

# Investing in our communities





# Seattle's housing reality



2,942 people are living **without shelter** in Seattle.



Over 45,000 Seattle households pay **over half of their income** on housing.



Average rent for a 1-bedroom apartment in Seattle **increased 29%** in the last five years.

# Where we've been



## **Housing Affordability and Livability Advisory Committee**

- 28 member advisory committee
- November 2014 – July 2015
- 50+ stakeholders involved in subcommittees
- Input from 2,700 community members online and in person
- Committee Recommendations released July 13, 2015

## **Housing Seattle Action Plan**

- Released by Mayor Murray on July 13, 2015

## **Community Conversations**

- Fall 2015 to 2017

# Where we are going



**50,000 housing units over the next 10 years to increase housing choices in Seattle.**

## **30,000 new market-rate housing units**

- Increase supply of housing to meet growing demand
- Continue growth in urban centers
- Reduce permitting barriers
- Maximize efficient construction methods
- Provide incentives for family-sized housing



## **20,000 affordable housing units**

- Net new rent/income restricted units
- Includes new construction and acquisition rehab
- About 3x current production
- New and expanded public and private resources
- Funding programs primarily serve  $\leq 60\%$  AMI households
- Incentive programs primarily serve 60% to 80% AMI households

# HALA in action



## Invest in housing for those most in need

### Action items include:

- ✓ Renew voter-approved Housing Levy
- ✓ Maximize City-owned surplus property



## Create new affordable housing as we grow

### Action items include:

- ✓ Require new affordable housing as a part of all new multifamily development
- ✓ Expand on successful incentive programs

## Prevent displacement and foster equitable communities

### Action items include:

- ✓ Strengthen tenant protections
- ✓ Investing in programs that stabilize vulnerable populations



## Promote efficient and innovative development

### Action items include:

- ✓ Review planning and development processes; focus on what works
- ✓ Invest in quality development and design

# Focus group basics



## Purpose

- Share your perspective
- Provide a sounding board for the implementation of HALA recommendations
- Collaborate with City staff
- Build skills to advise on land use and affordable housing policy
- Share information with your community

## Structure

- About 5 members from each Urban Village or neighborhood area
- Groups based on common neighborhood characteristics or key issues

