

Permanent Supportive Housing



Presented by Sharon Lee
Executive Director
Low Income Housing Institute

www.LIHI.org

LIHI'S MISSION STATEMENT

The Low Income Housing Institute

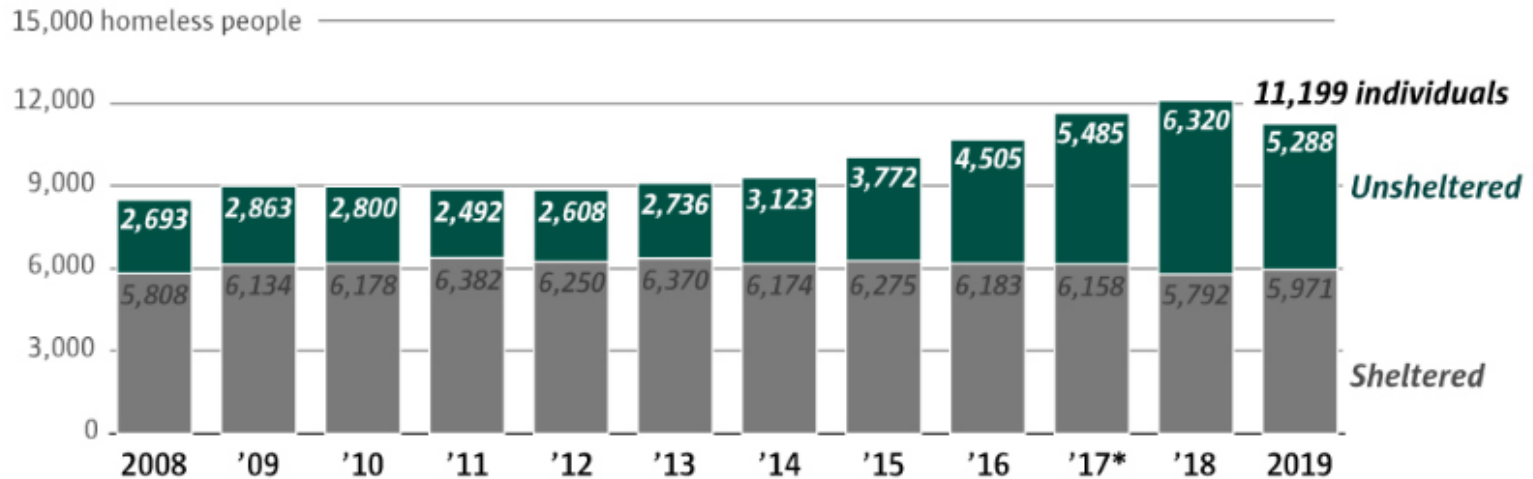
- develops, owns and operates housing for the benefit of low-income, homeless and formerly homeless people in Washington State;
- advocates for just housing policies at the local and national levels;
- administers a range of supportive service programs to assist those we serve in maintaining stable housing and increasing their self-sufficiency.



King County homeless counts

King County's 2019 homeless point-in-time count decreased for the first time since 2012, and the number of unsheltered homeless people dropped by 17%. The count is a snapshot, counting homelessness on a given night.

KING COUNTY HOMELESS COUNTS



*King County's methodology changed in 2017 to be more thorough.

Source: All Home King County

EMILY M. ENG / THE SEATTLE TIMES

The count showed fewer families (7% decrease), veterans (10% decrease), and youth and young adults (28% decrease) experiencing homelessness compared to last year.

Low Income Housing Institute

- 65 properties in 6 counties with over 2,200 apartment units
 - Homeless
 - Low-income
 - Disabled
 - Seniors
 - Young adults
 - Veterans
 - Refugees

Cheryl Chow Court
50 apartments
for seniors in Ballard
neighborhood,
Seattle



Urban Rest Stop Ballard

adjoining Cheryl Chow Court, separate entrance



Free showers, laundry, and other hygiene services for homeless

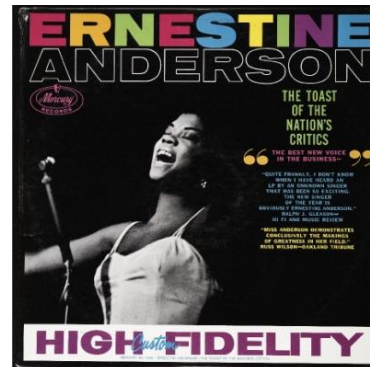
Housing and other referral services



Ernestine Anderson Place



- Ernestine Anderson Place features 60 studio and 1-bedroom units and a manager's unit.
- Ground floor community space for residents includes an exercise room, a library with internet-enabled computers, a classroom, a service space and an outside patio garden.
- Permanent housing linked with supportive services is provided for 45 homeless seniors, including 8 veterans, as well as housing for 15 low-income seniors. Sound Mental Health provides on-site supportive services.



