

2013 REPORT OF ACCOMPLISHMENTS



2009 Seattle Housing Levy



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ABOUT THE 2009 SEATTLE HOUSING LEVY

In November 2009, Seattle voters passed a seven-year, \$145 million property tax levy to provide affordable housing opportunities for low-income Seattle residents. Housing Levy programs create and preserve affordable rental housing, assist first-time homebuyers to purchase a home, and provide emergency rent assistance to prevent homelessness. This funding directly assists some of the most vulnerable people in our community – homeless families and individuals, seniors and people with disabilities living on fixed incomes – as well as people working for low wages who struggle to make ends meet.

An opportunity to live in a safe, affordable home

Affordable housing produced over past several decades assists many people in our community who are struggling with limited incomes and employment opportunities. There are now over 12,000 City-funded apartments for lower-income Seattle residents, and rent is kept affordable for 50 years or more. In addition, over 800 homebuyers purchased their first home with affordable City-funded loans, avoiding risky mortgage loans that have fueled the current foreclosure crisis. Overall, Seattle's investment in affordable housing leverages over \$3 in other public, private and philanthropic funds for each City dollar. In just the first four years of the current Housing Levy, more than \$440 million has been invested in 30 low-income rental housing projects. This investment creates jobs, both short-term construction jobs and on-going employment.

Affordable Rental Housing

More than half the Levy's Rental Production and Preservation Program funding is dedicated to serving households earning below 30% of the median income, up to \$18,550 for a single person or \$23,850 for a three-person family. This housing serves our neighbors with the fewest resources – seniors and people with disabilities who live on social security alone, people with minimum wage jobs and those unable to find full-time work. This housing also assists people experiencing the crisis of homelessness – families facing economic hardship or domestic violence, and people with physical and mental disabilities who have lived on the street and need both housing and supportive services.

The rest of the Rental Production and Preservation funding provides affordable rental housing for people earning up to 60% of median income, about \$37,080 for a single person or \$47,640 for a family of three. People who fall into this income bracket provide valuable everyday services to Seattle residents and visitors – food service workers, retail sales persons, social services providers, and office support staff.

Preventing Homelessness

Levy funding provides rental assistance to help individuals and families manage short-term economic crises to prevent homelessness. For those who have become homeless, rental assistance helps them to rapidly regain stable housing.

Homeownership Opportunities

The Homebuyer Program provides affordable loans to first-time buyers earning up to 80% of area median income, up to \$45,100 for a single person and \$58,000 for a three-person family, giving them an opportunity to live close to where they work. These families include a variety of moderate-income workers, such as hotel, office and retail workers, teachers and other school employees, people working in health care, and people providing technology support.

Summary of Levy Funding in 2013

In 2013, the fourth year of the current Seattle Housing Levy, four Levy programs awarded funding:

- Rental Production & Preservation Program awarded \$12.8 million to five housing developments with 297 Levy-funded affordable apartments. An additional \$600,000 will fund building improvements in an existing low-income building.
- Operating & Maintenance Program made two awards estimated at \$3.6 million over the next 20 years, which will support operation of 110 units in two supportive housing projects.
- Rental Assistance Program assisted 600 households who were at risk of homelessness or experiencing homelessness.
- Homebuyer Program committed \$1.46 million to two lending programs that will assist approximately 28 first-time home buyers.

The Acquisition & Opportunity Loan program reached completion in 2013. Designed as a short-term use of Levy funds to make strategic acquisitions of development sites during the slow economy, the program provided loans to create 387 affordable rental and ownership units (234 of these with A & O Loan funds). Six projects are under construction or completed. Three remaining projects are now securing permanent financing and are expected to proceed in 2014.

2009 Housing Levy Cumulative Funding and Production – 2010 to 2013

Levy Program	Funding		Housing Produced	
	Total Levy Funding 2010-2016	Funding Committed 2010-2013	Levy Goals 2010-2016	Housing Outcomes 2010-2013
Rental Production & Preservation	\$104 M	\$59.7 M	1,670 rental units	1,643
Acquisition & Opportunity Loans¹	\$6.5 M	\$7.9 M	175 housing units	234
Operating & Maintenance²	\$14.4 M	\$3.6 M	220 rental units	110
Rental Assistance/ Homelessness Prevention	\$4.25 M	\$1.6 M	3,025 households (over 5 years)	1,286 (two years)
Homebuyer Assistance	\$9.1 M	\$4.7 M	180 home purchases	106

¹ Acquisition & Opportunity Loans are short-term loans made with other 2009 Levy program funds that are not yet expended. Up to \$6.5 million can be loaned at one time and when repaid, additional loans can be made. All A & O projects also received permanent financing through the Levy Rental Production and Preservation Program or Homebuyer Program. The units are shown as production for both the A & O Loan and the permanent funding program.

