between \$4 and \$5 per dollar spent of City funding. The homebuyer's mortgage, borrowed from a conventional mortgage lender, and their down payment amount constitutes the largest share of that leverage, averaging roughly two-thirds of the cost of each home. Other subsidy sources include State Housing Trust Fund, Federal Home Loan bank and HUD's Self-Help Homeownership, Program (SHOP) along with philanthropic and volunteer labor contributions.

III. Projects Funded in 2022

Table 7: Rental Housing, New Development Projects, 2022

Project Name <i>Project Sponsor</i> Neighborhood	Project Description	Restricted Units			Capital Funding (City Only, \$M)			
		Total	Levy	MHA	Total City	Levy	MHA	Other
15th Avenue <i>DESC</i> Interbay	<ul style="list-style-type: none"> Construction of permanent supportive housing (studio apartments) serving individuals who are disabled and experiencing chronic homelessness (0- 50% AMI). On-site supportive services provided. 	105	105		\$14.4M	\$2.2M		\$12.2M
Bellwether Greenwood <i>Bellwether</i> Greenwood	<ul style="list-style-type: none"> Construction of family-focused development in the Greenwood neighborhood in partnership with the Greenwood Boys & Girls Club. Mix of one-, two-, and three-bedroom affordable homes at 50-60% AMI. 	58	58		\$7M	\$2M		\$5M
Dockside <i>Low Income Housing Institute</i> Greenlake	<ul style="list-style-type: none"> Acquisition of 92 affordable housing units, with 70 units designated for permanent supportive housing and 22 units designated for retail/service workers making minimum wage. 	92		92	\$18.1M		\$8.1M	\$10M
Beacon Hill 15th <i>SeaMar Community Health Centers</i> Beacon Hill	<ul style="list-style-type: none"> Acquisition of newly constructed studio apartments serving people who have experienced homelessness, with a focus on Latin(x)(a)(o) and people of color. 	37	37		\$5.5M	\$1M		\$4.5M

Project Name <i>Project Sponsor</i> Neighborhood	Project Description	Restricted Units			Capital Funding (City Only, \$M)			
		Total	Levy	MHA	Total City	Levy	MHA	Other
South Park Family Housing & Office <i>SeaMar Community Health Centers</i> South Park	<ul style="list-style-type: none"> Construction of 78 units in the South Park neighborhood that would provide a mix of studio for formerly homeless individuals, and one-, two-, and three-bedrooms for individuals and families at 30-50% AMI. Off-site services for formerly homeless individuals at SeaMar Community Health Center. 	77		77	\$5.9M		\$400K	\$5.5M
Squire Park Plaza <i>Low Income Housing Institute</i> Central District	<ul style="list-style-type: none"> Acquisition of Squire Park Plaza to preserve existing affordable housing units and update affordability levels to 30-60% AMI. Partnership with New Hope Community Development Institute (NHCDI), a local BIPOC community-based organization that works to minimize displacement and preserve housing affordability. 	60	46		\$5M	\$4M		\$1M
SRM NE Seattle <i>SRM Development</i> North Seattle	<ul style="list-style-type: none"> Construction of workforce housing development focused on affordable homes for working families, with a mix of one- and three-bedrooms at 50-60% AMI. Partnership with Urban League of Metropolitan Seattle. 	206		206	\$20.7M		\$4.3M	\$16.5
Victory Northgate <i>GDM Development LLC</i> Northgate	<ul style="list-style-type: none"> Construction of 190 apartment homes, with 113 units funded by the City to serve individuals and families with children whose incomes are between 50-60% AMI. 	113		113	\$16M		\$16M	

Project Name <i>Project Sponsor</i> Neighborhood	Project Description	Restricted Units			Capital Funding (City Only, \$M)			
		Total	Levy	MHA	Total City	Levy	MHA	Other
WF Northaven <i>Gaard Development</i> Northgate	<ul style="list-style-type: none"> Construction of 89-unit, 7-story building with 36 units funded by the City to be affordable at 60% AMI. Project has an emphasis on multigenerational living in partnership with Northaven Senior Living, adjacent to the property. 	36		36	\$4M		\$4M	\$10M
YWCA 800 E Denny <i>YWCA of Seattle/King County</i> Capitol Hill	<ul style="list-style-type: none"> Acquisition of 91 studio and one-bedroom units of permanent supportive housing for low-income households at risk of or experiencing homelessness. On-site supportive services provided. 	91		91	\$40.2M		\$20M	\$20.2M
Total - New Development		875	246	615	\$137M	\$9.2M	\$52.8 M	\$75M

Table 8: Rental Housing, Reinvestment, and Preservation, 2022

Project Name <i>Project Sponsor</i> Neighborhood	Project Description	Restricted Units			Capital Funding (City Only, \$M)			
		Total	Levy	MHA	Total City	Levy	MHA	Other
Devonshire <i>Community Roots Housing</i> Belltown	<ul style="list-style-type: none"> • Preservation project of 62 affordable units at 30-50% AMI. • Includes comprehensive seismic retrofit, new plumbing and hot water system, updated heating and ventilation systems, replacement windows, new roof, and interior finish improvements. 	62	62		\$7.62M	\$3.23M		\$4.39M
Total - Reinvestment and Preservation		62	62	--	\$7.62 M	\$3.23 M	--	\$14.0 M

Table 9: Rental Housing, Short-Term Financing, 2022

Project Name <i>Project Sponsor</i> Neighborhood	Project Description	Restricted Units			Capital Funding (City Only, \$M)			
		Total	Levy	MHA	Total City	Levy	MHA	Other
FC2 5718 MLK South* <i>Filipino Community of Seattle</i> Beacon Hill	<ul style="list-style-type: none"> • Acquisition of property adjacent to Filipino Community Village to secure land for future development. • 26 affordable family units, including mix of one-, two-, and three-bedrooms at 50-60% AMI. • Supportive services for children, youth, adults, and seniors with culturally and linguistically competent programs. 	26		26	\$2.4M			\$2.4M

