Office of Housing

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https://www.seattle.gov/housing/

Department Overview

The mission of the Office of Housing (OH) is to partner to create affordable housing by equitably investing to prevent displacement and increase opportunities for people to live in Seattle. OH manages investments from the Seattle Housing Levy and other funding sources to fund the production, preservation, acquisition, and long-term stewardship of affordable housing in Seattle. Additionally, OH supports affordable housing providers and low-income residents, provides home repair and weatherization assistance, funds permanently affordable homeownership opportunities, and leads Citywide planning and policy development on affordable housing issues.

Budget Snapshot

	2025 Actuals	2026 Adopted	2027 Proposed	2028 Proposed
Department Support				
General Fund Support	37,029	0	0	0
Other Funding - Operating	217,045,774	352,391,788	347,732,076	347,637,911
Total Operations	**217,082,803**	**352,391,788**	**347,732,076**	**347,637,911**
Total Appropriations	**217,082,803**	**352,391,788**	**347,732,076**	**347,637,911**
Full-Time Equivalents Total*	69.00	69.00	69.00	69.00

** FTE totals are provided for informational purposes only. Changes in FTEs resulting from City Council or Human Resources Director actions outside of the budget process may not be detailed here*

Budget Overview

The 2027-2028 Proposed Budget maintains core services for the Office of Housing (OH), despite technical adjustments that reduce the department's budget by approximately $5 million, net of other operating budget additions. Overall, the proposed budget continues investments in all program areas, including: multifamily lending, homeownership supports, home repair and weatherization programs, asset management, and departmental administrative costs. Technical adjustments include removal of one-time items, reduction to anticipated grants supporting weatherization programming, and adjustments to Citywide central costs.

Investments funded by the 2023 Housing Levy and other housing specific funding sources are maintained according to fund financial planning and Levy modeling. Significant policy changes include budgeting recurring weatherization grants as part of the annual budget and acceptance ordinances. In the 2025-2026 biennium, weatherization grants were accepted via supplemental ordinances.

The 2027-2028 Proposed Budget maintains JumpStart Payroll Expense Tax Fund (JumpStart) budget for OH substantially unchanged from the 2026 Adopted Budget. The proposed budget reduces the department's JumpStart budget by approximately two percent, driven primarily by the removal of one-time items and other technical changes. The Executive has directed an administrative hold of $37.4 million JumpStart, otherwise intended for affordable housing production, in 2027 as a reserve against uncertainty related to federal funding. This funding is supported by an anticipated $26.7 million carryforward from 2026 into 2027, and $10.7 million from the 2027 proposed budget. This $37.4 million is held in OH so that the funding may be redeployed to affordable housing production if it is not otherwise needed to mitigate the impacts of reductions to federal funding. This reserve is in addition to $22.5 million appropriated in 2027 in Finance General for the same purpose.

The preservation of JumpStart Fund budget in OH is made possible in part by a change to OH's approach for JumpStart-backed investments that freed up $65 million in one-time fund balance in the Jumpstart Payroll Expense Tax Fund. This change was implemented through the abandonment of appropriation in the 2026 Year-End Supplemental Budget Ordinance. As a result, OH will rely on 2027 budget to support expenditures related to awards made in prior years, and will similarly rely on future year budget appropriations to support expenditures in the year in which they are needed for new awards that are issued in 2027 and beyond.

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Incremental Budget Changes

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	Dollars	FTE
2026 Adopted Budget	**352,391,788**	**69.00**
Baseline		
Remove One-Time Items	(13,200,000)	-
Citywide Adjustments for Standard Cost Changes	421,681	-
Reduce SCERS Retirement Contribution Rate	(129,037)	-
Proposed Operating		
Align Budget for Agency Supports with Anticipated Actuals	1,630,332	-
Appropriate Underspend from the Northgate Commons Project	1,100,000	-
Appropriate 2027 Weatherization Plus Health Grant	1,456,000	-
Appropriate 2027 Puget Sound Energy Funding	1,328,500	-
Appropriate 2027 U.S. Department of Energy Grant	1,000,000	-
Appropriate 2027 Low Income Home Energy Assistance Program Grant	536,000	-
Appropriate 2027 Bonneville Power Administration Grant	250,000	-
Eliminate Community Development Block Grant Funding	(160,972)	-
Proposed Technical		
Align Housing Levy Interest Revenues with Anticipated Actuals	6,500,000	-
Align Labor Budget with Anticipated Actuals	150,000	-
Align Budget for City Attorney's Office Support with Anticipated Actuals	39,851	-
Align Budget for Space Rent Central Charges with Anticipated Actuals	(250,000)	-
Align Labor Budget with Organizational Chart	-	-
Align Budget for Seattle City Light Weatherization Funds with Anticipated Actuals	456,313	-
Abandon Budget Associated with Prior-Year Grants	(5,788,380)	-
Fund Balancing Adjustments	-	-
Total Incremental Changes	**$(4,659,712)**	**-**
Total 2027 Proposed Budget	**$347,732,076**	**69.00**