² Operating & Maintenance Program funds are awarded to rental housing projects in the year before building operations begin. O & M funding lags one to two years behind capital funding to allow for completion of financing, design, permitting, and construction. Whenever possible, federal operating sources are secured and Levy funds are reserved for future projects.

RENTAL PRODUCTION & PRESERVATION

The largest Levy program provides approximately \$14.7 million annually in capital funds to support development of affordable rental housing. Levy funds serve vulnerable people in communities throughout the city, and leverage other public and private investment for housing development and operations.

- The program funds new construction or acquisition/rehabilitation to preserve housing, and the housing serves eligible residents for a minimum of 50 years.
- A large proportion of housing provides supportive services for residents with special needs.
- Physical inspections and annual compliance reporting ensures that the housing is well maintained, serves the intended resident population, and is financially viable.

2013 Funding Summary

The Rental Housing Program awarded \$13.4 million in 2009 Levy funds and \$13.7 million in other City-administered housing funds in 2013. Levy funding will support five housing developments that will construct or preserve 272 affordable rental units. Levy funding will also support extensive rehabilitation of an existing affordable housing project, extending the life of an older building containing 42 apartments serving homeless individuals.

The five new projects address funding priorities in the Housing Levy Administrative & Financial Plan:

Housing for homeless families, individuals and youth, including chronically homeless individuals with disabling conditions:

- Interbay Supportive Housing, Downtown Emergency Service Center: 97 studio apartments with on-site services for chronically homeless, mentally ill residents

Housing for seniors and people with disabilities:

- Western Avenue Senior Housing, Pike Place Public Development Authority: 40 studio apartments serving low-income seniors, located above a new services center

Housing for low-wage working families and individuals:

- Parker Apartments, Bellwether Housing: 50 studio, one- and two-bedroom apartments for working families and individuals
- Haines Apartments, Capitol Hill Housing: 29 apartments with existing federal operating subsidies affordable to households with extremely low-incomes
- Plaza Roberto Maestas, El Centro de la Raza: 56 apartments affordable to extremely low income families and individuals, as part of a 113-unit development at the Beacon Hill transit station area

Summary of 2013 Rental Housing Program Levy Funding

Project Sponsor <i>Project Name</i> Location	Project Description	Levy Units	Capital Funding	
			Levy \$	Other City \$
Bellwether Housing <i>Parker Apartments</i> 2819 3 rd Ave. W. North Queen Anne	Acquisition and rehabilitation of 3-story apartment building with studios, 1, and 2-bedroom units for low income families and individuals	50	\$3.19 m	\$0.46 m
Capitol Hill Housing <i>Haines Apartments</i> 1415 E. Olive St. Capitol Hill	Acquisition and rehabilitation of a 1905 brick building, including system upgrades, interior and exterior improvements, and preservation of federal Section 8 operating subsidies	29	\$0.38 m	\$2.84 m
Downtown Emergency Service Center <i>Interbay Supportive Housing</i> 2292 15 th Ave W. Interbay	New construction of studio apartments with onsite services for homeless individuals who have mental illness and other disabilities	97	\$4.25 m	\$0.49 m
El Centro de la Raza <i>Plaza Roberto Maestas</i> 2524 16 th Ave S. Beacon Hill	New construction two buildings with 113 one, two, and three-bedroom apartments for families, including families at risk of homelessness, near the Beacon Hill station area. Levy funds support 56 units with rents affordable below 30% AMI; other City funds support the remaining housing units.	56	\$4.75 m	\$3.19 m
Pike Place PDA <i>Western Ave Senior Housing</i> 1901 Western Ave. Downtown	New construction of studio apartments for low-income seniors above a new services center at Pike Place Market	40	\$0.27 m	\$1.19 m
Total		272	\$12.8 m	\$8.2 m
Rehabilitation of Existing OH-Subsidized Housing – Units not counted as 2009 Levy Production				
Solid Ground <i>Santos Place</i> 6940 62 nd Ave NE Sand Point	Rehabilitation of building serving homeless individuals, including building envelope, insulation, siding, windows, mechanical equipment, and temperature controls	42	\$0.6 m	

