Attachment 5 Housing Element

Housing Element

A Accommodating Growth ((~~&~~))and Maintaining Affordability

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goals

HG1 Accommodate ((~~47,000~~))70,000 additional ((~~households~~))housing units, including Seattle's share of the countywide need for affordable housing, consistent with the Countywide Planning Policies, over the 20 years covered by this Plan.

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C-1 Encouraging Housing Affordable to Low-Income Households

policies

H30 ((~~Address the city's share of affordable housing needs resulting from expected countywide household growth, consistent with the countywide affordable housing policies, by planning for:~~

~~a. at least 20 percent of expected housing growth to be affordable to households earning up to 50 percent of median income (estimated 9,400 affordable units).~~

~~b. at least 17 percent of expected housing growth to be affordable to households earning between 51 percent and 80 percent of median income (estimated 7,990 affordable units).~~

~~c. At least 27 percent of expected housing growth to be affordable to households earning between 81 percent and 120 percent of median income (estimated 12,690 units).~~

~~Both new housing and existing housing that is acquired, rehabilitated or preserved for long-term low-income and affordable occupancy count toward meeting this policy.~~

~~**H**31~~)) Promote the continued production and preservation of low-income housing through incentive zoning mechanisms, which include density and height bonuses and the transfer of development rights. Consider expanding the use of incentive zoning for affordable housing in neighborhoods outside downtown, particularly in urban centers.

H((~~32~~))31 Encourage the preservation of existing low-income housing by: using housing programs and funds to preserve existing housing that is susceptible to redevelopment or gentrification; encouraging acquisition of housing by nonprofit organizations, land trusts or tenants, thereby protecting housing from upward pressure on prices and rents; inspecting renter-occupied housing for compliance with the Seattle Housing and Building Maintenance Code; and making available funds for emergency, code-related repair.

H((~~33~~))32 Give special consideration to actions that can help maintain the affordability of housing occupied by artists in areas that are recognized as established artist communities, such as Pioneer Square.

H((~~34~~))33 Encourage affordable housing citywide.

a. Plan for at least one-quarter of the housing stock in the city to be affordable to households with incomes up to 50 percent of the area median income, regardless of whether this housing is publicly assisted or available in the private market.

b. Encourage the use of public subsidy funds for the production or preservation of low-income housing in urban centers and urban villages.

c. Encourage the production of housing affordable to households of all incomes, with particular emphasis on households with incomes up to 50 percent of the area median income in centers and villages with high land values and/or relatively little existing rental housing affordable to households in that income range.

d. Encourage all neighborhoods and urban villages to participate in the City's commitment to affordable housing, whether through neighborhood planning, station area planning, or other local planning and development activities.

C-2 Publicly Subsidized Low-Income Housing

policies

H((~~35~~))34 Strive to make some resources available to all household types (such as families and single-person households) in need of affordable housing options through the mix of housing programs in the city; however, emphasize assisting

households most in need due to very low-incomes or to special needs that the housing market is unable to serve. Direct affordable housing funds administered by the City to serve households with incomes up to 80 percent of the area median income, consistent with local, state, and federal law and program requirements.

H((~~36~~))35 Promote a broader geographical distribution of subsidized rental housing by generally funding projects in areas with less subsidized rental housing and generally restricting funding for projects in neighborhoods outside of downtown where there are high concentrations of subsidized rental housing.

a. The specific rules implementing this policy and the conditions for allowing exceptions for particular projects are established by the City Council in the HUD Consolidated Plan and other City policies. The HUD Consolidated Plan may also include additional geographic-specific restrictions on, or exceptions for, subsidized rental housing in order to further housing goals as defined in this Comprehensive Plan or neighborhood plan.

b. Encourage developers of projects funded with resources not administered by the City of Seattle and the providers of those resources to follow the City's policies for the geographic distribution of subsidized rental housing.

H((~~37~~))36 Require sponsors of City-funded subsidized rental housing projects and encourage sponsors of non-City-funded subsidized rental housing projects to use the City's good neighbor guidelines. This should encourage cooperative problem solving as early as possible in the process of developing subsidized rental housing, in order to identify and, where appropriate, respond to neighborhood concerns.

