

Seattle Comprehensive Plan Policies/Goals on Housing Affordability* by Major Theme

Reference Document for September 24, 2009 Planning Commission Meeting

**With related recommendations (see text boxes) from the Seattle Planning Commission's
Affordable Housing Action Agenda*

Note: Comprehensive Plan policies and goals listed here are from the Housing Element, unless otherwise noted.

General

Section A: Accommodating Growth & Maintaining Affordability

Goal HG2: "Maintain housing affordability over the life of this plan."

Section C: Providing Housing Affordable to Low-Income Households

Goal HG12: "Reduce the number of low-income households in need of housing assistance."

Goal HG13: "Provide new low-income housing through market-rate housing production and assisted housing programs."

Growth Management and Targets

Section A: Accommodating Growth & Maintaining Affordability

Goal HG1: "Accommodate 47,000 additional households over the 20 years covered by this plan" (2004-2024)

Policy H1: "Coordinate the City's growth management planning with other jurisdictions in the region in order to provide adequate regional development capacity to accommodate expected residential growth and anticipated demand for different types of housing."

Policy H3: "Take a leadership role in regional efforts to increase affordable housing preservation and production in order to ensure a balanced regional commitment to affordable housing, while also maintaining the City's commitment to affordable housing."

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Supplying Affordable Housing

Section C -1: Encouraging Housing Affordable to Low-Income Households

Policy 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.”

Policy H34: “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....”

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Strategy 5: Accurately measure the Comprehensive Plan’s stated goals for affordable housing

The Commission proposes the following Comp Plan changes:

Introduce principle ensuring that those that work in the city should be able to afford to live in the city, and introduce goal of providing housing to Seattle’s workers who have been priced out of the market.

Require the Department of Planning and Development (DPD) or the Office of Housing (OH) to monitor the City’s achievement of these goals, reporting to Council at certain time intervals.

Introduce strategies should these goals not be met.

And Implementation Strategies:

Fund a demographer to examine the current state of the City’s affordable housing and wages. Data that could be collected includes the demand for affordable housing and more information regarding those earning between 80-120 percent of media.

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Geographical Distribution

Section B: Encouraging Housing Diversity & Quality

Policy H16: “Encourage greater ethnic and economic integration of neighborhoods in the city in a manner that does not promote the displacement of existing low-income residents from their communities. Strive to allocate housing subsidy resources in a manner that increases opportunities for low-income households, including ethnic minorities, to choose among neighborhoods throughout the city.”

Section C: Providing Housing Affordable to Low-Income Households

Goal HG14: “Preserve existing low-income housing, particularly in urban centers and urban villages where most redevelopment pressure will occur.”

Goal HG15: “Disperse housing opportunities for low-income households throughout the city and throughout King County.”

Goal HG16: “Achieve a distribution of household incomes in urban centers and urban villages similar to the distribution of incomes found citywide.”

Section (C-1): Encouraging Housing Affordable to Low-Income Households

Policy H31: “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.”

Policy H34: “Encourage affordable housing citywide...”

- 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.”

Subsection C-2: Publicly Subsidized Low-Income Housing

Policy H36: “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

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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.”

Policy H42: “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.”

Policy H43: “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.”

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Strategy 3: Encourage the use of Incentive Zoning programs, especially in areas that experience significant land value increases as a result of substantial up-zoning.

The Commission proposes the following Comp Plan changes:

- Strengthen language. Consider using an incentive zoning system that requires affordable units, regardless of whether developer takes advantage of bonus or not.
- Encourage broader application of incentive zoning programs to include moderate-income residents.
- Encourage a stronger incentive program when land is rezoned and /or a major increase in land value results from a rezone.

And Implementation Strategies:

- Include workforce housing in incentive zoning programs.
- Monitor proposed incentive zoning programs.
- Connect incentive zoning programs with Multifamily Tax Exemption (MFTE) programs.
- Utilize incentive zoning/MFTE programs for mixed-use projects EXCEPT those in industrial zones where housing should continue to be expressly prohibited.
- Ensure South Lake Union rezones produce adequate amounts of affordable housing.
- Define “significant land value increases.”
- Support ongoing monitoring of existing affordable units, especially those created through incentive zoning programs

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Transit Coordination—(The Comp Plan discusses this largely in relation to geographic distribution)

Comprehensive Plan History, Vision & Application pg. vi: “The emphasis on affordable housing and neighborhood planning assumes that if citizens have access to affordable housing inside the urban area and can find employment and shopping in their neighborhoods, the need to travel by car is less frequent.”

Section A: Accommodating Growth & Maintaining Affordability

Policy H5: Provide for lower off-street parking requirements in locations where car ownership rates are low for resident populations, to help reduce housing costs and increase affordability.

Policy H9 [with SPC-recommended amendments in brackets]: Promote housing preservation, development and affordability in coordination with the Seattle Transit Plan, particularly transit plans and in proximity to light rail stations and other transit hubs. Coordinate housing, land use, human services, urban design, infrastructure and environmental strategies to support pedestrian-friendly communities that are well-served by public transit at light rail station areas and other transit hubs.

