



Rental Housing Program

The Rental Housing Program provides affordable housing for low-income seniors, formerly homeless individuals and families, and people with disabilities in Seattle. In 2012, the Office of Housing:

- funded the production of 508 new units in eight projects utilizing \$26.7 million in Seattle Housing Levy and other sources;
- provided bridge loans to three nonprofit organizations to purchase three properties and maintain affordable rents for 152 units; and
- preserved two previously funded projects through \$2.7 million used for critical repairs.

Incentive Programs

Multifamily Tax Exemption: The MFTE Program provides property tax exemptions to residential developers who include 20% affordable units in their projects for up to 12 years. In 2012, OH approved 36 projects with 769 units affordable to households with incomes up to 65 to 85% of area median income.

Incentive Zoning: OH administers the housing element of Seattle's Incentive Zoning programs. In 2012, private developers committed to incorporate 42 affordable units in seven new multifamily projects, taking advantage of additional development capacity provided under incentive zoning. In addition, almost \$3 million in prior-year developer contributions were awarded to nonprofit housing developers as part of the Rental Housing Program.



2009 Seattle Housing Levy

The Office of Housing manages the \$145 million 2009 Seattle Housing Levy, an investment by residents in Seattle to support affordable housing. In 2012, 508 affordable apartments were funded in eight projects and two existing buildings received funding for important capital improvements. The Office of Housing made four short-term loans totaling \$7.8 million in Levy and other City funds enabling sponsors to acquire and preserve affordable rental and ownership housing. These loans are made through the Acquisition and Opportunity Loan Program, which has now met its goal for the Levy. OH made its first Operating and Maintenance Program funding award through the 2009 Levy, enabling housing with extremely low-income residents to be well maintained and financially viable. In addition, Levy loans assisted 19 first-time homebuyers and the Rental Assistance Program helped 554 households who were at risk of homelessness maintain stable housing.

Homeownership Program

Many families struggle to purchase their first home. The Office of Housing offers no- or low-interest down payment assistance loans to qualified aspiring homeowners. In 2012, OH provided over \$1.7 million in loans to help 50 residents achieve their dream of homeownership. In 2012, OH also awarded \$1.3 million to lending programs that will assist about 33 additional buyers in the coming months, and \$1.2 million to purchase 20 bank-owned foreclosed homes for rehabilitation and resale to eligible buyers through a community land trust.

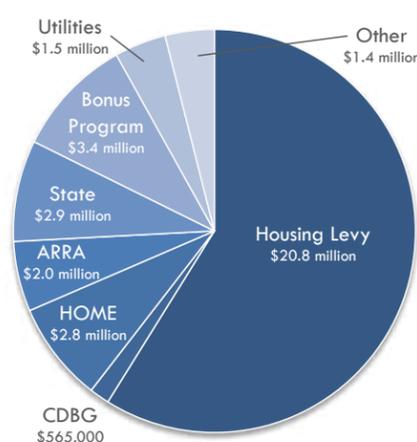
HomeWise

Weatherization: In 2012, the Office of Housing weatherized 1148 homes, 191 single-family homes (4 units or less) and 957 units in 22 multifamily buildings. OH used over \$6.3 million, supporting more than 20 local contractor firms in 2012.

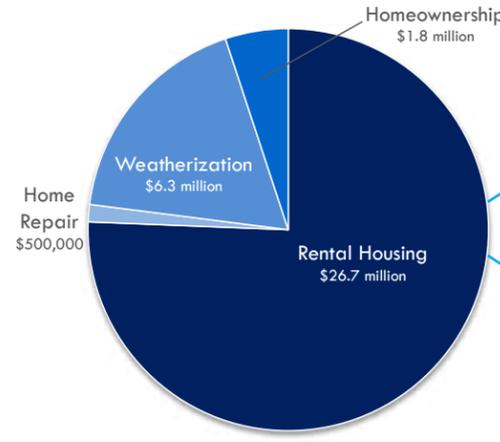
Home Repair Loan Program: In 2012, the Office of Housing closed 30 loans for low-income home owners, helping them complete essential repairs to their house. In all, nearly \$500,000 was provided in no- to low-interest loans for projects such as roof repair, water line replacement, window replacement and structural repair.



