



A Letter from the Mayor

Affordable housing is one of our city’s greatest challenges this year, and also one of my greatest priorities. The 2015 Housing Affordability and Livability Agenda, including the renewal of the Housing Levy, is part of my comprehensive strategy to ensure people of all incomes have the opportunity to live where they work. These efforts build on the already great work of the Office of Housing, which has supported affordable housing through its many programs for more than 35 years. It is a record of success that we should feel proud of as a community and take some time to celebrate. At the same time, we need to continue to find more ways to make our community a place welcome to residents of all incomes and backgrounds. I welcome your input as we seek new solutions to this important issue.



Seattle Office of Housing

IMPACT

3,095 Homes Across Seattle in 2015

The Seattle Office of Housing supports low-income households through a variety of affordable housing programs. In 2015 the Office of Housing supported 3,095 families throughout the city. The Seattle Housing Levy and other City sources fund the Rental Housing Program and the Homeownership Program, providing loans to affordable rental housing providers and first-time homebuyers. Private developers contribute to affordable housing through the Multifamily Tax Exemption and Incentive Zoning Programs. And low-income homeowners improve their homes and save energy through the HomeWise Weatherization and Home Repair Loan Programs.

Housing Resources

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

Renter Resources

HousingSearchNW.org	877.428.8844
Seattle Housing Authority	206.239.1500
Tenants Union Tenants Rights Hotline	206.723.0500
Solid Ground Tenant Services Hotline	206.694.6767

Homeowner Resources

HomeWise Weatherization	206.684.0244
Home Repair Loan Program	206.684.0458
Minor Home Repair Program	206.448.5751
WA Homeownership Resource Center	877.894.4663
Northwest Justice Project	206.464.1519
Project Share	206.684.3000

Home Buyer Resources

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

Other Resources

Utility Discount Program	206.684.0268
Financial Empowerment Centers	206.923.6555
Mayor’s Office for Senior Citizens	206.684.0500
Property & Building Complaints	206.615.0808
Meals Partnership Coalition	206.922.2015
Crisis Clinic (211)	2-1-1

For website links and more resources, visit www.seattle.gov/housing or call 206.684.0721.



Seattle Office of Housing



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Seattle Office of Housing

2015 Report to the Community

2015 by the Numbers



924 Affordable Apartments Funded
A record number of affordable homes were funded in 2015, twice as many as previous years.



575 Homes Weatherized for Free
The HomeWise Program served 71 more homes than 2014, lowering energy bills and increasing comfort for hundreds of low-income homeowners.



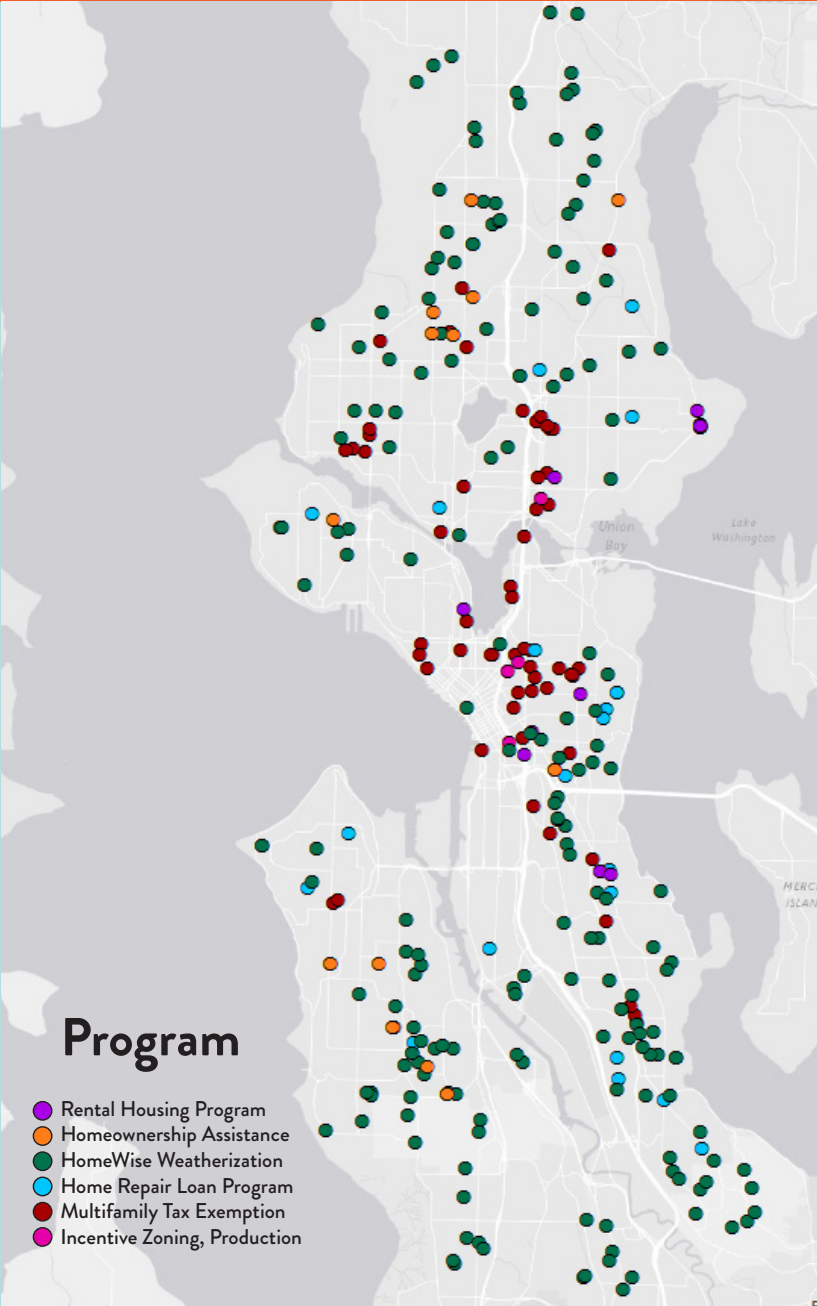
1,434 New Reduced-Rent Apartments
A record number of affordable homes opened through the Multifamily Tax Exemption, and the program was renewed and expanded throughout Seattle.