Note: In 2013, \$2.1 million in Levy Rental Production & Preservation Program funds was awarded to two rental housing projects funded in 2012. The additional Levy funding was exchanged for federal HOME funds that OH had awarded to the projects. The federal funds were re-allocated to new projects in 2013. The two rental housing projects were reported as Levy production in 2012 and are not counted again in this report.

Housing Project Size and Location

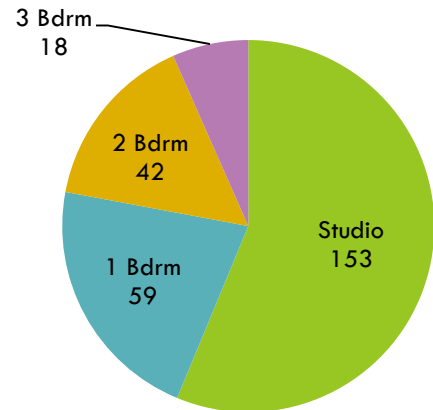
The five new housing developments funded this year are generally located in close-in city neighborhoods. Several project locations meet specific objectives: housing for low-wage workers is located at the Beacon Hill transit station area, senior housing at Pike Place Market is in the same building as social services, and housing opportunities are provided in North Queen Anne and Interbay which have relatively fewer affordable housing options. Just over half the funded units are studio apartments in projects intended to serve seniors and people with disabilities. About 22% are 2-bedroom and 3-bedroom apartments for families, a priority for the City.

Seattle Housing Levy
2013 Projects



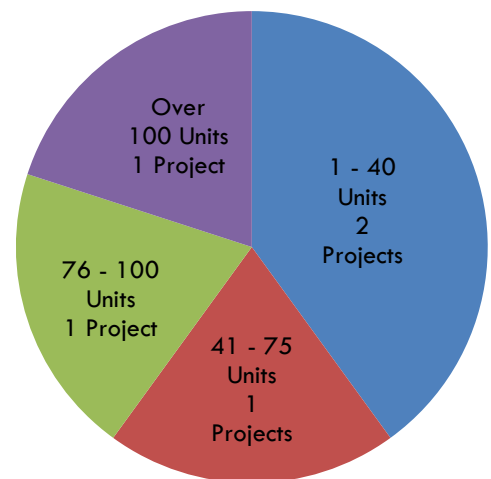
Unit Types

2009 Levy Rental Projects
Funded in 2013
272 Levy Units / 5 Projects



Project Size

2009 Levy Rental Projects
Funded in 2013
330 Total Units / 5 Projects



Housing Affordability and Resident Populations Served

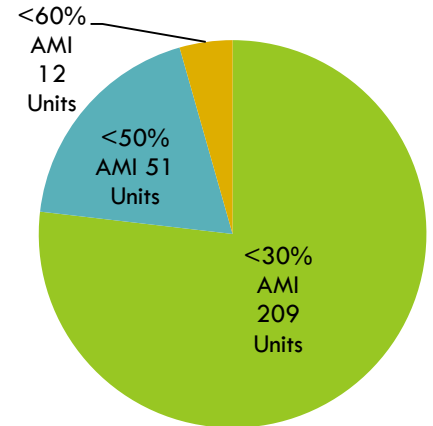
Of the Levy-funded housing in 2013, three-fourths of the apartment units will serve extremely low-income households up to 30% of area median income (AMI). The balance will serve individuals and families up to 50% and 60% AMI who have low wages and often cannot afford market rents.

The allowable incomes and rents are indexed by household size and adjusted annually. In 2014, the income guidelines are:

- 30% AMI: \$18,550 for a single person, \$23,850 for a three-person family
- 50% AMI: \$30,900 for a single person, \$39,700 for a three-person family
- 60% AMI: \$37,080 for a single person, \$47,640 for a three-person family

Unit Affordability

2009 Levy Rental Projects
Funded in 2013
272 Levy Units / 5 Projects



2010-2013 Funding – Affordability Policy

Funding awarded in 2010 through 2013 met the affordability requirements established in the Levy ordinance. At least 60% of program funding must support housing that will serve extremely low-income households below 30% of median income. No more than 10% of funding may serve households at 60% to 80% of median income. The remaining funding must support housing serving households at 30% to 60% of median income.