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Description of Incremental Budget Changes

Baseline

Remove One-Time Items

Expenditures	$(13,200,000)
Revenues	$(9,800,000)

This item removes one-time funding added in the 2026 Adopted Budget, including $5 million for Multifamily Capital production supported by transferring one-time Mandatory Housing Affordability administrative fund balances to capital uses, $4.8 million for homelessness prevention supported by interest earnings on cash balances from the 2023 Seattle Housing Levy, $3.4 million for Homeownership Capital production, and $161,000 for Community Development Block Grant Administration.

Citywide Adjustments for Standard Cost Changes

Expenditures	$421,681

Citywide technical adjustments made in the baseline phase reflect changes to internal services costs, including rates from the Department of Finance & Administrative Services, Seattle Information Technology Department, Seattle Department of Human Resources, and for healthcare and other central cost factors. These adjustments reflect initial assumptions about these costs and inflators early in the budget process.

Reduce SCERS Retirement Contribution Rate

Expenditures	$(129,037)

The City’s employee retirement system, the Seattle City Employees Retirement System (SCERS) is a defined benefit pension program funded by a combination of salary-based employer (i.e., the City) and employee contributions, and investment earnings. Based on the updated actuarial valuation for 2026, this item reduces the employer contribution rate from the endorsed rate of 15.06% to the SCERS minimum actuarial required rate of 13.48% for 2027 and 13.52% for 2028.

Proposed Operating

Align Budget for Agency Supports with Anticipated Actuals

Expenditures	$1,630,332

This ongoing item increases budget for agency supports programs for providers of affordable housing to align with anticipated actual need for these programs. Agency support programs include: operating, maintenance, and services subsidies, workforce stabilization subsidies, and resident services subsidies. Increases to the budget for agency supports programs are necessary to provide inflationary adjustments for certain contracts and to reflect new projects becoming operational.

In 2027, this item increases budget for agency supports by $1.6 million supported by various Office of Housing fund sources (e.g., current and prior levies, local option sales tax for affordable housing) and by $3.3 million supported by the JumpStart Payroll Expense Tax Fund. In 2028, this item increases budget for agency supports by $2.4 million supported by various Office of Housing fund sources and by $5.9 million supported by the JumpStart tax. Increases supported by JumpStart are backed by net-zero transfers within the department from the Multifamily Lending budget program.

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Appropriate Underspend from the Northgate Commons Project

Expenditures	$1,100,000

This one-time item appropriates $1.1 million of JumpStart Payroll Expense Tax Fund underspend from 2026, associated with the Seattle Housing Authority's Northgate Commons project. This funding will support multifamily capital development projects. The City Council transferred $3.9 million of underspend associated with this project to other uses in the 2026 Mid-Year Supplemental Budget, and the Executive has proposed abandoning the remaining $1.1 million as part of the 2026 Year-End Supplemental Budget. The 2026 Adopted Budget for the Office of Housing included $5 million JumpStart Fund, one-time, for the Northgate Commons project supporting development of a transit-oriented, mixed- income, mixed-use community housing in North Seattle. At the time of adopting the 2026 Budget, the City had committed $20 million in total to the project. Revised project estimates indicate that $15 million of total City funding is needed to support this project. The department will allocate a portion of baseline JumpStart Fund budget as needed over time to fulfill the $15 million commitment to this project.

Appropriate 2027 Weatherization Plus Health Grant

Expenditures	$1,456,000
Revenues	$1,456,000

This one-time item increases budget authority in the Weatherization budget program, supported by anticipated revenues from the 2027 Weatherization Plus Health grant. This grant is accepted as part of the annual grants acceptance ordinance and will provide funding to support weatherization projects for low-income households.

Appropriate 2027 Puget Sound Energy Funding

Expenditures	$1,328,500
Revenues	$1,328,500

This one-time item increases budget authority in the Weatherization budget program, supported by anticipated revenues from the 2027 Puget Sound Energy service contract. This funding is accepted as part of the annual grants acceptance ordinance and will provide funding to support implementation of energy efficiency improvements for qualifying low-income homeowners.