Ernestine Anderson Place



Gossett Place



- 62 units of permanent supportive housing for homeless veterans, young adults, singles and couples living with mental illness.
- “Shovel ready” project – land was purchased by LIHI with permits and plans for boutique hotel.
- Ideal location in Seattle’s University District, close to mass transit, amenities, and opportunities for employment and recreation.
- Contract with Sound Mental Health and VA for services

Gossett Place



1811 Eastlake - Developed for DESC



- 1811 Eastlake opened in 2005 and provides supportive housing to 75 formerly homeless adults with chronic alcohol addiction.
- It is the first of its kind in Washington to address the needs of homeless chronic alcoholics who are the heaviest users of publicly-funded crisis services.
- 1811 Eastlake is the subject of multiple rigorous evaluations and has received recognition both nationally and internationally for its effectiveness.
- A pioneering housing first project

The Marion West

49 apartments for homeless
young adults and low-wage workers



Supportive Services: YouthCare and Ryther provide onsite supportive services for the formerly homeless young adult residents.

Food Bank: The ground floor houses the new location of the University District Food Bank. The Food Bank uses the roof for growing vegetables and herbs.

Job Training Café: Street Bean Coffee has a location on the ground floor. Street Bean trains and employs young people seeking to exit street life.

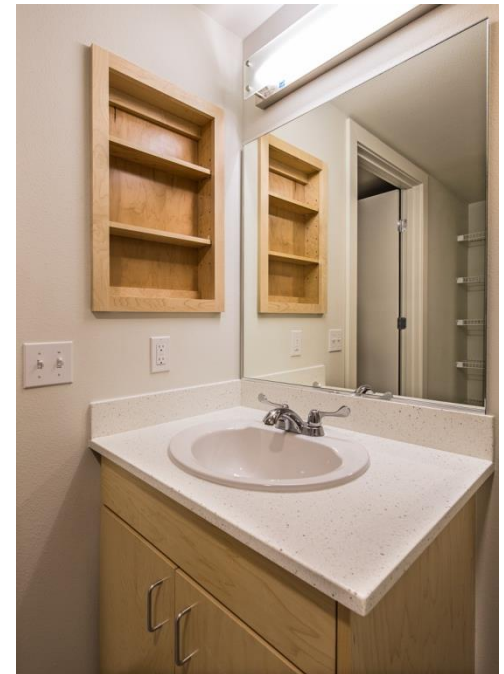
Library: The U District branch of the Seattle Public Library is next door, providing a convenient, valuable practical and cultural resource.



The Marion West



The Marion West



The Marion West – Golden Nugget Award Winner

The Marion West won two 2017 Grand Awards for "Residential Housing Project of the Year," competing against for-profits, non-profits, and luxury housing developments, and "Best Affordable Housing Community (100 dwelling units per acre or more)."

"Recognizing The Marion West for a Grand Award was an easy call," reads the judges statement. "This project sets the standard for both affordable housing as well as addressing the urgent need to house homeless youth."



Billy Frank Jr. Place

43 affordable apartments for homeless veterans, young adults, and people living with disability in downtown Olympia



- LIHI case manager and contract with Community Youth Services
- Walk Score of 84 – Very Walkable
- Adjacent to the Olympia Transit Center, the hub for over 20 transit routes
- Walking distance to Madison Elementary School and Avanti HS
- 8 minute walk to the Olympia Farmer's market
- Near the waterfront with access to the West Bay, East Bay, and Capitol Lake
- Classroom/meeting space and kids play area
- Multi-purpose community gathering space and kitchen
- Outdoor play area with a community pea patch, Bike storage room

Billy Frank Jr. Place



Billy Frank Jr. Place Financing

- \$9.1M - Tax Credits - Enterprise
- \$3M - State Housing Trust Fund
- \$240,000 - Home Depot Foundation
- \$100,000 - NeighborWorks America
- \$42,000 - Boeing Employees Fund
- Construction Loans - Heritage Bank