Affordability Level	Affordability Policy % of Funds	Funds Awarded in 2010-2013	Percent of Funds Awarded
0 - 30% AMI	At least 60%	\$ 35.9 million	60.1%
31 - 60% AMI	Up to 40%	\$ 23.8 million	39.9%
61 - 80% AMI	Up to 10%		0%

AMI: Area median income for Seattle, indexed by household size, established annually by the US Department of Housing and Urban Development (HUD)

Capital Funds Leveraged

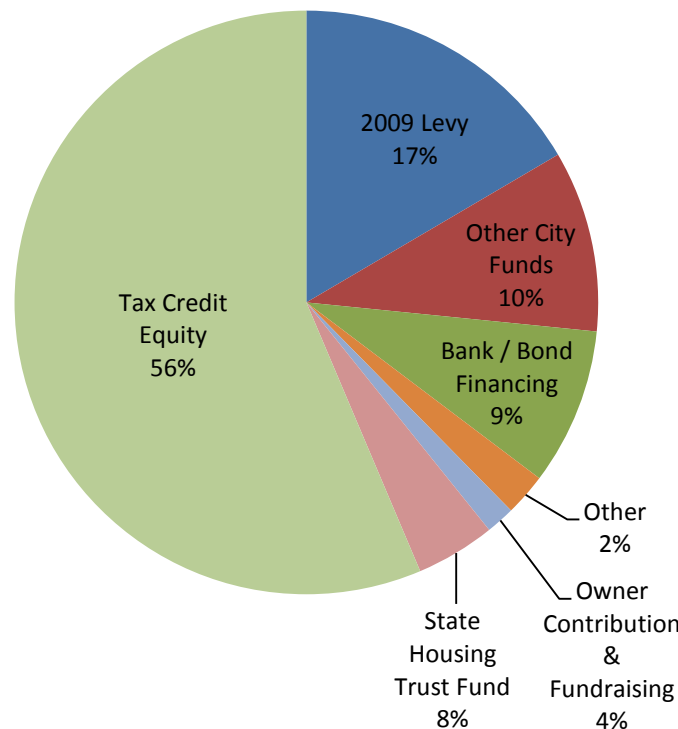
The success of the Rental Housing Program depends on leverage of other public and private funds. Securing other capital sources continues to be challenging, and City staff works closely with the State, County, Housing Finance Commission and other funding partners to align funding priorities whenever possible.

In 2013, the six Levy-funded housing developments (five new, one existing project) will secure an estimated \$60 million in non-City capital sources – resulting in over \$81 million in total capital investment in low-income housing development. This investment creates construction jobs and ongoing employment, and generates State and local revenue.

The following chart shows the major sources of capital funds. Tax credit equity investment by private sector investors continues to be the largest source of funding by far, and is particularly critical to housing serving extremely low income residents. In addition, private sector lending is a significant source for housing developments that are able to support mortgage debt. The State Housing Trust Fund, which had limited funds available in 2013, continued to be an important resource that allowed OH to fund an additional project this year.

Capital Funds Leveraged

2009 Levy Rental Projects
 Funded in 2013
 372 Total Units / 6 Projects



ACQUISITION & OPPORTUNITY LOANS

Acquisition & Opportunity (A & O) Loans are designed to respond to opportunities in a slower economic environment. They provide short-term financing for strategic acquisition of sites for low-income rental or homeownership housing development. These loans are expected to be repaid with permanent project financing, using City and non-City sources, producing housing with long-term affordability.

- Funding is prioritized for projects with a low acquisition cost and/or projects expected to leverage significant capital, operating or services funding, and short-term acquisition financing is critical to achieving cost savings or leverage.
- Preference is given to development in high-capacity transit station areas and acquisition/rehabilitation of existing buildings.

Available Funding

The Levy authorized up to \$6.5 million for A & O Loans, using funds from other 2009 Levy programs that are not yet needed for planned projects. In addition, the City Council authorized up to \$5 million in short-term lending using the fund balance of the Operating & Maintenance (O & M) Program from prior housing levies. Loans are made throughout the year to enable sponsors to acquire properties when they become available. When loans are repaid, additional loans can be made up to the maximum amount authorized.

