Seatle City Council Select Budget Committee

Councilmember Budget Proposals| Tuesday, October 27, 2026

Office of Housing (OH)

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OH Related Amendments to Budget Legislation

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SEATTLE CITY COUNCIL

2027 STATEMENT OF LEGISLATIVE INTENT

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OH-001S-001S-A

Request that OH provide information related to changes to JumpStart appropriations and potential carryforward practices

SPONSORS

Dionne Foster, Eddie Lin, Joy Hollingsworth

CENTRAL STAFF SUMMARY

This Statement of Legislative Intent would request the following information from the Office of Housing (OH), related to the reduction of OH's Jumpstart Payroll Expense Tax Fund (JumpStart) appropriation by $65 million in the 2026 Year End Supplemental Budget Ordinance and the possibility that the Executive may make awards based on future year appropriations.

- Quarterly budget-to-actual information on JumpStart expenditures, in order to demonstrate that sufficient JumpStart continues to be available throughout 2027 to meet actual and projected expenditures.
- Quarterly updates to projected JumpStart expenditures between 2027-2030, along with an explanation of any refinements OH has made to projecting project expenditures since budget deliberations.
- At least two weeks prior to the publication of the 2027 Multi-Family Notice of Funding Availability (NOFA), the amount and purpose of any JumpStart included in that NOFA and the methodology for how this amount was determined.
- Information on how OH addressed affordable housing provider stabilization needs in 2027, and how they will address them in 2028, including funding for urgent operating support, debt restructuring, and supplemental loans. Information should be provided in September 2027, along with transmittal of the 2028 proposed budget.
- Recommendations on how OH should balance risk management with the potential benefits of awarding funds based on future year appropriations. This should include any recommended change to internal financial policies and Council adopted Housing Funding Policies. Recommendations should be provided in September 2027, along with transmittal of the 2028 proposed budget.

OH should submit the information described above to the Chair of the Housing, Arts and Civil Rights Committee according to the schedule described above.

Furthermore, it is Council's intention that the Executive prioritize use of funds in the JumpStart Revenue Stabilization Account for all prior OH funding awards, should additional funds be needed above and beyond what has been appropriated to OH.

The Executive is proposing several changes which could impact OH's ongoing practices related to managing JumpStart appropriations. The 2026 Year End Supplemental Budget Ordinance would reduce OH's 2026 JumpStart appropriation by $65 million. As a result, some expenditures associated with awards made in 2026 or prior years, may need to be paid for with future year appropriations.

SEATTLE CITY COUNCIL

2027 STATEMENT OF LEGISLATIVE INTENT

Additionally, due to this change, OH awards made in 2027 may be paid for with future year appropriations. The Executive has also said that from now on they will conduct an analysis of OH's upcoming needs to determine the amount of unspent OH JumpStart appropriation to be carried forward into future years. Previously, the Executive has carried forward all remaining JumpStart budget for multifamily and homeownership capital projects through a combination of automatic, administrative, and legislated carry forward. (This analysis and description of the Executive's intention related to carryforward is different than what was contained in the OH Policy Considerations memo, due to updated information from the Executive.)

Responsible Council Committee(s):

DUE DATE: September 21, 2027

2027-2028 COUNCIL BUDGET ACTION

V1

OH-003-A

Increase OH by $10 million GF (2027) for affordable rental and homeownership projects

SPONSORS

Dionne Foster, Eddie Lin, Alexis Mercedes Rinck

FINANCIAL SUMMARY

Fund	2027 Increase (Decrease)	2028 Increase (Decrease)
General Fund	$(10,000,000)	$0
Total Budget Balance Effect	$(10,000,000)	$0

CENTRAL STAFF SUMMARY

This CBA would increase proposed appropriations to the Office of Housing (OH) by $10 million GF in 2027 (one-time) for affordable rental and homeownership projects. Seven million would go towards rental and $3 million would go towards homeownership. Council's preference is that all $10 million is included in Notices of Funding Availability or Request for Proposals issued in 2027 and distributed directly to affordable housing providers.

ATTACHMENT: No

TRANSACTIONS - ONE-TIME

Dept	BSL	BCL	Year	Revenue	Expenditure
OH	Homeownership & Sustainability	00100-BO-HU-2000	2027		$3,000,000
OH	Multifamily Housing	00100-BO-HU-3000	2027		$7,000,000

Jennifer LaBrecque
Select Budget Committee
Amendment 1 to CB XXXXXX
D1
Screen Reader Users: Make sure settings include reading strikethrough and underline font attributes.

Amendment 1 Version 1 to CB XXXX – 2026 Year-End Supplemental Ordinance

Sponsor: Councilmember Foster

Co-Sponsors: Councilmembers Rinck and Lin

Automatically carry forward unspent 2026 JumpStart OH appropriations into subsequent fiscal years

Effect: This amendment would require that any unspent JumpStart Payroll Expense Tax Fund (Jumpstart) appropriated to the Office of Housing (OH) in 2026 be automatically carried forward into subsequent fiscal years until they are exhausted or abandoned by ordinance. This amendment would not impact the reduction of OH's JumpStart appropriation by $65 million, as found in the transmitted 2026 Year-End Supplemental legislation.

And a new section to CB ###### and renumber subsequent sections:

Section 15. The following existing appropriations in the 2026 Budget shall carry forward to subsequent fiscal years until they are exhausted or abandoned by ordinance:
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Department	Fund	Budget Summary Level / BCL Code	Existing 2026 Appropriations
Executive (Office of Housing)	Payroll Expense Tax (14500)	Leadership and Administration (14500-BO-HU-1000)	$4,545,347
Executive (Office of Housing)	Payroll Expense Tax (14500)	Homeownership & Sustainability (14500-BO-HU-2000)	$24,454,232
Executive (Office of Housing)	Payroll Expense Tax (14500)	Multifamily Housing (14500-BO-HU-3000)	$234,411,973

DRAFT

Jennifer Committee
Select Budget Committee
Amendment 1 to CB XXXXXX – 2027 Budget Adoption ORD
D1
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Amendment 1 Version 1 to CB XXXX – 2027 Budget Adoption Ordinance

Sponsor: Councilmember Foster

Cosponsors: Councilmembers Foster and Lin

Automatically carry forward unspent 2027 JumpStart OH appropriations into subsequent fiscal years

Effect: This amendment would require that any unspent JumpStart Payroll Expense Tax Fund appropriated to OH in 2027 be automatically carried forward into subsequent fiscal years until they are exhausted or abandoned by ordinance.

Amend Section 1F of CB ###### as follows:

F. Unspent funds for the Executive Department Office of Housing's Low-Income Housing Fund (16400) and Jumpstart Payroll Expense Tax Fund (14500) appropriated by subsection 1.B of this ordinance shall carry forward to subsequent fiscal years until they are exhausted or abandoned by ordinance.

DRAFT