\$23.8 Million from Incentive Zoning
Zoning incentives generated a record \$23.8 million in housing payments and 122 affordable homes in new buildings, promoting affordability as we grow.



40 Homeowners Assisted
25 existing home owners received critical home repairs so they could stay in their homes, and 15 lower-income families purchased their first homes.



Program

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



Clarissa

Bridges on 11th - Multifamily Tax Exemption

Rents have risen more than 30% in the last five years, causing stress on many people in Seattle. Having an affordable home with predictable rent is essential for families to succeed. “I work at least 60 hours a week in order to provide a great home for my young daughter,” said Clarissa, an educator who rents in the University District. “Luckily, my building participates in the MFTE program, giving me the peace of mind to know that my rent isn’t going to go up. I can raise my daughter knowing that I can budget for rent and keep our home for years to come.”



Yaminah

Parker Apartments - Bellwether Housing

Yaminah has a plan. A single mother of three, she is finalizing her PhD in curriculum and instruction, working full-time as a teaching coach for childcare centers, and saving for a down payment. “I want to make sure my kids have a safe place, a roof over their head.” After leaving an abusive relationship, Yaminah found out her son had autism. She needed an affordable home, and applied to move to the Parker Apartments on Queen Anne near a school for special needs students. Her goal is to establish herself, build her career, and create a stable home for her children. Having an affordable home as a base makes this all possible.



Bjornstroms

Kebero Court- Seattle Housing Authority

After the loss of their family home, the Bjornstroms dealt with housing instability for three years as they waited for affordable housing to open up. “There was no way we could have afforded housing,” said Ruth. Luckily they found a new home with Seattle Housing Authority at Kebero Court, where three generations now have the security of a roof over their head. “Having the housing is like a safety net because if you lose your job, it is based on your income. It feels good you’re not going to be put out.” Plus they have support from their neighbors. “We’re a tight knit community,” says Ruth. “Everyone looks out for each other’s kids.”



Cleveland

Cheryl Chow Court- LIHI

Cleveland left an abusive home as a teen and began a life on the streets. “It was like I was searching for myself,” he says. He ended up down by Pioneer Square where some nights it was so cold he couldn’t sleep. But people believed in him and now he has his own place at Cheryl Chow Court in Ballard. “I got my own keys. I got a place to lay my head. I can sleep at night without worrying about being harmed.” As a writer he brings his experience to the page, and to others experiencing hopelessness and homelessness. “I’m trying to pass forward today, to help other people,” he says. “I want to let kids know they can get past this.”



Pearlie

Home Repair Loans - Central District

Pearlie has lived in her Central District house for 46 years and raised her three children there. She has seen a lot of changes, but is still committed to staying in and being a part of her community. As a fixed-income senior, she needed a little help when her roof started leaking, so she reached out to the Home Repair Loan Program. If she hadn’t received the 3% loan from the City, she would have had to cut into her limited income, leaving little left for food and other expenses. “I think it is the best thing that could have happened to me,” Pearlle says. “Where there is a will, there’s a way.”



Al

Haines Apartments - Capitol Hill Housing

Al has spent his working life in service to others, caring for people suffering from AIDS and managing affordable apartments. As a low-income senior, he ended up needing the same housing he had supported for so long. Luckily, City funds helped preserve the Haines Apartments on Capitol Hill, locking in the affordability of these 30 homes for another 50 years. Rather than being sold on the market, this building is now providing affordable apartments for seniors so that they can be near the services and community they need. “It’s not just being homeless, it’s your mental health, it’s your physical health, it’s everything. It’s all connected to having a roof over your head.”



Elijah

Valor Apts - Community Psychiatric Clinic

Elijah, a veteran, moved to Seattle to be near his grandchildren after his building was sold in Cincinnati. In the high rent market of Seattle, he quickly found himself without a home and found shelter in the Union Gospel Mission. Case managers got him connected to DESC for transitional housing, which provided temporary security. Then a spot opened up at the new Valor Apartments in Lake City, a small building that provides permanent homes for veterans experiencing homelessness. Now he has the peace that comes with a home of your own. “I’m glad to get some sort of stability,” he says, “I don’t want to burden anybody.” And he’s able to watch his grandkids from time to time and share in their life.



Renee

HomeWise Weatherization - Haller Lake

Renee is a woman on a mission: to get others in her neighborhood to sign up for free weatherization services through the City’s HomeWise program. After spending years couch surfing in unsafe shared housing and sleeping in the 7 Eleven doorway while dealing with medical issues, she found a run-down mobile home she could afford. But it needed a lot of work. Then she heard of the HomeWise program. “They made a brand new home for me,” she says. But it gave her more than a warm and efficient home. “They made me feel like a whole new person again; like I deserve a place to live. I wouldn’t be able to live here if I didn’t have that work from HomeWise,” she shared. “Older people on fixed incomes need this to survive.”