H((~~38~~))37 Allocate public funds administered by the City to develop and preserve affordable rental housing for low-income, very low-income, and extremely low-income households in conformity with applicable income limits in City ordinances that govern the use of each fund source.

H((~~39~~))38 Seek to promote home ownership in the city in a variety of housing types by:

a. Using a portion of local discretionary housing subsidy resources to provide home ownership opportunities to low-income households, in conformity with applicable income limits in City ordinances that govern the use of each fund source.

b. Consider alternative approaches to increase the development of affordable home ownership housing, including but not limited to greater use of land trusts and limited equity cooperatives.

H((~~40~~))39 Strive over time for a permanent subsidized rental housing stock with unit types and sizes that reflect the housing needs of the city's low-income households.

H((~~41~~))40 Provide affordable housing for low-income families with children, recognizing that family housing requires greater subsidies due to larger household size, the need for play areas for children, and separation of parking and access roads from play areas.

H((~~42~~))41 Encourage and support the development of affordable housing for low-income households in all parts of the city, including areas of high land cost where greater subsidies may be needed.

H((~~43~~))42 Allow use of public funds to provide subsidized low-income housing units in otherwise market-rate housing developments in order to better integrate low-income households into the community.

H((~~44~~))43 Allocate resources for financial assistance to eligible tenants with incomes up to 50 percent of median income who are displaced from existing low-income housing because of redevelopment, substantial rehabilitation, change-of-use or termination of long-term, low-income rent restrictions in order to help offset the cost of relocating to another unit consistent with applicable state laws.

H((~~45~~))44 Pursue a comprehensive approach of prevention, transition, and stabilization services to decrease potential homelessness, stop recurring homelessness, and promote long-term self-sufficiency.

a. Encourage efforts to expand the supply of extremely low-income, permanent housing to meet the needs of th ose for whom the cost of housing is a chief cause of homelessness.

b. Strive to develop a continuum of housing opportunities, ranging from emergency shelters to transitional housing to permanent housing, in order to assist homeless households regain and maintain stable, permanent housing.

c. Strategically invest in emergency and transitional housing for specific homeless populations.

H((~~46~~))45 In recognition of the fact that for certain people housing support services can mean the difference between housing stability and homelessness, coordinate housing planning and funding, where appropriate, with the following types of housing support services:

- Services that respond to emergency needs of the homeless (such as emergency shelters).
- Services that assist clients to secure housing (such as rent and security deposit assistance, housing relocation assistance).
- Services that help clients to maintain permanent housing (such as landlord/tenant counseling, chore services, in-home health care, outpatient mental health treatment, employment counseling, and placement assistance).

H((~~47~~))46 Work in partnership among various levels of government and with other public agencies to address homeless and low-income housing needs that transcend jurisdictional boundaries.

a. Work with the federal and state governments to increase public support for housing.

b. Work with the Seattle Housing Authority to address the low-income housing needs of Seattle residents.

c. Work with other jurisdictions in King County to pursue production of assisted low-income housing throughout the region and an equitable distribution of the cost of providing housing and human services to very-low-income households, including the regional problem of homelessness. Pursue the development of new funding sources, including a regional housing levy or other sources of funding for low-income housing and related supportive services that may be used throughout the region.

d. Continue providing local resources (such as levies, bond issues, and the City's general fund) to meet housing needs, leveraging funds from other sources where appropriate.

e. Continue to lobby the state government to enact tax incentives and to increase housing funds to encourage the preservation of existing low-income housing.

H((~~48~~))47 Strive to leverage federal, state, and private resources with local public funds, where these resources help achieve the goals of Seattle's Comprehensive Plan.

H((~~49~~))48 Among its other purposes, the City's Consolidated Plan shall serve as an ongoing, annually updated, coordinated compilation of information for the public regarding housing policies, strategies, programs, and resource allocation. Housing portions of the Consolidated Plan constitute a functional plan to implement housing-related goals and policies in this Comprehensive Plan.