Project Name <i>Project Sponsor</i> Neighborhood	Project Description	Restricted Units			Capital Funding (City Only, \$M)			
		Total	Levy	MHA	Total City	Levy	MHA	Other
Alloy <i>SRM Development</i> Queen Anne	<ul style="list-style-type: none"> Acquisition with 48 of the units affordable to households with incomes at or below 60% AMI. 	48		48	\$10.3M		\$10.03M	\$270K
Brooklyn 65 <i>SRM Development</i> Roosevelt	<ul style="list-style-type: none"> Acquisition with 38 of the units affordable to households with incomes at or below 60% AMI. 	38		38	\$3.8M		\$3.7M	\$100K
Luna Apartments <i>SRM Development</i> Roosevelt	<ul style="list-style-type: none"> Acquisition with 60 of the units affordable to households at or below 60% AMI. 	60		60	\$7.4M		\$7.2M	\$200K
Track 66 <i>SRM Development</i> Roosevelt	<ul style="list-style-type: none"> Acquisition of with 64 of the units affordable to households with incomes or below 60% AMI. 	64		64	\$7.8M		\$7.6M	\$200K
Vega <i>SRM Development</i> West Seattle	<ul style="list-style-type: none"> Acquisition with 49 units with rent levels affordable at for households with incomes at or below 60% AMI. 	49		49	\$4.9M		\$4.77M	\$131K
Yale <i>SRM Development</i> Denny	<ul style="list-style-type: none"> Acquisition with 23 units affordable at or below 60% AMI. 	23		23	\$3.7M		\$3.6	\$100K

Project Name <i>Project Sponsor</i> Neighborhood	Project Description	Restricted Units			Capital Funding (City Only, \$M)			
		Total	Levy	MHA	Total City	Levy	MHA	Other
Total – Short-Term Financing		308		308	\$40.3M		\$36.9M	\$3.4M

*Acquisition of this property was a bridge loan made with JumpStart Payroll Expense Tax funds.

Table 10: Homeownership Program, New Development Projects, 2022

Project Name <i>Project Sponsor</i> Location	Project Description	Total Funded Units	Levy Units	MHA Units	Other	Capital Funding (\$M)			
						Total City	Levy	MHA	Other
Columbia City Condos <i>Habitat for Humanity</i> Columbia City	58 resale-restricted, permanently affordable one- and two-bedroom condominium homes for low-income homebuyers.	58	58			\$5.8M	\$5.8M		
7th Ave South Park <i>Habitat for Humanity</i> South Park	30 resale-restricted, permanently affordable two-three- and four-bedroom townhomes for low-income homebuyers.	30		30		\$3.7M		\$3.7M	
3 sites in the Rainier Valley Homeownership Initiative <i>Habitat for Humanity</i> Othello / Columbia City	6 three-bedroom and 1 five-bedroom resale-restricted, permanently affordable homes for low-income homebuyers.	7			7	\$910K			\$910K
Total		95	58	30	7	\$10.5M	\$5.8M	\$3.7M	\$91K

Table 11: Home Repair Program, Loans and Grants, 2022

Type of Assistance	Project Description	Awards Made*	Total Funding	Average Assistance
Loans	Repairs that address critical health, safety, and structural integrity issues. Typical repairs include roof replacements, side sewers, plumbing, and electrical work. 0% interest loans, with option for deferred payment for some borrowers. Homeowners often also receive additional grants for weatherization improvements.	22	\$435,750	\$19,807
Grants	Repairs that address immediate health, safety, and structural integrity issues, and repairs needed to access weatherization grants. Grants are provided to owners unable to access a home repair loan.	19	\$122,656	\$6,456
Total		41	\$558,406	

*The 41 awards shown above supported 40 households, as one household participated in two transactions in 2022.

Table 12: Low-Income Weatherization Program, Completed Single-Family Projects, 2022

Project Name	Owner	Project Description	Units	Funding
Single-Family Home Weatherization	Low-income homeowners citywide	Energy efficiency and indoor air quality upgrades at single-family homes, such as insulation, air sealing, new heating systems, hot water heaters, and bathroom fans Average grant amount: \$18,082	164	\$2,965,457
Single-Family Oil-to-Electric Conversions	Low-income homeowners citywide	Convert single-family homes from oil furnaces to efficient electric heat pump systems	21	\$528,320
Single-Family Weatherization Total			185	\$3,493,777

Table 13: Low-Income Weatherization Program, Completed Multifamily Projects, 2022

Project Name	Owner	Project Description	Units	Funding
Bremer Apartments	Capitol Hill Housing	Boiler replacement, centralized ventilations systems, water heaters and ceiling, wall, and attic insulation.	49	\$242,786
Holden Manor	Delridge Neighborhood Development Association	Domestic Hot Water replacement, ventilation, common area lighting, Ductless Heat Pumps, and window replacement.	10	\$110,415
Delridge Heights	Delridge Neighborhood Development Association	Ductless Heat Pump Repair, ventilation, ceiling insulation, Domestic Hot Water replacement, and window replacement.	12	\$111,359
Views at Madison Apartments	Bellwether Housing	Efficient exterior and common area lighting replacement	96	\$49,128
Jubilee Women’s Center	Jubilee Women’s Center	Heating system replacement, water heater replacement, air sealing, floor, ceiling and wall insulation, pest exclusion, and electrical repairs.	5	\$50,508
Multifamily Weatherization Total			172	\$564,196

IV. Housing Investments Throughout Seattle

The City of Seattle advances equity and equitable development through City location priorities for housing investment. Seattle housing policies direct investments to neighborhoods where low-income residents, including many people of color, face displacement due to rising rents and gentrification. This affordable housing helps sustain cultural communities and enables residents to stay in their neighborhoods the City makes transit and other improvements. Seattle housing policies also direct investments to higher cost areas where many opportunities are available, including schools, transportation, and amenities.

OH prioritizes investments in locations that:

- Provide access to frequent transit.
- Provide access to opportunity.
- Advance equitable development goals and address displacement.
- Serve needs of residents.

In addition, for purposes of investing payment funds from the Mandatory Housing Affordability program, OH considers a project's proximity to areas where development activity has generated payment contributions.