Program Completion in 2013

Over three years, the A & O Loan program provided short-term acquisition loans for nine projects -- seven rental housing developments and two homeownership projects. By 2013, the A & O Loans program had achieved its goals and OH recommended that funds now revolve back to Levy programs to be used for permanent financing. The Council authorized the Rental Housing and Homebuyer programs to continue provide short-term acquisition loans on a limited basis as funds are available.

Four loans for rental housing have been repaid and these projects are under construction or are completed and occupied. A fifth loan was used to acquire a partially completed, foreclosed subdivision; the homes are now constructed and sold to eligible buyers. In addition, a loan to Homestead Community Land Trust was used to purchase vacant foreclosed homes; it has been repaid as the homes are repaired and sold, and now has a small balance remaining.

The remaining three A & O Loans are expected to be repaid in 2014. Each of these rental housing developments received permanent financing from OH in 2013: Low Income Housing Institute’s Jackson Workforce Housing, Capitol Hill Housing’s Haines Apartments and Bellwether Housing’s Parker Apartments.

Summary of Levy A & O and Bridge Lending 2010 - 2012

Year	Projects/Units	A&O Loans (2009 Levy)	Bridge Loans (Levy O&M)
2010	4 projects/212 units	\$2.3 million	\$1.6 million
2011	1 project/66 units		\$800,000
2012	4 projects/172 units	\$5.6 million	
Total		\$7.9 million	\$2.4 million

OPERATING & MAINTENANCE PROGRAM

The Operating & Maintenance (O & M) Program provides annual subsidies for buildings that serve extremely low-income residents who pay very low rents that are insufficient to support building operations. Levy funds provide supplemental operating income to ensure that the City-assisted housing is well maintained and financially viable.

- Funds are awarded to housing that has received 2009 Levy capital funds and will serve extremely low income and/or homeless residents below 30% of median income. Funding is typically provided one or two years after capital funding.
- Projects receive a 20-year operating support commitment. Funds are allocated each year to fill the gap between project income and expenses, up to a maximum of \$2,500 per unit per year, with future adjustments for inflation.
- Projects are reviewed in coordination with other funders through the King County Operating, Rent Assistance and Services (ORS) funding round, which allows strategic allocation of federal and local sources as projects come on-line.

Additional Operating Support Using Seattle Housing Authority Section 8 Vouchers

Projects that receive capital funding through the Levy may apply for project-based Section 8 vouchers. The Seattle Housing Authority committed 500 Section 8 vouchers over the seven-year term of the Housing Levy, depending on availability of federal funds. As with the Levy O & M funding, housing with Section 8 vouchers must serve households that have incomes below 30% of median income. Historically, Section 8 vouchers have been reserved for projects that serve a high-need homeless population. Voucher awards are subject to the approval of the Seattle Housing Authority Director.

2009 Levy Funding Commitments

In 2012, Levy O & M Program funding was awarded to Catholic Housing Services' Aurora Supportive Housing, a 71-unit homeless housing project that also received services funding from King County and 25 SHA Section 8 vouchers. Subsequently, additional Section 8 vouchers reserved for another project became available, so the O & M funds were re-captured and awarded in 2013.

In 2013, O&M funds were awarded to two housing developments:

- **Downtown Emergency Service Center's Cottage Grove Commons** in the Delridge neighborhood, which provides 66 units of supportive housing for people with mental health and other disabilities who have been homeless. The O & M funds serve as the required local matching funds for federal McKinney funds, which will support building operating costs and services to residents. O & M funding is \$70,000 per year beginning in 2014.
- **Community House Mental Health Services' Caroline W Apartments** in the Capitol Hill neighborhood. This 44-unit project provides supportive housing for people with mental illness who have been chronically homeless. The project was also awarded mental health services funding from King County. O & M funding is \$110,000 per year beginning in 2015.

RENTAL ASSISTANCE PROGRAM

The Rental Assistance Program funding supports homeless prevention and housing stabilization programs administered by the Seattle Human Services Department (HSD). The program serves families and individuals who are at risk of homelessness or experiencing homelessness. Beginning in 2012, approximately \$850,000 is available annually. The program goal is to assist 605 households annually and evaluate their housing stability six months after rental assistance ends.