Appropriate 2027 U.S. Department of Energy Grant

Expenditures	$1,000,000
Revenues	$1,000,000

This one-time item increases budget authority in the Weatherization budget program, supported by anticipated revenues from the 2027 U.S. Department of Energy grant received via the Washington State Department of Commerce. This grant is accepted as part of the annual grants acceptance ordinance and will provide funding to support low-income households by reducing energy costs and increasing the efficiency of their homes.

Appropriate 2027 Low Income Home Energy Assistance Program Grant

Expenditures	$536,000
Revenues	$536,000

This one-time item increases budget authority in the Weatherization budget program, supported by anticipated revenues from the 2027 Low Income Home Energy Assistance Program grant received via the Washington State Department of Commerce. This grant is accepted as part of the annual grants acceptance ordinance and will provide funding for program administration and delivery of weatherization services to eligible low-income households in both single and multi-family dwelling units.

Appropriate 2027 Bonneville Power Administration Grant

Expenditures	$250,000
Revenues	$250,000

This one-time item increases budget authority in the Weatherization budget program, supported by anticipated revenues from the 2027 Bonneville Power Administration grant received via the Washington State Department of Commerce. This grant is accepted as part of the annual grants acceptance ordinance and will provide funding for program administration and delivery of weatherization and repair services to improve energy efficiency, and provide health and safety benefits for Eligible Low-Income Persons/Participants in areas served by the Bonneville Power Administration in both single and multi-family buildings.

Eliminate Community Development Block Grant Funding

Expenditures	$(160,972)
Revenues	$(160,972)

This ongoing item removes Community Development Block Grant (CDBG) funding from the department's baseline budget. This funding previously supported a portion of labor costs in the policy and planning unit to reflect staff time dedicated to supporting the development of various federal grant program plans and reports in collaboration with the Human Services Department Federal Grants Management Unit. In the 2027-2028 Proposed Budget these labor costs will be supported by JumpStart Payroll Expense Tax Fund budget, made available by transferring an equivalent amount of budget from the Multifamily Lending budget program to the Policy and Planning budget program.

Proposed Technical

Align Housing Levy Interest Revenues with Anticipated Actuals

Expenditures	$6,500,000
Revenues	$6,500,000

This one-time item increases budget for homelessness prevention programming, implemented in the Human Services Department, supported by anticipated interest earnings on a portion of 2023 Housing Levy cash balances that will accrue in 2026. The 2026 Adopted Budget included $4.8 million one-time for this purpose support by anticipated interest earnings accrued in 2025. This $4.8 million was removed as part of the baseline process.

Homelessness prevention programming serves vulnerable families and individuals who are at risk of homelessness or experiencing homelessness. The program addresses housing-related barriers through a combination of housing stabilization support services and financial assistance.

Align Labor Budget with Anticipated Actuals

Expenditures	$150,000

This ongoing item aligns labor budget in the department with anticipated actual labor costs. This item increases budget authority by $150,000 supported by various Office of Housing fund sources and transfers $100,000 of JumpStart Payroll Expense Tax Fund budget from multifamily capital to administration to support labor costs.

Align Budget for City Attorney's Office Support with Anticipated Actuals

Expenditures	$39,851

This ongoing item increases budget for City Attorney's Office support by $66,419 in 2027, and by $95,949 in 2028, to reflect increased costs for existing service levels. In total, the department anticipates spending $641,419 in 2027, and $670,949 in 2028, for legal support provided through the City Attorney's Office. In 2027, this increase is supported by $39,850 of various Office of Housing funding sources and by a net-zero transfer of $26,578 JumpStart

Payroll Expense Tax Fund from multifamily capital to administration. In 2028, this increase is supported by $57,570 of various Office of Housing funding sources and by a net-zero transfer of $38,380 JumpStart Fund from multifamily capital to administration.

Align Budget for Space Rent Central Charges with Anticipated Actuals

Expenditures	$(250,000)

This ongoing item decreases budget for space rent central charges by $150,000 supported by various Office of Housing fund sources and by $150,000 JumpStart Payroll Expense Tax Fund. This adjustment is necessary to reflect the University of Washington Laundry site will be transferred to an affordable housing developer in 2026, and property managed services provided by the Finance and Administrative Services Department will no longer be needed. Costs for these services were assumed and included in the baseline central cost manual.