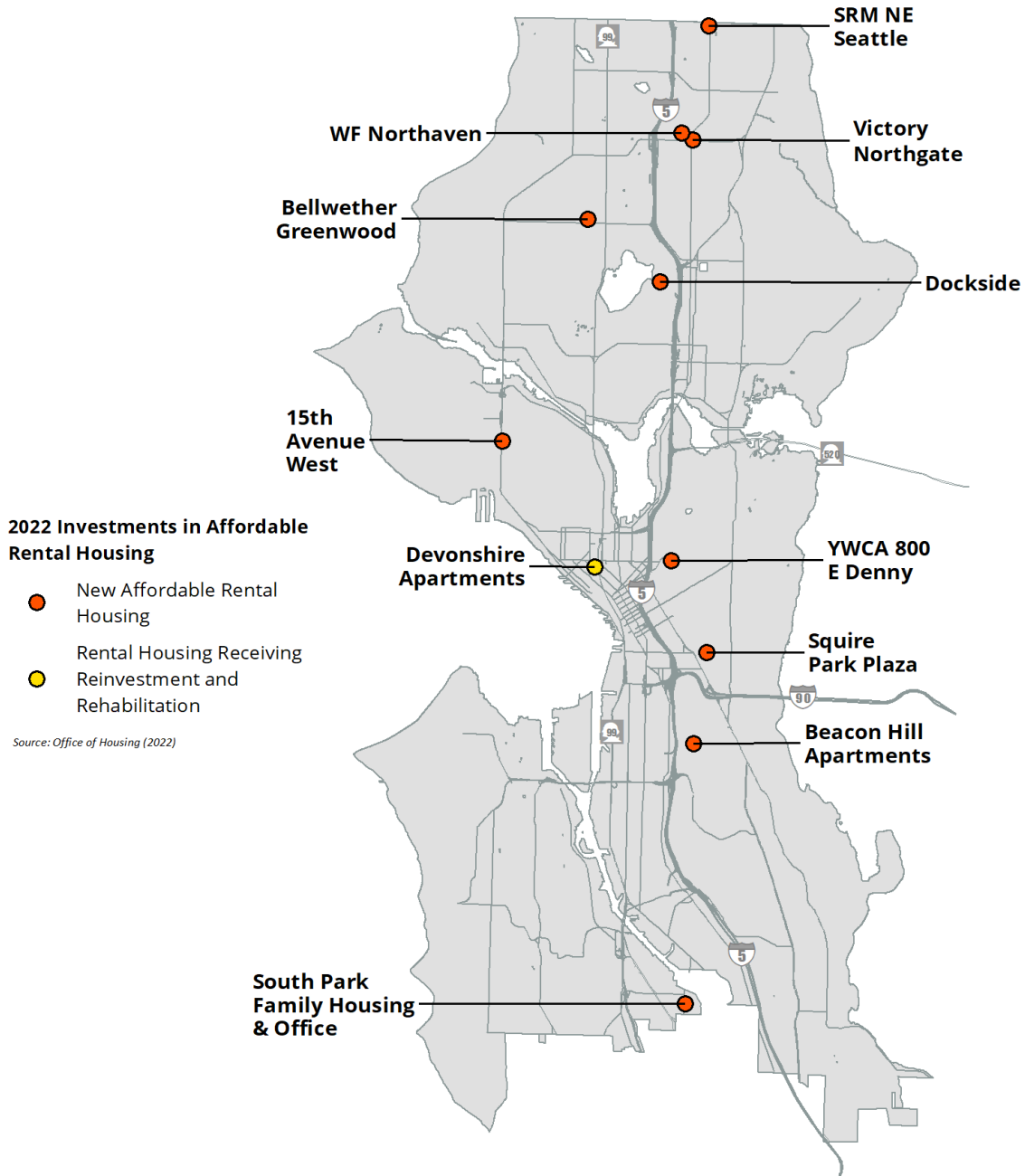
The following maps and table illustrate how the location of OH-funded affordable housing addresses City priorities.

- Map A: Rental Housing Investments
- Map B: Homeownership Investments
- Map C: Location Within Urban Center/Urban Village Boundaries
- Table 14: OH Investments by Urban Center/Urban Village
- Map D: Access to Frequent Transit Service
- Map E: Access to Opportunity Index¹
- Map F: Displacement Risk Index

¹ Maps E-F overlay OH-funded projects on maps produced for the [Office of Planning and Community Development's Growth and Equity Analysis \(May 2016\)](#), which describes the data and methodology used to create the Displacement Risk and Access to Opportunity Indices.