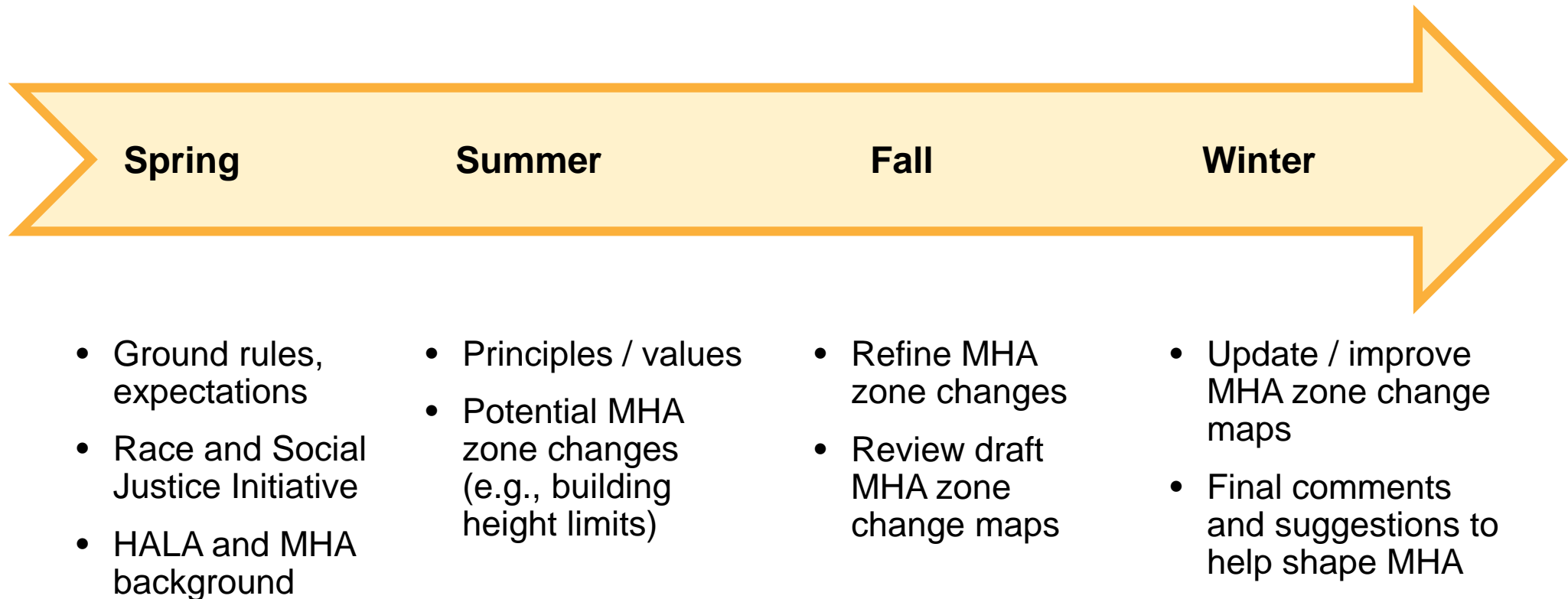
## Composition

- Target: 75% residents from within Urban Villages
- Demographics reflect diversity of Seattle as a whole
- Includes “community connectors”
- Includes seasoned community advocates
- Includes persons new to City processes

# Road map



## Focus group input on MHA implementation



# Focus groups and other input



## **Your feedback:**

- will be shared with City decision makers
- will be shared with the broader community and public

## **Broader community feedback:**

- will be shared with you to consider
- will be shared with City decision makers



# Things you need to know



## What has happened so far?

- Multifamily Tax Exemption (MFTE) renewal
- Strengthening Tenant Relocation Assistance
- HALA Workplan Resolution
- Mandatory Inclusionary Housing Resolution
- Mandatory Housing Affordability – Commercial Framework
- Transit Oriented Development Regional Equitable Development Initiative (TOD REDI) Interlocal Agreement

## What is happening next?

- Housing Levy renewal
- Mandatory Housing Affordability – Residential Framework
- Tenant Protections



## Mandatory Housing Affordability (MHA), a.k.a. "Grand Bargain"

- All new multifamily and commercial development would be required to build affordable housing or pay a fee
- Zoning changes to increase capacity are needed to implement MHA
- Key topic for the community Focus Groups

## MHA Implementation Steps

1. Framework legislation for Commercial — **passed October 2015**
2. Framework legislation for Residential — *proposed May 2016*
3. Zoning changes in the Grand Bargain — *proposed Summer 2016*
  - Downtown/SLU
  - U District
4. Other neighborhood area zoning changes — *expected Q1/Q2 2017*
  - **Incorporates input from the Focus Groups**

# Tenant protection bills



## Source of Income Discrimination & Guidance on Preferred Employer Program — *proposed April 2016*

- Expands protection for tenants who receive income from verifiable non-employment or wage income, such as Social Security, child support, or other types of government and non-profit assistance.
- Provides guidance to landlords and tenants about marketing and offering favorable terms only to prospective tenants who work at certain companies.

## Strengthening Tenant Protections — *proposed April 2016*

- Prohibits landlords from increasing rents charged for substandard units and establishes a process to investigate complaints
- Enables City to take enforcement action against landlords that do not provide 60 days notice prior to rent increase  $\geq 10\%$
- Transfers primary program enforcement responsibility from SPD to SDCI



## How will the Focus Groups work?

- Your facilitators
  - Diane Adams
  - Susan Hayman
- Schedule and timing
  - When do meetings begin?
  - Frequency and duration
- Documentation
  - How will feedback be documented and shared?