Align Labor Budget with Organizational Chart

Expenditures	-

This ongoing, net-zero technical item transfers labor budget between programs to align with anticipated actuals based on the department's current organizational chart. This change aligns with the status quo organization of the department and does not result in any changes to the department's structure or supervisory relationships. This changes reflects creation of a new Market Incentives & Land Use budget program, and new coding to track and delineate labor costs for the Contracts Team, Finance Team, Operations and Administration Team, and the Director's Office.

Align Budget for Seattle City Light Weatherization Funds with Anticipated Actuals

Expenditures	$456,313

This ongoing item aligns baseline budget in the Weatherization budget program supported by interdepartmental transfers from Seattle City Light (SCL) with anticipated actuals. The department expects to receive $3.5 million from SCL in 2027 to support weatherization programming. This change also updates funding source coding associated with this budget to ensure that costs are tracked accurately.

Abandon Budget Associated with Prior-Year Grants

Expenditures	$(5,788,380)
Revenues	-

This ongoing item abandons baseline budget that was associated with anticipated weatherization grants to be received in 2026. The 2027-2028 Proposed Budget includes recurring weatherization grants in the annual grants acceptance ordinance. In the 2025 and 2026 Adopted Budgets, recurring grants were removed from the annual grants acceptance ordinances and grants were accepted as part of supplemental grants acceptance ordinances. In 2025 and 2026, the department retained budget in the Weatherization budget program to reflect anticipated grants to be received in each year. The proposed budget returns to the earlier practice of including these grants in the annual acceptance ordinance. This change is necessary to align overall budget in the Weatherization budget program with anticipated grant revenues.

Fund Balancing Adjustments

Revenues	$8,288,652

This is a technical item to record a fund balancing entry for the Low Income Housing Fund (16400) and the Office of Housing Fund (Fund 16600), which are primarily managed by this department.

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Expenditure Overview

Appropriations	2025 Actuals	2026 Adopted	2027 Proposed	2028 Proposed
OH - BO-HU-1000 - Leadership and Administration				
14500 - Payroll Expense Tax	2,660,629	4,575,347	4,954,348	5,045,473
16600 - Office of Housing Fund	8,634,780	7,230,564	6,567,409	6,709,231
Total for BSL: BO-HU-1000	**11,295,409**	**11,805,911**	**11,521,757**	**11,754,704**
OH - BO-HU-2000 - Homeownership & Sustainability				
00100 - General Fund	10,940	-	-	-
14500 - Payroll Expense Tax	3,411,787	10,503,414	7,098,651	7,098,771
16400 - Low Income Housing Fund	-	16,290,369	15,395,989	15,395,989
16403 - 2002 Levy Multipurpose Fund	442,469	-	-	-
16411 - 1995 Housing Levy Capital Fund	557,676	-	-	-
16413 - 1995 Levy Homebuyer Assist	217,871	-	-	-
16416 - 2009 Housing Levy Capital Fund	444,728	-	-	-
16418 - 2016 Housing Levy Capital Fund	2,439,373	-	-	-
16423 - 2023 Levy Low-Income Housing	6,076,456	-	-	-
16430 - Housing Incentive Fund	4,332,136	-	-	-
16440 - Housing Program Support Fund	11,579,844	-	-	-
16600 - Office of Housing Fund	3,061,046	3,114,343	3,222,140	3,222,287
Total for BSL: BO-HU-2000	**32,574,324**	**29,908,126**	**25,716,780**	**25,717,048**
OH - BO-HU-3000 - Multifamily Housing				
00100 - General Fund	26,089	-	-	-
14500 - Payroll Expense Tax	89,921,890	127,380,219	128,147,544	127,044,159
16400 - Low Income Housing Fund	-	180,429,925	178,760,257	179,523,273
16404 - 2002 Levy O&M Fund	470,633	-	-	-
16412 - 1995 Levy O&M Fund	16,395	-	-	-
16417 - 2009 Levy O&M Fund	753,290	-	-	-
16418 - 2016 Housing Levy Capital Fund	5,604,255	-	-	-
16419 - 2016 Levy O&M Fund	1,774,879	-	-	-
16421 - O&M Sales Tax	1,379,649	-	-	-
16422 - 2023 Levy O&M	(4,236,220)	-	-	-
16423 - 2023 Levy Low-Income Housing	38,710,669	-	-	-
16430 - Housing Incentive Fund	22,730,092	-	-	-
16440 - Housing Program Support Fund	14,159,141	-	-	-
16600 - Office of Housing Fund	1,902,310	2,867,606	3,585,738	3,598,727
Total for BSL: BO-HU-3000	**173,213,070**	**310,677,751**	**310,493,539**	**310,166,159**
Department Total	**217,082,803**	**352,391,788**	**347,732,076**	**347,637,911**

