

2016 Seattle Housing Levy Administrative & Financial Plan



A & F Plan Schedule

November

- Community Engagement
 - Community Open House, November 16
 - Funding Policy Discussion, November 29, 9:30 a.m. - 12:00 p.m.
Seattle City Hall, Boards & Commissions Room
- Policy Papers available at seattle.gov/housing/levy
- A&F Plan Homelessness Prevention Policies to City Council

February

- Legislation to Levy Oversight Committee and Mayor

March

- Legislation to City Council



2016 Levy Implementation: How it happens

- **Administrative & Financial Plan**
 - Proposed policy changes
- **Office of Housing Guidelines and Templates**
 - Affirmative Marketing
 - Access and Admissions: Individualized Assessment
 - Community Relations Templates
- **Collaborations/Concurrent Initiatives**
 - Housing Resource Center
 - Anti-Displacement/Equitable Development Strategies
 - Needs Assessments and Strategic Plans
 - Training and Technical Assistance
- **Rental and Homeownership NOFAs**



A & F Plan Policy Proposals

General/Cross Cutting

- Location and Population Priorities
- Access to Under-utilized Public Properties
- Preservation & Anti-Displacement Strategies
- Acquisition Lending for Rental & Ownership

Rental Housing: Lending

Rental Housing: Asset Management

Homeownership



Location Priorities

Purpose: Continue to invest in housing throughout the City to maximize choice for low-income residents of Seattle

Policy: Flexibility to invest in housing with explicit considerations:

- Access to opportunity
- Community Development Investments in low incomes communities
- Anti-displacement of low-income residents
- Access to transit
- Locations tailored to serve project populations: such as near schools for family housing, near services for seniors



Population Priorities

Purpose: Continue to serve a range of low-income Seattle residents by investing in housing types, locations and services that meet their needs

Policy: Flexibility to invest in housing serving:

- low income seniors and people with disabilities
- homeless individuals, families and youth/young adults
- low-wage working people and their families

Considerations include:

- Building design and location: play areas, accessibility
- Access to services and cultural amenities, including services and amenities for residents and surrounding community located on-site
- Consistent with priorities and best practices of homeless system and other services funders



Preservation & Anti-displacement Strategies

Purpose: Preservation is a key component of a broader anti-displacement strategy that includes new affordable housing development, tenant protections, and equitable development investments

- Preservation includes suite of strategies (acquisition, incentives, sustainable homeownership) funded through a variety of sources
- Levy-funded Preservation activities, with specific policies in the A & F Plan include:
 - Acquisition and Preservation Lending
 - Acquisition for rental housing and ownership
 - Rental Rehab Financing
 - Home Repair Grant and Foreclosure Prevention Programs



Acquisition & Preservation Program

Purpose: Loans for strategic acquisition of sites for future low income rental and ownership housing development

Policy:

- **Priority:** Occupied buildings, projects with population or location focus to prevent displacement
- **Eligibility:** Demonstrate short-term financing is necessary AND have high likelihood of obtaining permanent financing
- **Terms:** Loan up to \$5 million dollars, loan term up to 5 years, 20 year covenant
- **Incomes Served:** Serve households up to 80% of median income; different affordability requirements may apply based on permanent financing



Place-based Development Funding

Purpose: Publicly-owned sites offer unique affordable housing benefits

Policy: OH may award funding from the Rental Housing and Homeownership programs for site specific development opportunity

Funding Process:

- Open, competitive process such as a Request for Proposals (RFP)
- Funding amounts may vary; provides sufficient resources to achieve program and encourage competition based on cost effectiveness
- Coordination with other public partners a priority
- Evaluation criteria will be published, proposals evaluated by a review panel



Rental Housing: Lending Policies

Rental Rehabilitation Program

- New activity in 2016 Levy
- Purpose: improve conditions and maintain affordable rents
- Affordable units at or below 60% AMI, term based on loan size

HOME and CDBG Affordability

- Revise local affordability policy to 50%/60% AMI
- Replace levy funds used for Rental Rehabilitation
- More flexibility to find eligible project, fund preservation



Rental Housing: Asset Management Policies

Supplemental Funding

- Existing affordable housing needing building upgrades
- Leverage and owner contributions reduced for buildings with extremely low rents

Operating & Maintenance Program

- Subsidy level per unit maintained to stretch limited dollars
- Lower funding cap per building reflects recent trends
- Prohibition on O&M in Section 8 units can be waived on limited basis

Policies



Rental Housing: Asset Management – cont.

Access and Admissions Policies

- Purpose: increase access, reduce barriers, assist with priorities of homeless system
- Policies: Lending (new projects) and Monitoring (existing and new)
- Other activities: new guidelines, training, Housing Resource Center

Tenant income and Rent Policies

- 2016 Levy: income flexibility for 30% AMI units without subsidy
- Case by case based on extended vacancy or lease up deadlines



Homeownership

Homebuyer Assistance

- Increase Down payment loans to \$55,000
- Add policies for development, up to \$70,000 per home
- Require homebuyer counseling for all borrowers

Emergency Home Repair

- New program in 2016 Levy
- Grants up to \$10,000 for low-income owners up to 50% AMI when loans are infeasible

Foreclosure Prevention Loans

- Pilot program in 2016 Levy
- At risk owners up to 80% AMI, loans up to \$30,000
- Referrals through foreclosure counselors



Next Steps

Q & A:

- Policies
- Timing
- Input

Table Talk:

Meet with OH staff

Ask questions, make suggestions about A & F Plan policies

