



CITY OF SEATTLE OFFICE OF HOUSING

2013 Work Program

February 13, 2013

Housing Needs and Strategies



End homelessness for individuals, families and youth

(0-30% median income)

- Nearly 2,000 unsheltered in Seattle's 2013 One Night Count
- Strategies: supportive housing, better housing pathways for people out of shelter

Assist renting low-wage workers, seniors, people with disabilities

(0-60% median income)

- 57,500 renter households, 48% pay more than half their income for housing
- Strategies: rental preservation & production funding; weatherization

Housing Needs and Strategies



Increase housing for moderate-income renters, first-time homebuyers (60-80% median income)

- New construction rents, home purchase prices often unaffordable
- Strategies:
 - Rental development
 - Homebuyer loans
 - Homeowner rehabilitation assistance
 - Incentive Zoning
 - Multifamily Property Tax Exemption

Housing Choice and Opportunity



Diversity of housing types, rents and prices – benefits:

- ❑ Increase transit ridership, bicycling and walking
- ❑ Better access to jobs, education, economic opportunity
- ❑ Lower cost of living: combined savings in housing and transportation costs helps family budget
- ❑ Prevent displacement of long-time residents
- ❑ Invest in existing neighborhoods, support local business districts
- ❑ Protect the environment through compact development and reduced commuting