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Department Full-Time Equivalents Total*	**69.00**	**69.00**	**69.00**	**69.00**

** FTE totals are provided for informational purposes only. Changes in FTEs resulting from City Council or Human Resources Director actions outside of the budget process may not be detailed here*

Budget Summary by Fund Office of Housing

	2025 Actuals	2026 Adopted	2027 Proposed	2028 Proposed
00100 - General Fund	37,029	-	-	-
14500 - Payroll Expense Tax	95,994,306	142,458,981	140,200,543	139,188,403
16400 - Low Income Housing Fund	-	196,720,294	194,156,246	194,919,262
16403 - 2002 Levy Multipurpose Fund	442,469	-	-	-
16404 - 2002 Levy O&M Fund	470,633	-	-	-
16411 - 1995 Housing Levy Capital Fund	557,676	-	-	-
16412 - 1995 Levy O&M Fund	16,395	-	-	-
16413 - 1995 Levy Homebuyer Assist	217,871	-	-	-
16416 - 2009 Housing Levy Capital Fund	444,728	-	-	-
16417 - 2009 Levy O&M Fund	753,290	-	-	-
16418 - 2016 Housing Levy Capital Fund	8,043,628	-	-	-
16419 - 2016 Levy O&M Fund	1,774,879	-	-	-
16421 - O&M Sales Tax	1,379,649	-	-	-
16422 - 2023 Levy O&M	(4,236,220)	-	-	-
16423 - 2023 Levy Low-Income Housing	44,787,125	-	-	-
16430 - Housing Incentive Fund	27,062,228	-	-	-
16440 - Housing Program Support Fund	25,738,984	-	-	-
16600 - Office of Housing Fund	13,598,135	13,212,513	13,375,286	13,530,245
Budget Totals for OH	**217,082,803**	**352,391,788**	**347,732,076**	**347,637,911**

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Revenue Overview

2027 Estimated Revenues

Account Code	Account Name	2025 Actuals	2026 Adopted	2027 Proposed	2028 Proposed
311010	Real & Personal Property Taxes	-	130,037,167	130,037,167	130,037,167
313010	Sales & Use Tax-Local Share	-	3,500,000	3,500,000	3,500,000
330000	Intergovernmental Revenues	-	-	937,100	937,100
331000	Direct Federal Grants	-	5,411	5,411	5,411
331110	Direct Fed Grants	-	7,121,359	7,121,359	7,121,359
334010	State Grants	-	(50,506)	2,198,014	2,198,014
334090	State Grants-Passthr	-	600,000	600,000	600,000
337010	Grants & Contr From Local Govt	-	4,404,806	4,404,806	4,404,806
345020	Zoning & Subdivision Fees	-	19,650,000	19,650,000	19,650,000
360010	Investment Interest	-	2,000,000	2,000,000	2,000,000
360020	Inv Earn-Residual Cash	-	4,800,000	6,500,000	6,500,000
360590	Program Income	-	4,000,000	4,000,000	4,000,000
374030	Capital Contr-Fed Dir Grants	-	2,968,574	2,968,574	2,968,574
397010	Operating Transfers In	-	4,572,427	(427,573)	(427,573)
Total Revenues for: 16400 - Low Income Housing Fund		**-**	**183,609,238**	**183,494,858**	**183,494,858**
400000	Use of/Contribution to Fund Balance	-	13,111,056	10,661,388	11,424,404
Total Resources for:16400 - Low Income Housing Fund		**-**	**196,720,294**	**194,156,246**	**194,919,262**
360020	Inv Earn-Residual Cash	12,893	-	-	-
360140	Loan Interest Pmts Per Terms	358	-	-	-
360150	Interest On Loan Payoffs	68,015	-	-	-
360600	Principal On Loan	362,280	-	-	-
Total Revenues for: 16402 - 2002 Levy Very LIH Fund		**443,547**	**-**	**-**	**-**
360020	Inv Earn-Residual Cash	123,923	-	-	-
360140	Loan Interest Pmts Per Terms	13,563	-	-	-
360600	Principal On Loan	80,847	-	-	-
360900	Miscellaneous Revs-Other Rev	446	-	-	-
Total Revenues for: 16403 - 2002 Levy Multipurpose Fund		**218,780**	**-**	**-**	**-**
360020	Inv Earn-Residual Cash	70,160	-	-	-
Total Revenues for: 16404 - 2002 Levy O&M Fund		**70,160**	**-**	**-**	**-**

