

SEATTLE, WA

ROUND 1 AWARD: \$5,000,000



Overview : To expand housing supply and lower housing costs, HUD’s Office of Community Planning and Development awarded **\$5 million to the City of Seattle**. This grant funding will be used to identify and remove barriers to affordable housing production and preservation.

Roughly 7 in 10 households with incomes at or below 80% Area Median Income (AMI) are housing cost burdened. The City has taken considerable actions to advance housing supply by increasing local funding, streamlining permitting review, creating incentive programs, and donating surplus land.

PRO Housing funding will enable Seattle to relieve financial pressure from nonprofit homeownership organizations and create affordable homeownership opportunities.

Limited Financing and Capacity

- To meet Seattle’s housing needs for households at or below 80% AMI, the estimated funding gap through 2044 is \$30.4 billion. More capacity is needed to meet housing needs.

Insufficient Supply of Homeownership Units

- Seattle faces an acute shortage of market-rate ownership units affordable to low- and middle-income households. The lack of available units perpetuates a racial disparity in homeownership.

Risk of Displacement

- Households at or below 100% of AMI are increasingly at risk of displacement due to demand and rising housing costs.

LOCAL BARRIERS TO HOUSING IDENTIFIED BY SEATTLE

RECENT ACTIONS TO BOOST HOUSING SUPPLY LOCALLY

The City of Seattle

- Established local financing to support housing production for affordable homes at or below 80% AMI — creating over 20,000 affordable rental housing units.
- Developed incentives for affordable housing through the Mandatory Housing Affordability and Multifamily Tax Exemption programs. These initiatives have produced over 6,000 units.
- Facilitating the use of surplus land for housing — the City has transferred 17 public land parcels which will result in approximately 820 new affordable housing units.
- Shortened the permitting process by 60-120 days through flexibilities extended to affordable housing developers.
- Amended local regulations to allow modular multifamily housing and cross-laminated timber.



ANTICIPATED IMPACT OF PRO HOUSING FUNDING

as contemplated in grant application

Convert Existing Units to Affordable Homeownership Opportunities

- The City of Seattle will create a pilot program to purchase and convert at-risk rental properties to affordable homeownership opportunities.
- This initiative will support nonprofit homeownership organizations facing financial pressures, prevent the displacement of existing residents, and provide homeownership opportunities for low- and moderate- income households.

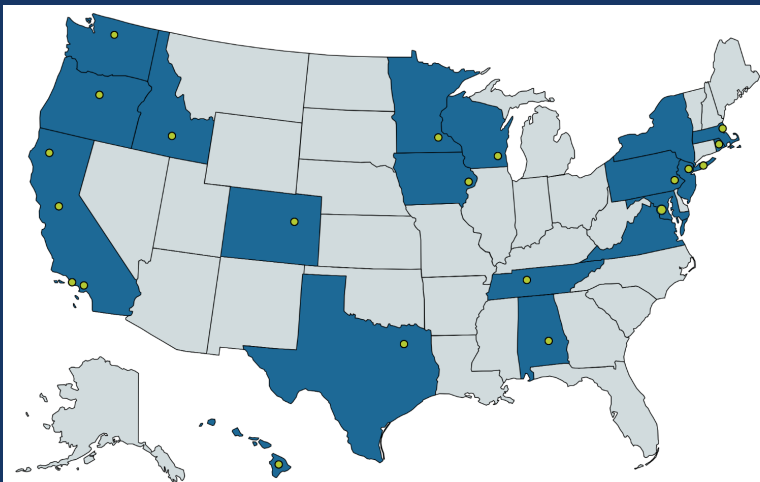
Support Legacy Homeowners

- To prevent displacement, PRO Housing funds will be used to develop supports that help Legacy Homeowners retain their homes and navigate barriers that limit their ability to achieve stability, capture value equitably from their property, and contribute new housing options.
- This initiative will help homeowners navigate local regulations, provide support for building projects, and offer support to landowners interested in further developing their land for housing.

Boost Local Capacity

- To support successful implementation of the Homeownership as Preservation and the Legacy Homeowner Program, staff and community-based organizations will provide technical assistance, conduct pre-development services, legal support on the generational transfer of ownership, foster community network opportunities, and create loan products.

HUD AWARDED \$85 MILLION TO 21 APPLICANTS THROUGH ROUND 1 OF THE PRO HOUSING COMPETITION



- PRO Housing provides first-of-its-kind funding to identify and remove barriers to housing production and preservation.
- The competition prioritizes communities that demonstrate an acute need for affordable housing.
- Successful applications demonstrated local actions — such as updates to land use policies, developer incentives, financing, and innovative strategies — to address barriers and boost housing supply.