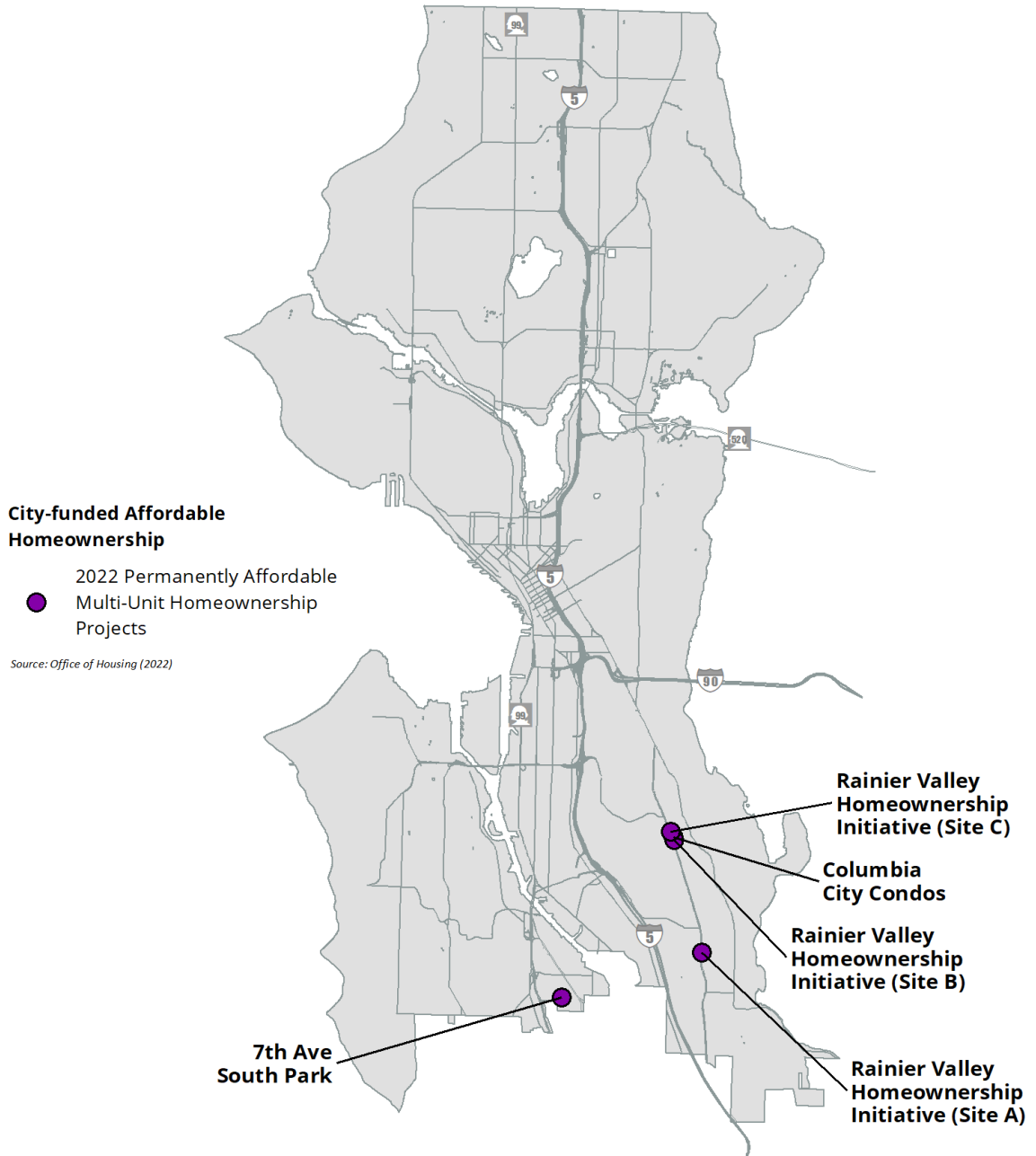
Map A: Rental Housing Investments

OH funds production and preservation of rental housing that will serve low-income Seattle residents for a minimum of 50 years.



Map B: Homeownership Investments

OH creates opportunities for first-time homebuyers through investments in permanently affordable homes as well as down payment assistance loans.



Map C: Location Within Urban Village Boundaries

OH prioritizes investments throughout the city, including in Seattle's most amenity-rich neighborhoods in terms of transit, schools, parks, retail, and other services, in alignment with the City's Urban Village strategy.