The Tony Lee

70 apartments affordable to those making 30% to 60% of the King County Area
Median Income in the Lake City neighborhood of Seattle
with pre-school for 80 children



June Leonard Place

48 apartments in Renton

affordable to those making 30% to 50% of the King County Area Median Income



Typical Capital Financing

- Low Income Housing Tax Credits (LIHTC)
- WA State Housing Trust Fund
- Seattle Housing Levy
- Federal Home Loan Bank Affordable Housing Program (AHP)
- Private Banks for construction and term loans
- HOME, CDGB, City-owned land
- Foundation Grants
- King Count Veterans and Human Services Levy



Typical Service & Operating Funding

- Section 8 Project-Based Vouchers
- HUD-VASH Project-Based Vouchers
- HUD 811 Program
- Seattle Housing Levy O&M
- Medicaid/Medicare
- King County ORS (Operating Support, Rental Assistance and Supportive Services)



2016 SEATTLE HOUSING LEVY

MAYOR'S PROPOSAL

Mayor Murray is proposing to replace and expand the Seattle Housing Levy in 2016. In the last 30 years, this local investment has successfully created and preserved over 12,500 affordable homes throughout the city, helped 800 families purchase their first home, and provided emergency rental assistance to 6,500 households.

AFFORDABLE RENTAL HOUSING

PRODUCE & PRESERVE 2,150 APARTMENTS, REINVEST IN 350 APARTMENTS
RENTAL PRODUCTION AND PRESERVATION PROGRAM - \$201 MILLION
OPERATING AND MAINTENANCE PROGRAM - \$42 MILLION

The Seattle Housing Levy funds the construction and acquisition/rehabilitation of rental housing for low-income individuals and families in Seattle that is held as affordable for at least 50 years. The Levy also provides operating funds so buildings can serve extremely low-income and formerly homeless residents.

ASSISTING LOW-INCOME HOMEOWNERS

280 HOUSEHOLDS \$9.5 MILLION

The Homeownership Program helps current low-income homeowners stay in their home, and provides first-time home buyers the assistance they need to find a stable and affordable home for their family.

\$290 MILLION

Over 7 years

Cost to median Seattle homeowner:
\$122/year (an increase of \$5/month)

Includes 9% for administration

HOME AT LAST

Cleveland came from a broken home and used to be one of the many people seen on the street in Seattle, without shelter, and low on hope. "I was ready to give up, but I had people that believed in me until I could believe in myself." Now he has a place to call home and the support he needs to pursue his writing and succeed in life.



HOMELESSNESS PREVENTION

4,500 HOUSEHOLDS \$11.5 MILLION

The Homelessness Prevention Program provides short-term rental assistance and stability services for low-income families and individuals who are at imminent risk of eviction and potential homelessness. These households are often paying a high portion of their income for housing, and then fall into a crisis due to job loss or reduced work hours, a rent increase that is more than they can afford, a medical emergency, or some other destabilizing event.



City of Seattle



More information is available at:
seattle.gov/housing/levy

2018-2023 VETERANS, SENIORS AND HUMAN SERVICES LEVY

If approved by the voters, the new property tax levy will:

Expand King County's commitment to **veterans and their families**

- Build on the current levy's successful veterans employment programs that capitalize on the skills veterans bring from their service
- Increase access to legal services and housing supports
- Create shelters and coordination centers with supportive services for veterans



Expand King County's commitment to the most **vulnerable individuals and families**, providing connections to services that restore health and build self-sufficiency

- Increase system-connected housing that promotes recovery and reentry by preventing people from discharging from treatment settings or releasing from incarceration into homelessness
- Increase access to legal and housing resources for survivors of domestic violence and sexual assault
- Provide new mobile medical vans to increase access to essential services for isolated, homebound or homeless persons across King County
- Support individuals with disabilities and their caregivers in building community participation and inclusion

Support the largest growing segment of King County's population, **older adults**

- Prevent seniors from aging into poverty by creating and expanding housing programs and providing tax relief to low-income seniors
- Support meals on wheels and other food programs for low-income seniors
- Help fund senior activities and programs to promote physical, social and emotional health



COST

10¢

per \$1,000
of assessed
home value

\$45

Cost per year for the average homeowner in King County
(*Estimate based on average King County home value of \$450,000*)



Expand property tax exemptions for eligible low-income seniors, seniors with a disability and totally disabled veterans.

**\$350
million**

Amount raised over six years to help veterans, active duty service members and their families, seniors, homeless households, and other individuals and families in need