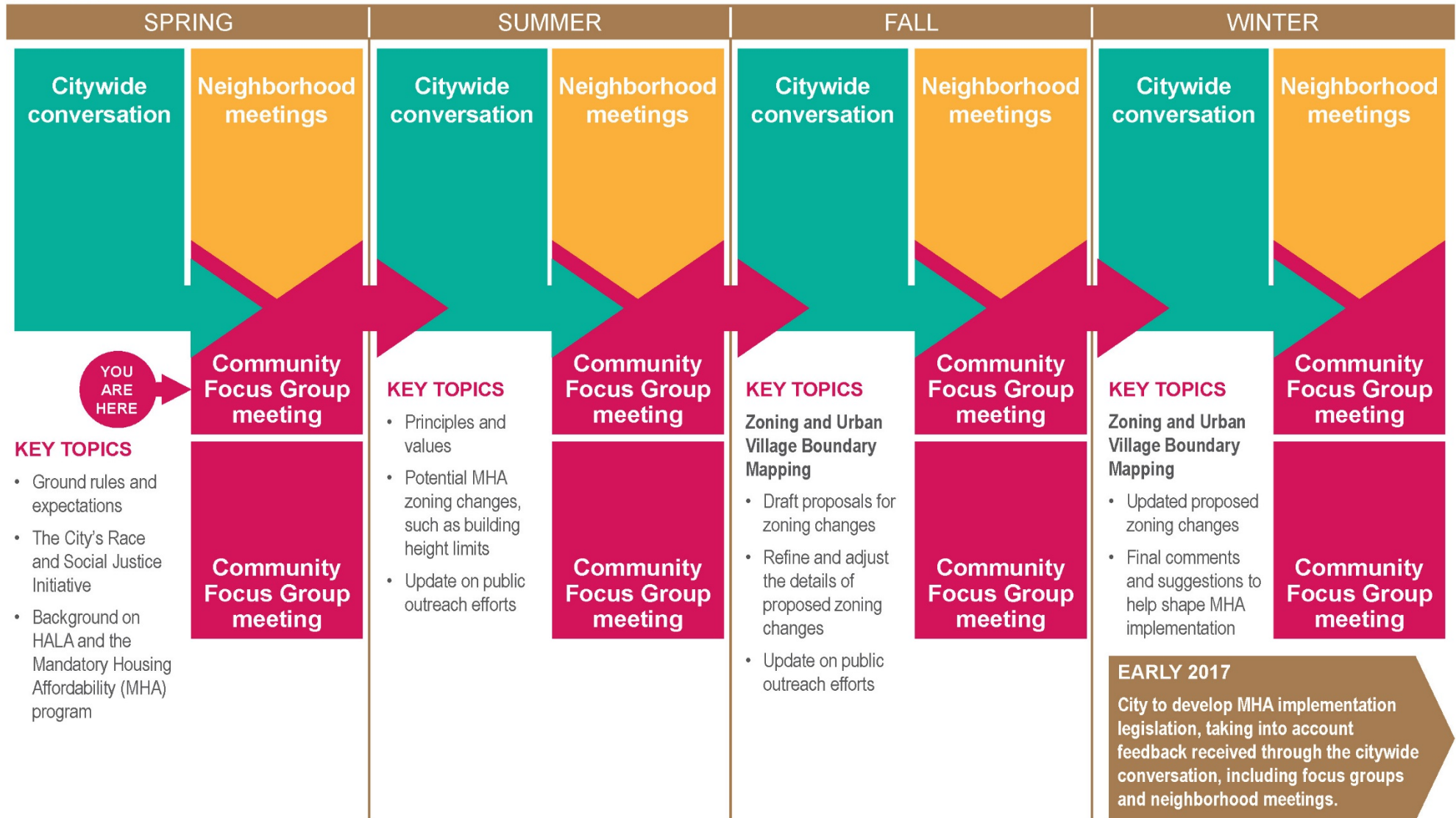


# Focus Group Input Process



HOUSING AFFORDABILITY  
AND LIVABILITY AGENDA

2016



April 2016





## Key expectations

- Decision-making
  - Process outcomes
- Roles and responsibilities
  - Focus Group members
  - City staff
  - Facilitation team



## Ground rules

- Start and end meetings on time
- Attend meetings regularly
- Come prepared to discuss agenda topics;
- Actively and respectfully participate
- Share speaking time – nobody dominates the conversation
- Actively listen to one another
- Speak from interests, not positions
- Silence electronic devices during the meeting.