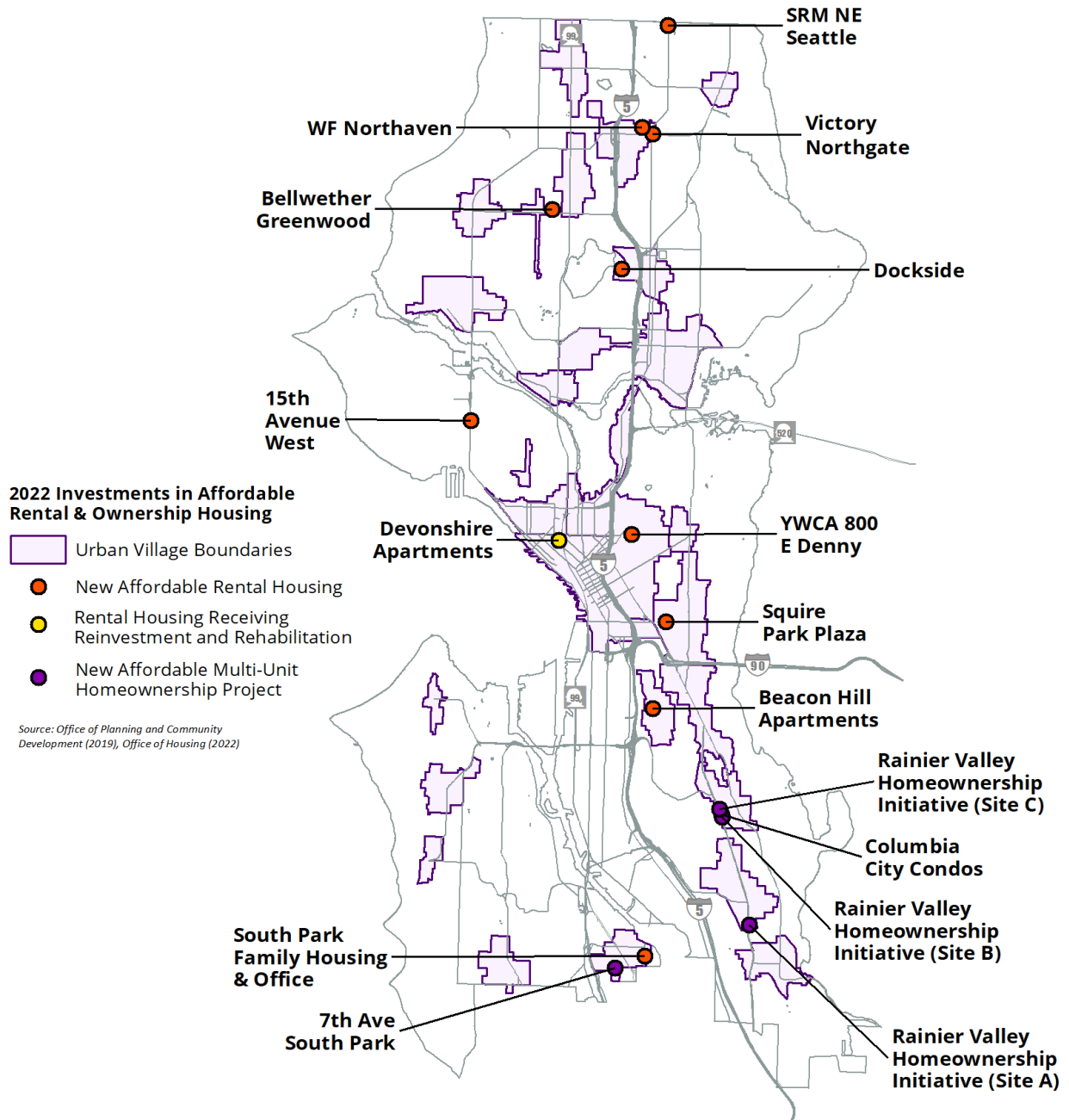


Table 14: OH Investments by Urban Center/Urban Village

For new development of affordable rental and for-sale housing

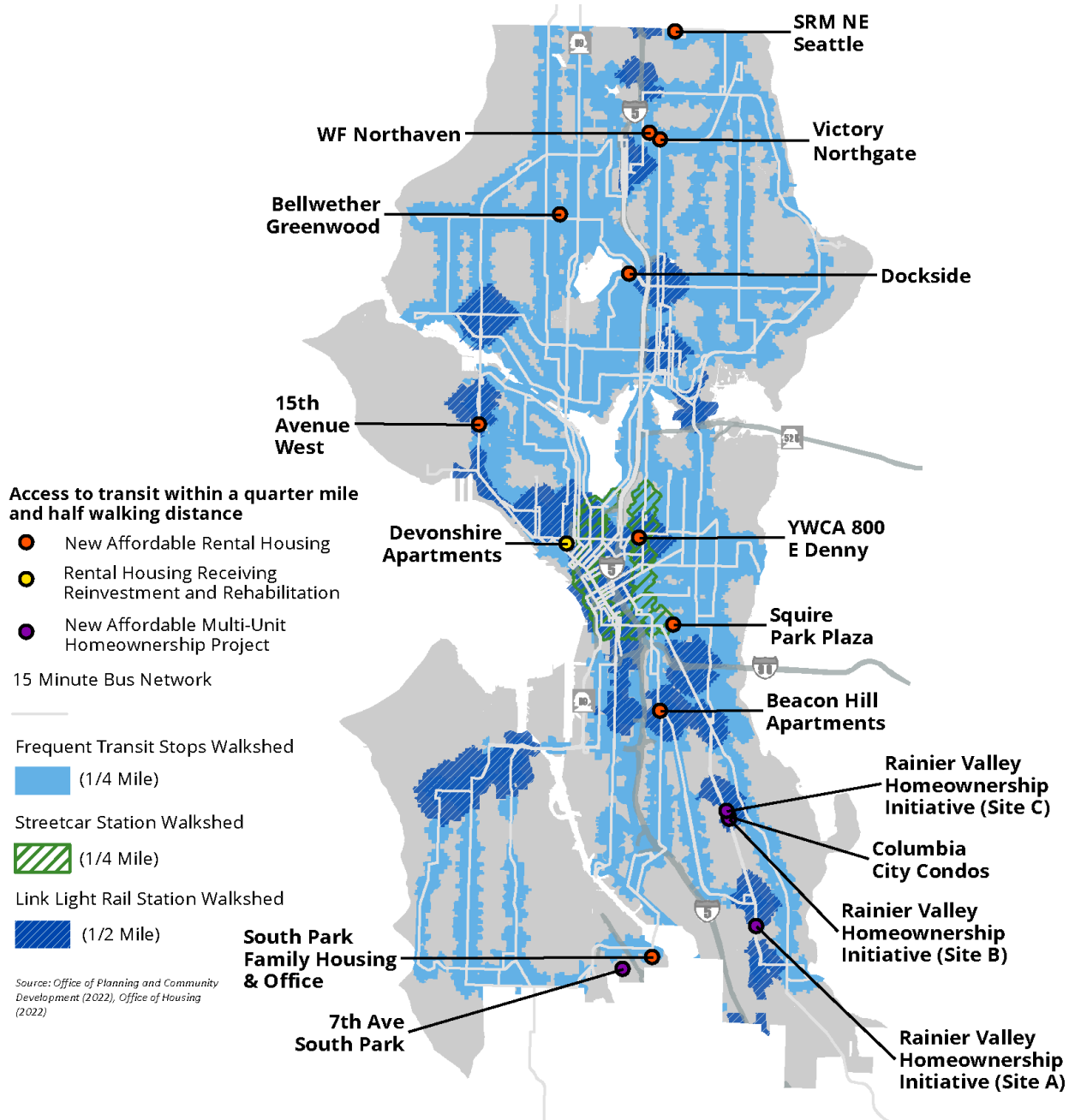
Urban Center and Urban Village Groupings ¹	Projects Funded in 2022		
	Project Name(s)	Funded Units	Total City \$M
12th Avenue, Capitol Hill, Eastlake, First Hill	YWCA 800 E Denny (91 rental) Capitol View (13 for-sale) Olympic Ridge (17 for-sale)	91 rental 30 for-sale	\$40.3M rental \$3.06 for-sale
23rd & Union-Jackson, Madison-Miller			
Admiral, Morgan Junction, South Park, West Seattle Junction, Westwood-Highland Park	South Park Family Housing & Office (77 rental) Trenton Townhomes (4 for-sale) 7th Ave South Park (30 for-sale) Highland Terrace (12 for-sale)	77 rental 46 for-sale	\$5.9M rental \$5.6M for-sale
Aurora-Licton Springs, Bitter Lake Village			
Ballard, Crown Hill, Greenwood-Phinney Ridge	Bellwether Greenwood (58 rental)	58 rental	\$7M rental
Belltown, Chinatown-ID, Commercial Core, Denny Triangle, Pioneer Square	Squire Park Plaza (60 rental)	60 rental	\$5M rental
Columbia City, Mt. Baker, North Beacon Hill, Othello, Rainier Beach	Beacon Hill 15th (37 rental) 3 sites in Rainier Valley Homeownership Initiative (6 for-sale) Columbia City Condos (58 for-sale) Corvidae (2 for-sale) U-Lex at Othello Square (68 for-sale)	37 rental 132 for-sale	\$5.5M rental \$13.1M for-sale
Fremont, Green Lake, Wallingford	Dockside (92 rental)	92 rental	\$18.1M Rental
Lake City, Northgate	SRM NE Seattle (206 rental) Victory Northgate (113 rental) WF Northaven (89 rental) Lake City Townhomes (8 for-sale)	408 rental 8 for-sale	\$40.1M Rental \$1.76M for-sale
Queen Anne, Uptown	DESC Interbay House (105 rental)	105 rental	\$14.4M Rental
Ravenna, Roosevelt, University District			

South Lake Union			
Total		928 rental 216 for-sale	\$137M rental \$23.5M for-sale

¹ These geographic areas are defined in the Council-adopted Housing Funding Policies. Investments made outside urban center and urban village boundaries are grouped with the nearest urban center or village.