360140	Loan Interest Pmts Per Terms	20,000	-	-	-
360150	Interest On Loan Payoffs	61,231	-	-	-
360600	Principal On Loan	1,038,100	-	-	-
Total Revenues for: 16410 - 1986 Housing Levy Capital Fund		**1,119,331**	**-**	**-**	**-**
360020	Inv Earn-Residual Cash	116,088	-	-	-
360140	Loan Interest Pmts Per Terms	8,698	-	-	-
360150	Interest On Loan Payoffs	56,041	-	-	-
360600	Principal On Loan	394,091	-	-	-
360900	Miscellaneous Revs-Other Rev	394	-	-	-
Total Revenues for: 16411 - 1995 Housing Levy Capital Fund		**575,312**	**-**	**-**	**-**
360600	Principal On Loan	2,310,186	-	-	-
Total Revenues for: 16412 - 1995 Levy O&M Fund		**2,310,186**	**-**	**-**	**-**
360020	Inv Earn-Residual Cash	74,996	-	-	-
360140	Loan Interest Pmts Per Terms	17,436	-	-	-
360150	Interest On Loan Payoffs	55,805	-	-	-
360600	Principal On Loan	248,193	-	-	-
Total Revenues for: 16413 - 1995 Levy Homebuyer Assist		**396,430**	**-**	**-**	**-**
360020	Inv Earn-Residual Cash	293,207	-	-	-
360150	Interest On Loan Payoffs	20,178	-	-	-
360600	Principal On Loan	69,341	-	-	-
Total Revenues for: 16416 - 2009 Housing Levy Capital Fund		**382,726**	**-**	**-**	**-**
311010	Real & Personal Property Taxes	88	-	-	-
360020	Inv Earn-Residual Cash	32,757	-	-	-
Total Revenues for: 16417 - 2009 Levy O&M Fund		**32,844**	**-**	**-**	**-**
311010	Real & Personal Property Taxes	134,381	-	-	-
360020	Inv Earn-Residual Cash	944,955	-	-	-
360600	Principal On Loan	3,530,861	-	-	-
Total Revenues for: 16418 - 2016 Housing Levy Capital Fund		**4,610,197**	**-**	**-**	**-**
311010	Real & Personal Property Taxes	25,076	-	-	-
360140	Loan Interest Pmts Per Terms	14,127	-	-	-
360150	Interest On Loan Payoffs	388,305	-	-	-
360600	Principal On Loan	5,719,592	-	-	-
Total Revenues for: 16419 - 2016 Levy O&M Fund		**6,147,101**	**-**	**-**	**-**

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360020	Inv Earn-Residual Cash	556,945	-	-	-
Total Revenues for: 16421 - O&M Sales Tax		**556,945**	**-**	**-**	**-**
311010	Real & Personal Property Taxes	12,513,324	-	-	-
360020	Inv Earn-Residual Cash	120,232	-	-	-
Total Revenues for: 16422 - 2023 Levy O&M		**12,633,556**	**-**	**-**	**-**
311010	Real & Personal Property Taxes	114,699,989	-	-	-
360020	Inv Earn-Residual Cash	209,962	-	-	-
360600	Principal On Loan	1,912,750	-	-	-
Total Revenues for: 16423 - 2023 Levy Low-Income Housing		**116,822,701**	**-**	**-**	**-**
345020	Zoning & Subdivision Fees	52,742,317	-	-	-
360020	Inv Earn-Residual Cash	2,204,899	-	-	-
360140	Loan Interest Pmts Per Terms	1,191,183	-	-	-
360600	Principal On Loan	2,916,234	-	-	-
Total Revenues for: 16430 - Housing Incentive Fund		**59,054,632**	**-**	**-**	**-**
313020	Sales & Use Tax	4,353,191	-	-	-
331110	Direct Fed Grants	10,244,869	-	-	-
333110	Ind Fed Grants	1,936,977	-	-	-
334010	State Grants	4,961,272	-	-	-
341300	Administrative Fees & Charges	2,617,333	-	-	-
360020	Inv Earn-Residual Cash	738,939	-	-	-
360140	Loan Interest Pmts Per Terms	76,393	-	-	-
360150	Interest On Loan Payoffs	309,689	-	-	-
360600	Principal On Loan	2,459,323	-	-	-
360900	Miscellaneous Revs-Other Rev	761,732	-	-	-
Total Revenues for: 16440 - Housing Program Support Fund		**28,459,717**	**-**	**-**	**-**
311010	Real & Personal Property Taxes	8,511,746	8,571,428	8,571,428	8,571,428
330000	Intergovernmental Revenues	-	-	391,400	391,400
331000	Direct Federal Grants	-	600	600	600
331110	Direct Fed Grants	577,141	1,572,458	1,411,486	1,411,486
333110	Ind Fed Grants	357,152	387,731	387,731	387,731
334010	State Grants	612,380	50,506	1,043,986	1,043,986
334090	State Grants-Passthr	-	250,000	250,000	250,000
341300	Administrative Fees & Charges	872,590	815,000	815,000	815,000
345010	Design & Planning Fees	324,900	250,000	250,000	250,000
345020	Zoning & Subdivision Fees	(1,993,595)	2,600,000	2,600,000	2,600,000
360020	Inv Earn-Residual Cash	789,514	-	-	-