- The program provides short-term (one to three months) or medium-term (up to six months) rental assistance for households with incomes up to 50% Area Median Income (AMI) who are at imminent risk of homelessness.
- Levy funding is used for rent assistance, security and/or utility deposits, move in costs, and rental and utility arrears.
- Program activity and performance are monitored with the region's Homelessness Management Information System, Safe Harbors.

2013 Funding Summary

HSD Homelessness Prevention Program

The Homelessness Prevention agencies offer rich culturally and linguistically relevant services, target services to underserved communities and communities with emerging needs, and provide specialized programs for a range of household types, including young adults, families with children, and single adults.

HSD awarded \$692,042 to seven community-based nonprofit agencies to provide rental assistance. The participating community-based agencies include Interim Community Development Association, Muslim Housing Services, Neighborhood House, Solid Ground, Wellspring Family Services, YMCA of Greater Seattle, and YWCA Seattle-King-Snohomish Counties. HSD received additional grant funding to support the integration of financial empowerment services into homelessness prevention programs. Agency staff participates in training to support clients with tools to achieve long-term financial stability and decrease the need for repeat services.

In 2013, the program achieved these milestones:

- HSD's homelessness prevention programs assisted 745 households with 1,989 individuals.
- 600 households received financial assistance, including Levy rental assistance funds averaging \$1,153 per household.
- Of the households exiting the program in 2013, 583 households or 89% successfully averted eviction and/or maintained or achieved stable housing at program exit.
- Of the households eligible for the six-month housing stability follow-up in 2013, 85% were in stable housing six months after rent assistance ended.¹

¹ Based on 716 households eligible for the six-month housing stability follow up during 2013. Agencies were able to contact and confirm housing stability of 610 households.

Source: Safe Harbors HMIS and 2013 HSD Program Contract Reports

Households Served in Homelessness Prevention Program, 2013

745 Total Households, 1,989 Individuals

Client Characteristics	Households / Individuals	Percent of Total
Extremely low-income household (below 30% of median)	615 households	83%
Household with children 0-17 years	429 households	58%
Single parent households with children 0-17 years	252 households	34%
People of color/ethnic minority individuals	1,571 individuals	79%
Disabled individuals	217 individuals	21%
Refugee/immigrant individuals	219 individuals	21%

Source: Safe Harbors HMIS

Landlord Liaison Project

In addition, in 2013 HSD awarded \$110,000 to the YWCA's Landlord Liaison Project (LLP). LLP assists homeless, very low-income households access affordable housing and achieve long term housing stability. LLP is a joint initiative of King County, the City of Seattle, the YWCA, landlords/property managers, and local nonprofit service providers. Through LLP, very low-income households that are currently homeless secure housing and current tenants receive emergency rent assistance to stabilize their housing and avoid imminent housing loss.

The YWCA coordinates a broad network of social service agencies who offer the LLP program. The agency partners identify potentially eligible households, screen participants for a range of support services, and connect them with permanent housing or assist them to maintain their existing housing. In most cases, agencies provide housing stabilization case management to enable participants to become successful and stable tenants.

Landlords and property managers are invited to participate in the LLP. The benefits to property managers are referrals of applicants from partnering social service agencies that prepare applicants for private market housing, the assurance of temporary rent payments, and access to reasonable damage claim coverage. Most participating households receive case management to help resolve landlord-tenant issues and maintain their stability as new tenants.

Rent assistance funds are available to eligible LLP client participants. The amount of rent assistance is based on housing unit size. Households are expected to contribute 30% of their income toward their rent. Reasonable damage/security deposits to meet lease requirements, credit check fees, and necessary utility service connection fees may also be paid when these are required conditions of a participant's tenancy and housing stability.

In 2013, LLP used Levy funds to serve 132 households with an average rent assistance of \$833 per household.

HOMEBUYER PROGRAM

The Homebuyer Program creates affordable homeownership opportunities through low-interest deferred loans to first-time homebuyers and loans to nonprofits. Eligible homebuyers may purchase a single family home, townhome or condominium anywhere in Seattle. Approximately \$1.3 million in new funding is available annually, plus any loan repayments from the current or prior housing levies.