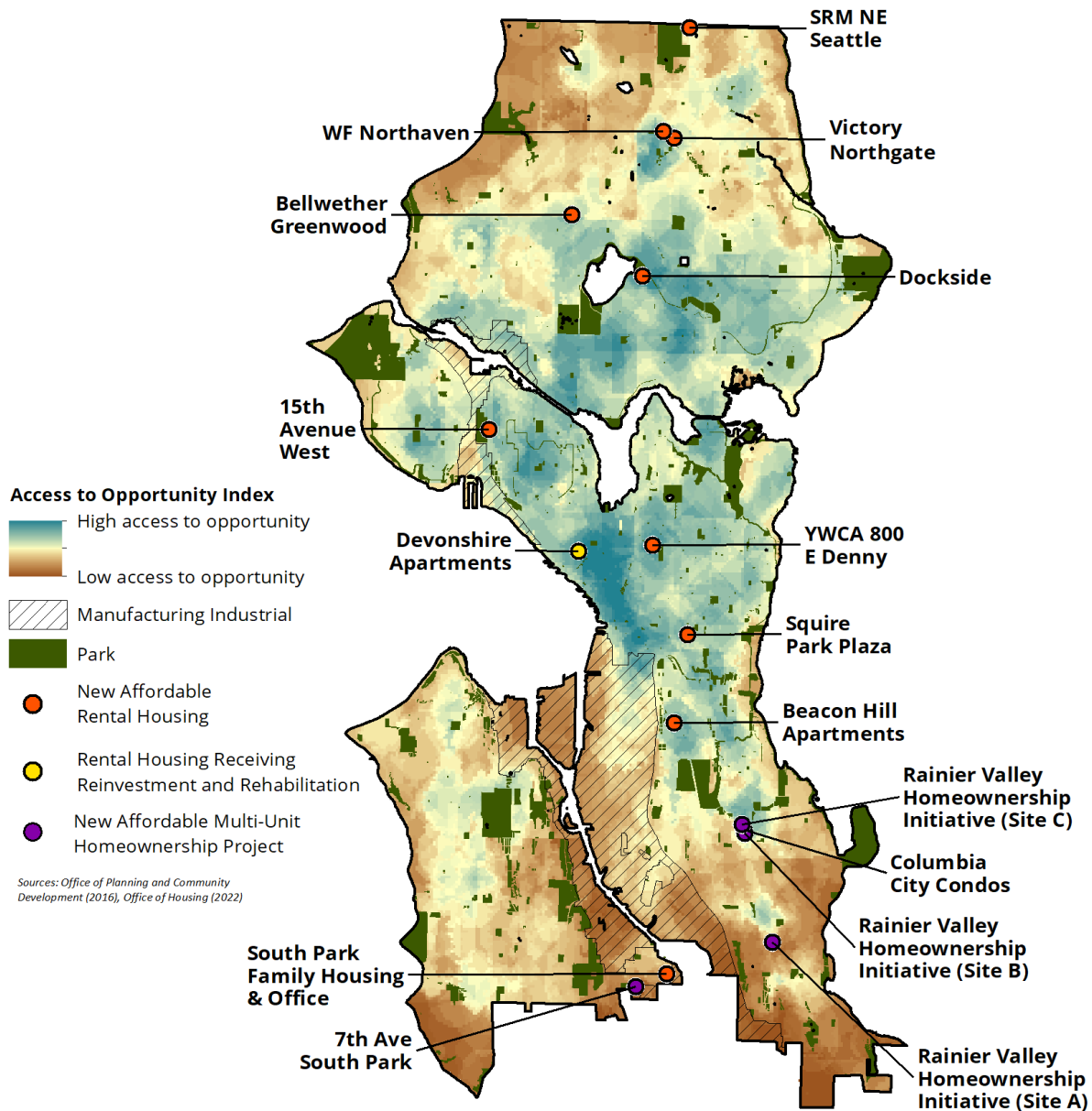
Map D: Access to Frequent Transit Service

Access to transit is a priority for all OH investments, as transportation costs are second only to housing costs for most low-income households and many low-income households do not own a car. OH particularly prioritizes locations near high-capacity transit and light rail station areas, both existing and planned.



Map E: Access to Opportunity Index²

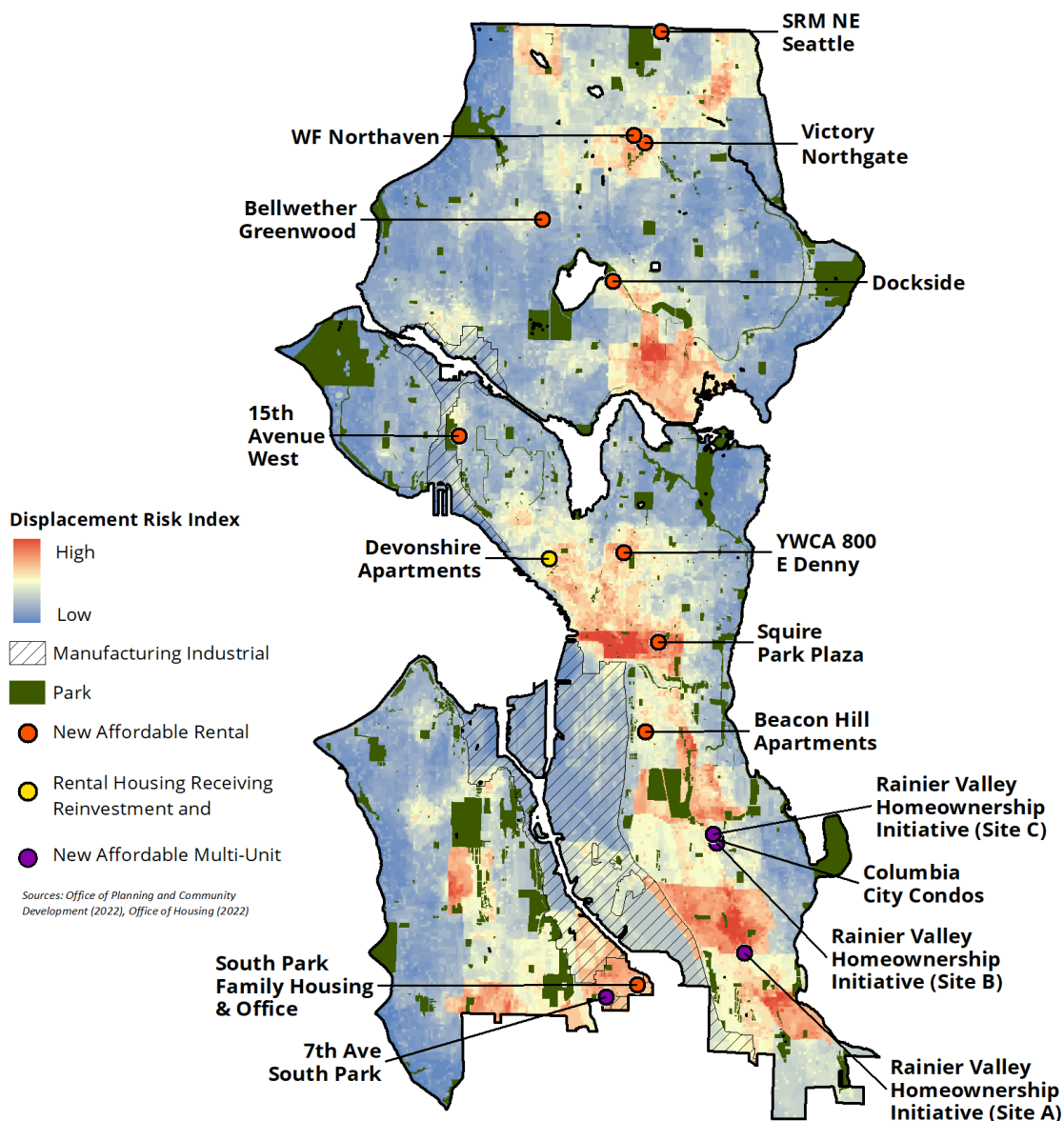
OH prioritizes investments in locations that afford low-income residents the greatest access to opportunities such as jobs, quality education, parks and open space, and services.