360900	Miscellaneous Revs-Other Rev	398,738	-	-	-
397010	Operating Transfers In	-	26,390	26,390	26,390
Total Revenues for: 16600 - Office of Housing Fund		**10,450,566**	**14,524,114**	**15,748,022**	**15,748,022**
400000	Use of/Contribution to Fund Balance	-	(1,311,601)	(2,372,736)	(2,217,777)
Total Resources for:16600 - Office of Housing Fund		**10,450,566**	**13,212,513**	**13,375,286**	**13,530,245**
Total OH Resources		**244,284,729**	**209,932,807**	**207,531,532**	**208,449,507**

Office of Housing

Appropriations by Budget Summary Level and Program

OH - BO-HU-1000 - Leadership and Administration

The purpose of the Leadership &Administration Budget Summary Level is to provide centralized leadership, strategic planning, program development, financial management, and administrative support services to the office.

Program Expenditures	2025 Actuals	2026 Adopted	2027 Proposed	2028 Proposed
Citywide Indirect Costs	2,574,198	2,818,826	2,990,507	3,212,826
Departmental Indirect Costs	4,774,034	4,828,156	5,617,947	5,627,832
Policy & Planning	3,827,256	4,970,314	3,726,588	3,727,284
Pooled Benefits	119,921	(811,385)	(813,286)	(813,238)
Total	**11,295,409**	**11,805,911**	**11,521,757**	**11,754,704**
Full-time Equivalents Total*	31.50	31.50	31.50	31.50

**FTE totals are provided for informational purposes only. Changes in FTEs resulting from City Council or Human Resources Director actions outside of the budget process may not be detailed here*

The following information summarizes the programs in Leadership and Administration Budget Summary Level:

Citywide Indirect Costs

The purpose of the Citywide Indirect Costs program is to fund internal services costs originating from outside of the department such as allocated costs from the Department of Finance and Administrative Services and Seattle Information Technology Department.

Expenditures/FTE	2025 Actuals	2026 Adopted	2027 Proposed	2028 Proposed
Citywide Indirect Costs	2,574,198	2,818,826	2,990,507	3,212,826

Departmental Indirect Costs

The purpose of the Departmental Indirect Costs program is to fund costs associated with management of the department. This may include personnel costs related to department leadership and administration or other administrative costs such as external rent and operating supplies or services.

Expenditures/FTE	2025 Actuals	2026 Adopted	2027 Proposed	2028 Proposed
Departmental Indirect Costs	4,774,034	4,828,156	5,617,947	5,627,832
Full Time Equivalents Total	17.50	17.50	17.50	17.50

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Policy & Planning

The purpose of the Policy & Planning program is to provide strategic planning, program development, and vacant land redevelopment services to increase housing opportunities for Seattle residents.

Expenditures/FTE	2025 Actuals	2026 Adopted	2027 Proposed	2028 Proposed
Policy & Planning	3,827,256	4,970,314	3,726,588	3,727,284
Full Time Equivalents Total	14.00	14.00	14.00	14.00

Pooled Benefits

The purpose of the Pooled Benefits program is to fund department costs associated with health and dental insurance, workers compensation, and unemployment insurance contributions.

Expenditures/FTE	2025 Actuals	2026 Adopted	2027 Proposed	2028 Proposed
Pooled Benefits	119,921	(811,385)	(813,286)	(813,238)

OH - BO-HU-2000 - Homeownership & Sustainability

The purpose of the Homeownership & Sustainability Budget Summary Level is to provide loans, grants, and other types of assistance to affordable housing providers and low-income Seattle residents in order to support permanently affordable homeownership, address displacement risks, provide health and safety home repair needs, and implement energy efficiency improvements for qualifying properties.

