

Housing Levy Impact

2010 REPORT OF ACCOMPLISHMENTS

Proposed Levy A&F Plan 2012-2013

Seattle Office of Housing

Seattle Department of Human Services

2009 Seattle Housing Levy

\$145 million, 7-year Levy

- Affordable rental housing:
 - seniors and people with disabilities
 - homeless families and individuals
 - people working in lower-wage jobs
- Homeownership opportunity for first-time buyers
- Rental assistance to prevent homelessness (beginning in 2012)

2010 Funding Summary

Three Levy programs awarding funds:

- Rental Production & Preservation: \$14.7m
- Acquisition & Opportunity Loans: \$2.3m
- Homebuyer Assistance: \$1.2m

Two programs did not allocate funds:

- Operating & Maintenance: \$1.2m annually, awarded as projects reach completion/operation
- Rental Assistance: begins in 2012

Rental Production & Preservation

2010 Funding

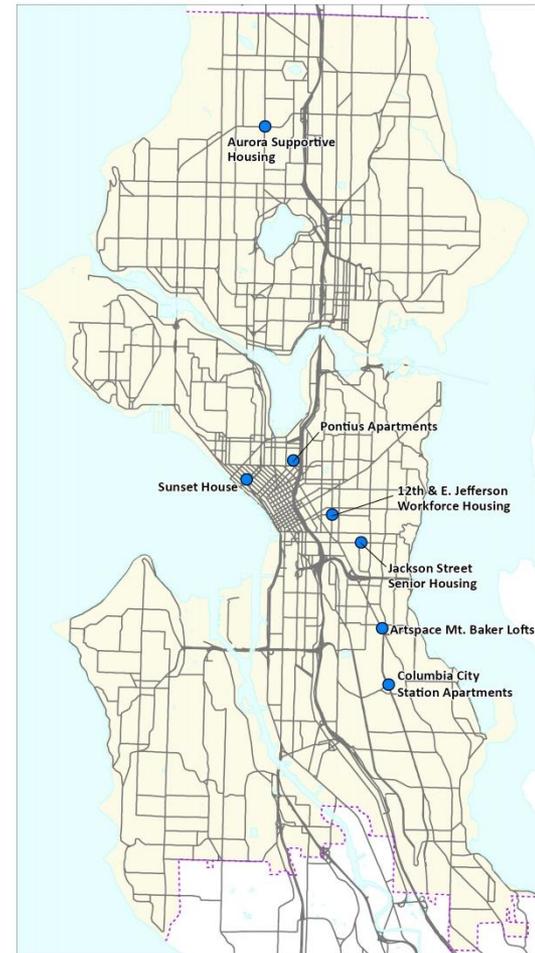
- Seven housing developments
- 449 units

\$14.7m Housing Levy

\$5.8m other City housing funds

\$4.00 of other capital funding for
each \$1.00 of City funds

62% of Levy funding supports
housing below 30% AMI



Rental Production & Preservation

Funded projects address rental housing priorities:

- Homeless families, individuals and youth
 - Aurora Supportive Housing
 - Pontius Apartments
- Seniors and people with disabilities
 - Jackson Street Senior Housing
 - Sunset House
- Low-wage working families and individuals
 - 12th & Jefferson Housing
 - Columbia City Station Apartments
 - Mt Baker Lofts

Acquisition & Opportunity Loans

Short-term loans using other Levy program funds

- Strategic acquisition of sites and buildings
- Respond to opportunities in economic downturn

2010 Loans

- \$2.3m from 2009 Levy, \$1.6m prior levies O&M funds
- Loans will produce 194 rental units, 15 for-sale homes
 - DESC Aurora Supportive Housing
 - LIHI Jackson Street senior and workforce housing
 - Homestead Community Land Trust

Homebuyer Assistance

Low-interest deferred loans to first-time homebuyers

- Repaid loans revolve to assist future homebuyers

2010 Awards

- \$1.2m Levy funds, \$1.2m other OH funds
- 3 lending programs will assist 61 buyers (28 Levy loans)
 - HomeSight
 - Homestead Community Land Trust
 - Washington State Housing Finance Commission

Proposed Housing Levy Administrative & Financial Plan Program Years 2012 – 2013

- Limited revisions to current plan, adopted last year
- New Section: Rental Assistance

Rental Assistance Program

Financial assistance to prevent homelessness or rapidly re-house those who have become homeless

- Levy Funding Total: \$4,248,000 over 5 years
Goal: 3,025 Households
- Proposed start date: January 1, 2012
Delayed 2 years due to short-term presence of ARRA funds starting in 2009

Current Program

- Through its 2009 RFP process, HSD created one Homelessness Prevention Program from two previous programs: Eviction Prevention and Emergency Rental Assistance Program.
- Funding: ARRA/HPRP, CDBG, General Fund
- Nine homelessness prevention programs offer rental assistance and housing stability support
- 1,268 people served in 784 households in 2010
 - 36% are Children, 66% are People of Color

Designing Proposed Program

Promising Practices for Prevention: shift away from one-time crisis intervention to solutions for stability

- People who need more than just a rent check are more likely to become homeless and in need of assistance.
- Important to offer:
 - Case management to negotiate with landlords, offer long-term solutions
 - Integrated services, such as DV advocacy, at housing stabilization/case management programs

Designing Proposed Program

- Community Engagement – HSD focus groups with 11 provider staff and 26 consumers to inform program design (February & March 2011)
- Themes from Focus Groups
 - Housing stability/case management creates a foundation for change, self-sufficiency, and stability
 - Connecting to benefits & assistance increases household ability to pay rent
 - Flexibility to work longer than one month to regain or maintain housing stability
 - Legal action center program as a partner to prevent illegal evictions

Proposed Program

- Provide short-term (1 to 3 months) or medium-term (4 to 6 months) financial assistance
- Provide case management services through other funding
- Monitor housing stability outcomes for participants 6 months after all program assistance has ended
- Enter data directly into the region's Homelessness Management Information System, Safe Harbors

Levy Fund Uses

Financial assistance to prevent homelessness or rapidly re-house those who have become homeless

- Rent payments
- Move in costs (background check fees, first and last month's rent)
- Security and/or utility deposits
- Limited rental or utility arrears needed to obtain secure, stable housing

Program Eligibility

To be eligible to apply for Rental Assistance program funds, households must meet all the following requirements:

- Reside in Seattle City limits
- 50% AMI or below
- Homeless or at risk of homelessness
- Limited financial resources to maintain stable housing