² “The Access to Opportunity Index considers marginalized populations’ access to key determinants of social, economic, and physical well-being. (...) The access to opportunity index includes measures related to education, economic opportunity, transit, civic infrastructure, and public health”. Office of Planning and Community Development “Growth and Equity Analysis” Report (May 2016)

Map F: Displacement Risk Index³

OH prioritizes locations that support community development investments in low-income communities, including neighborhoods where marginalized groups have historic roots or access to culturally relevant business and services, and locations where low-income residents have a high risk of displacement.

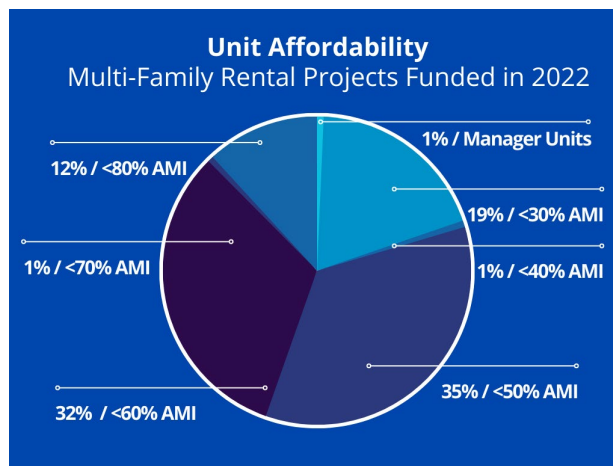


³ “The Displacement Risk Index focuses on both physical (direct) and economic and cultural (indirect) displacement that affects marginalized populations. By combining data on vulnerability, amenities, development potential, and rents, the displacement risk index identifies areas where displacement of marginalized populations may be more likely”. Office of Planning and Community Development “Growth and Equity Analysis” Report (May 2016)

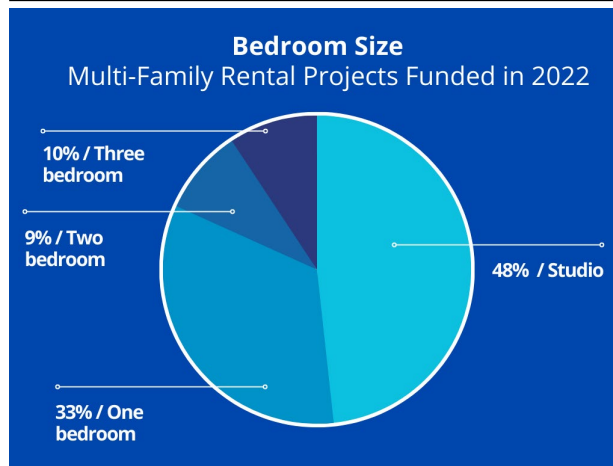
V. New Rental Housing Funded in 2022: Funding Priorities & Characteristics

New rental housing projects funded in 2022 include both population-specific housing and buildings that are open to any income-eligible resident. The projects serve the range of populations prioritized in the OH Housing Funding Policies adopted by City Council. Projects sponsored by organizations grounded in Black, Indigenous, and People of Color (BIPOC) communities also reflect Citywide racial equity goals.

- Homeless individuals and families:** Five buildings will provide 335 apartments serving people experiencing homelessness, with varying levels of on-site supportive services offered.
- Low wage working families and individuals:** Ten buildings for future affordable housing development will provide 928 apartments to serve a range of household incomes and family types.
- Seniors:** One project at Northaven Senior Living will develop 89 affordable homes to support a multi-generational campus that includes a daycare program where senior residents can participate.
- Support for project sponsors grounded in BIPOC communities:** Of the nine development sponsors supported through 2022 investments in new rental housing development, two are explicitly rooted in, led by, and serve communities of color. Community Roots Housing and Sea Mar Community Health Centers are deeply embedded in the communities they serve and are committed to providing culturally specific housing and services that are responsive to their communities' unique needs. Another two development sponsors—Low Income



Over 50% of the units funded by the Office of Housing support an Area Median Income (AMI) of less than 50%, or \$45,300 for a single-person household.



Access to one-bedroom+ units for low wage working families is essential to their health and well-being, particularly for families living in multigenerational arrangements.

Housing Institute and YWCA Seattle/King/Snohomish—are led at the highest level by people of color.

VI. Demographics of Households Served, by Program

Rental Housing

In 2021, the year of the latest available data⁴, there were 15,161 OH-funded affordable apartments in operation. This number includes apartments that were newly placed in service in 2021, and thus had not been in operation for a full year at the time of data collection. This housing served 16,038 resident households over the course of the year.