Program Expenditures	2025 Actuals	2026 Adopted	2027 Proposed	2028 Proposed
Home Ownership	18,738,532	17,818,500	14,414,315	14,414,421
Home Repair	1,617,410	1,463,048	1,459,865	1,459,945
Weatherization	12,218,381	10,626,578	9,842,600	9,842,682
Total	**32,574,324**	**29,908,126**	**25,716,780**	**25,717,048**
Full-time Equivalents Total*	20.00	20.00	20.00	20.00

**FTE totals are provided for informational purposes only. Changes in FTEs resulting from City Council or Human Resources Director actions outside of the budget process may not be detailed here*

The following information summarizes the programs in Homeownership & Sustainability Budget Summary Level:

Home Ownership

The purpose of the Home Ownership program is to support first-time homebuyers and existing low-income homeowners through down payment assistance loans, subsidies for permanently affordable homes, and foreclosure prevention loans.

Expenditures/FTE	2025 Actuals	2026 Adopted	2027 Proposed	2028 Proposed
Home Ownership	18,738,532	17,818,500	14,414,315	14,414,421
Full Time Equivalents Total	3.50	3.50	3.50	3.50

Office of Housing

Home Repair

The purpose of the Home Repair program is to provide grants or no- to low-interest loans to assist low-income homeowners with critical home repairs.

Expenditures/FTE	2025 Actuals	2026 Adopted	2027 Proposed	2028 Proposed
Home Repair	1,617,410	1,463,048	1,459,865	1,459,945
Full Time Equivalents Total	2.00	2.00	2.00	2.00

Weatherization

The purpose of the Weatherization program is provide grants to increase energy efficiency and lower utility costs for low-income residents in both single-family and multifamily properties.

Expenditures/FTE	2025 Actuals	2026 Adopted	2027 Proposed	2028 Proposed
Weatherization	12,218,381	10,626,578	9,842,600	9,842,682
Full Time Equivalents Total	14.50	14.50	14.50	14.50

OH - BO-HU-3000 - Multifamily Housing

The purpose of the Multifamily Housing Budget Summary Level is to support the development, preservation, and acquisition of multifamily rental housing, as well as the long-term stewardship and monitoring of that housing, and to support affordable housing providers and low-income residents.

Program Expenditures	2025 Actuals	2026 Adopted	2027 Proposed	2028 Proposed
Asset Management	53,282,301	57,770,653	62,225,465	65,569,843
Market Incentives and Land Use	-	-	1,149,906	1,149,906
Multifamily Lending	119,930,770	252,907,098	247,118,168	243,446,410
Total	**173,213,070**	**310,677,751**	**310,493,539**	**310,166,159**
Full-time Equivalents Total*	17.50	17.50	17.50	17.50

**FTE totals are provided for informational purposes only. Changes in FTEs resulting from City Council or Human Resources Director actions outside of the budget process may not be detailed here*

The following information summarizes the programs in Multifamily Housing Budget Summary Level:

Asset Management

The purpose of the Asset Management program is to monitor the housing portfolio to ensure that the policy objectives of the City are achieved and the units remain in good condition.

Expenditures/FTE	2025 Actuals	2026 Adopted	2027 Proposed	2028 Proposed
Asset Management	53,282,301	57,770,653	62,225,465	65,569,843
Full Time Equivalents Total	8.50	8.50	8.50	8.50

Office of Housing

Market Incentives and Land Use

Market Incentives and Land Use (MILU) administers policies and programs, including the Multifamily Tax Exemption (MFTE) and Mandatory Housing Affordability (MHA), that leverage new development, land use incentives, and regulatory tools to generate and support affordable housing.

Expenditures/FTE	2025 Actuals	2026 Adopted	2027 Proposed	2028 Proposed
Market Incentives and Land Use	-	-	1,149,906	1,149,906

Multifamily Lending

The purpose of the Multifamily Lending program is to employ the Housing Levy and other federal and local funding to make low-interest loans to developers to develop or preserve affordable multifamily rental housing.

Expenditures/FTE	2025 Actuals	2026 Adopted	2027 Proposed	2028 Proposed
Multifamily Lending	119,930,770	252,907,098	247,118,168	243,446,410
Full Time Equivalents Total	9.00	9.00	9.00	9.00