- Homebuyers with income up to 80% of median income may apply for assistance through nonprofit housing agencies, participating lenders, and housing developers that have received an allocation of City funds.
- The program provides deferred loans up to \$55,000, depending on each borrower's need. Borrowers may receive larger loans, up to \$70,000, if City funds are pooled with other subsidies and the average City subsidy is no greater than \$45,000 per loan.
- Loans are repaid upon resale or refinancing, providing revolving funds for additional homebuyer loans, or are invested in homes that will remain affordable in perpetuity.
- In 2012 and 2013, in light of the continuing foreclosure crisis, loans also supported preservation of distressed affordable ownership units and acquisition of foreclosed, vacant, real estate owned homes.

2013 Funding Commitments

The Office of Housing awarded \$2.14 million in Levy and other OH-administered funds to two lending programs in 2013. The two lending programs will assist approximately 45 homebuyers over the next 12 to 18 months; about 28 of these will receive Levy-funded loans.

- Homestead Community Land Trust:** \$1.34 million Levy, \$168,000 other OH funds. Homestead will assist a minimum of 27 homebuyers to purchase homes that will be maintained as permanently affordable. Funds will be used to acquire a partially completed, bank foreclosed 26-unit townhome building in Columbia City. Homestead is completing construction and will sell the townhomes to eligible buyers.
- Washington State Housing Finance Commission:** \$140,000 Levy, \$490,000 OH-administered federal HOME funds. The Commission will assist up to 18 homebuyers, providing up to \$10,000 per buyer of its own House Key Plus Seattle down payment assistance to match City funds.

2013 Home Purchases

In 2013, 19 buyers purchased their first home using Levy funds awarded in 2012 or prior years, including Levy program income from prior loan repayments. The average Levy loan amount was \$37,181. Five of these buyers had household incomes below 50% of AMI, 2 buyers had incomes 51-60% of AMI, and the remaining 12 buyers had incomes 61-80% of AMI.

LEVY FUNDING POLICIES

Administrative & Financial Plan

Housing Levy programs are guided by policies in the Levy Administrative & Financial Plan adopted by the City Council every two years. The plan is prepared by the Seattle Office of Housing, with the participation of the Seattle Department of Human Services, the Housing Levy Oversight Committee, and the involvement of community members and stakeholders for each of the five Levy programs.

Allocation of Levy Funds

All Levy programs award funds through a competitive application process. The Rental Production & Preservation funds are made available via a Notice of Fund Availability (NOFA) along with other housing funds administered by the Office of Housing, in coordination with other local and statewide funders. Applicants are typically nonprofit housing developers, sometimes in partnership with agencies that provide supportive services. Organizations that receive Levy funds commit to provide below-market-rate housing to low-income households for at least 50 years.

Acquisition & Opportunity Loans were available in 2010 through 2012. Unlike other Levy programs, applicants submitted project proposals on a rolling basis rather than a set deadline, enabling project sponsors to take advantage of market opportunities. This highly competitive program required that applicants and projects meet additional selection criteria. As these short term loans are repaid, funds are made available as permanent financing via the other Levy programs. Short-term acquisition funding continues to be available through the Rental Housing and Homebuyer programs on a limited basis.

Levy Operating & Maintenance Funds are made available in a combined NOFA with other sources that support building operations, rental assistance, housing-based services and other housing assistance. This coordinated funding approach helps to maximize the operating and services funding that can be secured, enabling Levy-funded housing to serve extremely low-income and homeless people.

Rental Assistance funds are administered by the Seattle Human Services Department, which selects service providers via a Request for Investment process. These agencies assist eligible households by providing rent assistance directly to the housing owners.

Levy Homebuyer funds, combined with federal funds administered by the Office of Housing, are awarded through a competitive process to housing development projects and/or mortgage lending programs. First-time homebuyers apply for down payment assistance loans through the selected lenders and nonprofit partners.

Housing Levy Oversight Committee

A Housing Levy Oversight Committee is appointed by the Mayor and City Council to monitor the progress of Levy programs. The Oversight Committee reports to the Mayor and Council on program accomplishments and makes recommendations for policy changes in the Administrative & Financial Plan. The Oversight Committee typically meets quarterly and is staffed by the Office of Housing.

MORE INFORMATION

For more information about the 2009 Seattle Housing Levy, contact the City of Seattle Office of Housing or visit www.seattle.gov/housing/levy.

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