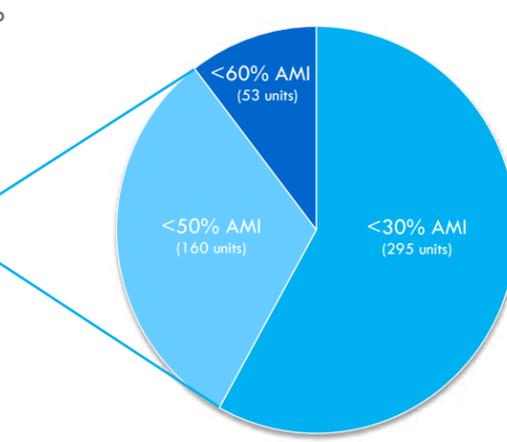
Funding Sources, All Programs



Spending by Program



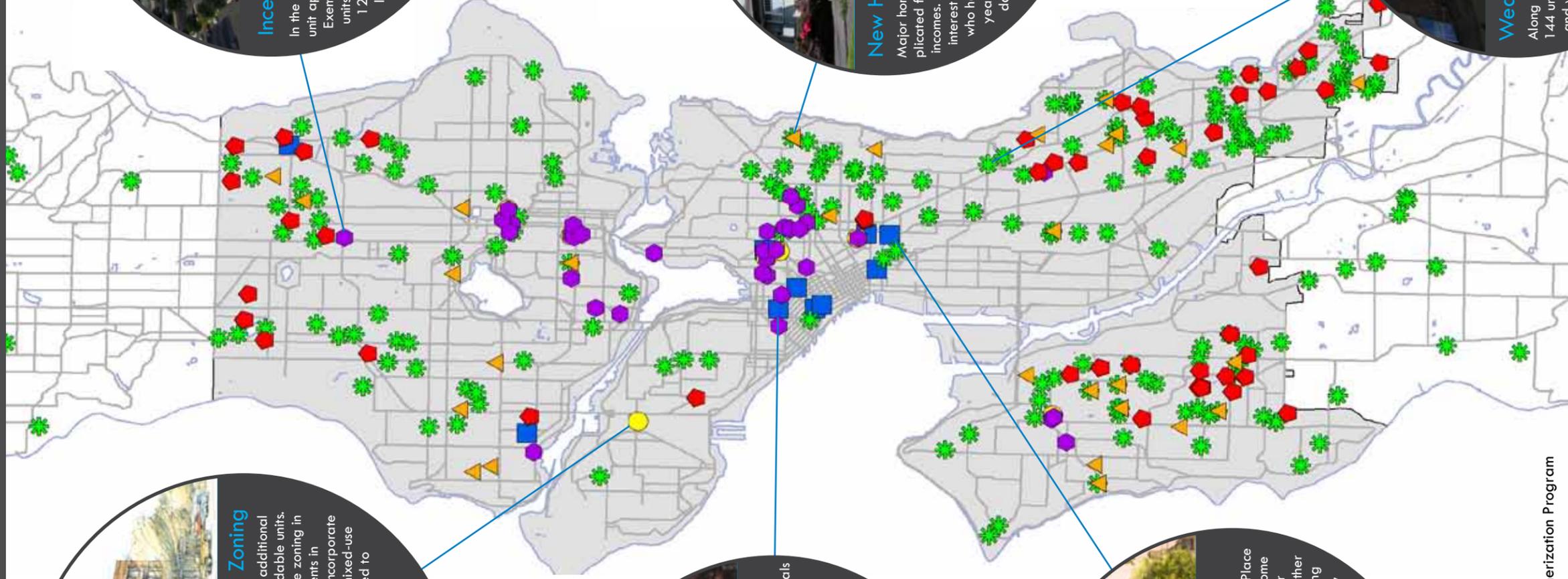
Rental Housing by Affordability



NOTES: Federal sources: American Recovery and Reinvestment Act (ARRA), HOME Investment Partnerships (HOME), and Community Development Block Grant (CDBG). State sources: Washington State Department of Commerce. Local sources: Seattle Housing Levies (1986, 1995, 2002, 2009), Commercial Bonus Program, Utilities (Seattle City Light, Puget Sound Energy).

NOTES: Affordability determined by Area Median Income (AMI) of households. 30% AMI for a single person is \$18,200 or \$23,400 for a three-person family. 60% AMI for a single person is \$36,420 or \$46,860 for a three-person family.

2012 PROJECTS



Improving Affordability Through Zoning

The land use code enables developers to achieve additional development floor area when they provide affordable units. In 2012, the first wave of projects using incentive zoning in mid-rise zones began, including Slate Apartments in Interbay. This new private development will incorporate approximately 20 affordable units into a mixed-use project with 236 total units, and is expected to be completed in mid-2013.

Incentivizing Mixed Income Housing

In the Northgate Urban Village, one developer of a 265-unit apartment building participated in the Multifamily Tax Exemption program, providing 54 affordable on-site units in exchange for a property tax break for up to 12 years. The 525 NE Northgate Way project is also located near shopping, transit, and many other services, reducing household costs and increasing overall affordability.

Helping House Families

Providing stable housing for homeless families and individuals is a key priority of the Office of Housing. The Compass on Dexter project will provide 72 one- to three-bedroom units for families who are homeless or at risk of homelessness. Having a safe place to call home helps people succeed in school and on the job, improves people's health and well-being and sets families up for better financial stability.

New Hope for an Old House

Major home repairs are expensive, overwhelming and complicated for many people, especially seniors on fixed incomes. The Home Repair Loan Program offers no- or low-interest loans to qualified homeowners, like Katherine, who has lived in the Madrona neighborhood for 45 years. She had no running water and water damage from a leaking roof. Now she has a rebuilt room, a new water line, painted exterior, and new windows.

In-City and Affordable

On the edge of the International District, Hirabayashi Place is a new building providing 85 apartments for low-income working families and individuals. This housing is key for many workers who have found it difficult to afford other housing options within the City limits. Thanks to funding from the 2009 Housing Levy, among other sources, Hirabayashi offers an alternative that keeps housing costs at a reasonable size for families with low to moderate incomes.

Weatherizing Brings Warmth

Along Rainier Avenue at the Mt. Baker Village Apartments, 144 units across nine buildings received energy efficiency and weatherization upgrades from the Office of Housing's HomeWise Program. Operated by the Mt. Baker Housing Association, these affordable apartments serving low-income households, now have ductless heat pumps, efficient lighting, insulated pipes, air sealing, and more.

Project Types*

- Rental Housing Program
- Multifamily Tax Exemption
- Incentive Zoning Program
- ✱ Weatherization Program
- ▲ Home Repair Loan Program
- ◆ Homeownership Program

* For an explanation of projects included on this map, see 2012 Accomplishments on back. A portion of funding for the Weatherization Program comes from Seattle City Light, and covers their entire service area, which goes beyond Seattle city limits.

For More Information

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