- **Race / ethnicity:** 67% of households reporting demographic information (89% of total households served) are led by a person of color; 10% of all households served are led by an individual who identified as Hispanic.
- **Low-Income households:**
 - 74% Extremely Low-Income (up to 30% AMI)
 - 18% Very Low-Income (31% - 50% AMI)
 - 8% Low-Income/Moderate Income (51% - 80% AMI)

Race/Ethnicity of
Renter Households, 2021
Percentages are based on the number
of households reporting
(14,824 – 92% of total)

- 43% White
- 35% Black/ African American
- 13% Asian/ Pacific Islander
- 4% American Indian/ Alaska Native
- 5% Multiracial

Hispanic Renter Households, 2021
Percentage is based on the total
number of households (16,038)

- 10% Hispanic
- 90% Not Hispanic

Selected 2022 Income Levels*			
AMI = Area Median Income			
	30% AMI	50% AMI	60%AMI
Single Person	\$27,200	\$45,300	\$54,350
3-person Household	\$34,950	\$58,250	\$69,900

* These limits apply to City-funded renter-occupied housing units only.

⁴ The Office of Housing imports racial and demographic information from a web based annual reporting application that is administered by the Washington State Housing Finance Commission. Data are available only for households residing in units where the Commission or the State Housing Trust Fund joined the Office of Housing as a capital funder.

Homebuyer Assistance

OH has provided purchase assistance for first-time homebuyers since the early 1990's, using Housing Levy proceeds, federal grants, and other fund sources. Households with incomes up to 80% AMI are eligible, although some homeownership development organizations choose to serve a lower-income population. In recent years, OH has increasingly funded the development of new permanently affordable for-sale housing, which is available at an affordable price upon initial sale and resale for eligible home buyers for at least 50 years.

Race/Ethnicity of Homebuyer Households 2013 - 2022

- 50% White
- 17% Asian/ Pacific Islander
- 20% Black/ African American
- 6% Hispanic
- 3% Multiracial
- 2% American Indian/ Alaska Native

Home purchase assistance promotes more diverse and equitable neighborhoods, and provides opportunity for households with lower incomes, and for racial and ethnic groups with lower rates of homeownership, to access greater housing stability and build intergenerational wealth. Demographic data is based on 256 homebuyers assisted over the course of the past 10 years. Home purchase assistance has been provided to:

Race / ethnicity: 48% of homebuyers reporting demographic data identified as people of color or of Hispanic ethnicity

Low-income households:

- 44% Very Low-Income and Low-Income (31% - 60% AMI)
- 56% Low-Income/Moderate Income (61% - 80% AMI)

Home Repair

The Home Repair program assists low-income homeowners to make critical repairs that address safety concerns or threats to the physical condition of their homes. The program also acts as an important anti-displacement tool, enabling low-income homeowners to stay in their homes even in the face of a cracked side sewer or a failing roof. Forms of financial aid include loans to homeowners with incomes up to 80% AMI and grants to homeowners with incomes up to 50% AMI.

In 2022, the program provided 22 loans and 19 grants to 40 homeowners (one household participated in two transactions).

- **Race / ethnicity:** 46% of those homeowners reporting demographic data identified as people of color or of Hispanic ethnicity.
- **Low-income households:**
 - 61% Extremely Low-Income (up to 30% AMI)
 - 34% Very Low-Income (31% - 50% AMI)
 - 0% Low-Income (51% - 60% AMI)
 - 5% Low-Income/Moderate Income (61% - 80% AMI)

Race/Ethnicity
of Reporting Homeowners
Receiving Home Repair Grants
and Loans, 2022

- 54% White
- 2.5% Asian/ Pacific Islander
- 28% Black/ African American
- 2.5% Hispanic
- 13% Multiracial

Weatherization Grants

The Weatherization Program provides grants for energy conservation and indoor air quality improvements, resulting in lower energy bills and healthier homes. Assistance is available for low-income homeowners up to 80% AMI. In rental housing at least half the residents must be low-income, generally up to 60% AMI. Household eligibility requirements and allowable uses of funds vary somewhat depending on the fund source used. Demographic data of households served is reported for buildings that passed inspections in 2022 but not necessarily reaching the point of project completion.

Multifamily Homes

Program investments in multifamily buildings orient primarily to subsidized housing properties, including buildings owned and operated by nonprofit or other mission-driven housing providers, Seattle Housing Authority, and King County Housing Authority. These investments improve residents' living conditions, reduce operating costs for housing providers, and help preserve the buildings for the long-term.

Demographic analysis reflects data for approximately 2,042 renter households:

- **People of Color:** 56% of reporting households
- **Low-income households** (84 Households did not report):
 - 83% Extremely Low-Income (up to 30% AMI)
 - 3% Very Low-Income (31% - 50% AMI)
 - 2% Low-Income (51% - 60% AMI)
 - 8% Low-Income/Moderate Income (61% - 80% AMI)

Single Family Homes

In 2022, OH staff inspected and approved energy efficiency and health and safety upgrades at 136 single family homes, most of which were owner-occupied. Residents of these homes, all of whom were low-income, benefit from improved health and quality of life, lower utility bills, and home upgrades that will improve the durability and sustainability of their homes.

Demographic analysis reflects data for approximately 52 single-family households:

- **People of color:** 50% of reporting households
- **Low-income households** (8 households did not report):
 - 44% Extremely Low-Income (up to 30% AMI)
 - 16% Very Low-Income (31% - 50% AMI)
 - 14% Low-Income (51% - 60% AMI)
 - 23% Low-Income/Moderate Income (61% - 80% AMI).

Race/Ethnicity
Residents of Multifamily Homes
receiving Weatherization Grants
1,995 reporting households, 2022

- 52% White
- 39% Black/ African American
- 13% Asian/ Pacific Islander
- 1% Hispanic
- 1% Multiracial
- 2% American Indian/Alaskan Native

Race/Ethnicity
Residents of Single-Family Homes
receiving Weatherization Grants
128 households reporting, 2022

- 59% White
- 12% Black/ African American
- 19% Asian/ Pacific Islander
- 2% Hispanic
- 1% Multiracial
- 1% American Indian/Alaskan Native

More Information

For more information, contact the City of Seattle Office of Housing or visit seattle.gov/housing.

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