SPC proposed new Housing Policy: When using federal, state, local, and private resources to preserve, rehabilitate or redevelop properties for affordable housing, consider access to transit service and estimated household transportation costs.

http://seattle.gov/council/comp_plan/amend/2009-20spc_amendment.pdf

****Affordable Housing Action Agenda***

Strategy 1: *Encourage the development of affordable housing in mixed-use, transit-supportive, walkable neighborhoods.*

The Commission proposes the following Comp Plan changes:

- Strengthen language generally.
- Strengthen language to include concept of transit corridors rather than just transit hubs.
- Encourage bike-friendly neighborhoods and developments.
- Encourage working with neighborhoods when creating Transit Oriented Development (TOD).
- Encourage linking of incentive zoning programs with TOD.
- Encourage mixed-use developments to include affordable housing component.

And Implementation Strategies:

- Increase allowable densities at designated transit hubs, bus rapid transit corridors and light rail station areas.
- Encourage development of mixed-use structures with an affordable housing component in TOD, incorporating programs such as the Multifamily Tax Exemption and incentive zoning.
- Remove parking minimums and possibly implement parking maximums for areas designated for TOD.
- Develop a funding plan for how to create livable communities in and around TOD.
- Address infrastructure and amenities to encourage families to live in high-density areas and support those already doing so, e.g. a school downtown or safe parks in all urban centers.

In Land Use Element Section B-2: Multifamily Residential Areas

LU79 Provide zoning classifications that permit limited amounts of commercial use in what are otherwise residential zones in order to either provide retail and service uses in close proximity to residents in the densest multifamily environment or to create transitions between commercial and multifamily areas.

In Land Use Element Section B-3: Mixed-Use Commercial Areas

LU114 (In commercial areas) Encourage residential development in mixed-use buildings to ensure healthy business districts that provide essential goods, services, and employment to the residents of Seattle.

LU116 Seek to focus development in transit and pedestrian friendly urban villages while maintaining compatibility between new development and the surrounding area through standards regulating the size and density of development.

In Urban Village Element Section B: Urban Village Strategy

UV1 Promote the growth of urban villages as compact mixed-use neighborhoods in order to support walking and transit use, and to provide services and employment close to residences.

Variety of Housing Unit Types and Options

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Section A: Accommodating Growth & Maintaining Affordability

Policy H1: “Coordinate the City’s growth management planning with other jurisdictions in the region in order to provide adequate regional development capacity to accommodate expected residential growth and anticipated demand for different types of housing.”

Section B: Encouraging Housing Diversity & Quality

Goal HG4: “Achieve a mix of housing types that are attractive and affordable to a diversity of ages, incomes, household types, household sizes, and cultural backgrounds.”

Goal HG5: “Promote households with children and attract a greater share of the county’s families with children.”

Goal HG7: “Accommodate a variety of housing types that are attractive and affordable to potential home buyers.”

Goal HG11.5: “Implement strategies and programs to help ensure a range of housing opportunities affordable to those who work in Seattle.”

Policy H10: Reflect anticipated consumer preferences and housing demand of different submarkets in the mix of housing types and densities permitted under the City’s Land Use Code. Encourage a range of housing types including, but not limited to: single-family housing; ground-related housing to provide an affordable alternative to single-family ownership; and moderate- and high-density multifamily apartments, which are needed to accommodate most of the growth over the 20-year life of this Plan.

Policy H11: “Strive to make the environment, amenities and housing attributes in urban villages attractive to all income groups, ages and households types.”

Policy H12: “Provide affordable housing tools to preserve existing single-family character, while also contributing to the provision of affordable housing.”

Policy H13: “Accommodate and encourage, where appropriate, the development of ground-related housing in the city that is attractive and affordable to households with children.”

Policy H14: “Strive to have each hub urban village and residential urban village include some ground-related housing capacity.”

Policy H18: “Promote methods of more efficiently using or adapting the city’s housing stock to enable changing households to remain in the same home or neighborhood for many years. Strategies may include sharing homes, accessory units in single-family zones, housing

designs that are easily augmented to accommodate children ('grow houses'), or other methods considered through neighborhood planning."

Policy H20: "Promote and foster, where appropriate, innovative and non-traditional housing types such as co-housing, live/work housing and accessory dwelling units, as alternative means of accommodating residential growth and providing affordable housing options."

Section (C-2): Publicly Subsidized Low-Income Housing

Policy H40: 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.

Policy H41: "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."

In Urban Village Element Section A: Urban Village Strategy

UVG15: Encourage development of ground-related housing, which is attractive to many residents including families with children, including townhouses, duplexes, triplexes, ground-related apartments, small cottages, accessory units, and single-family homes.

****Affordable Housing Action Agenda***

Strategy 7: *Work to expand housing choices, including Accessory Dwelling Units (ADUs), Backyard Cottages, also known as Detached Accessory Dwelling Units, and cottage housing citywide.*

The Commission proposes the following Comp Plan changes:

- Strengthen language.
 - Encourage such units in 'areas outside of urban villages' or 'single family zones,' but discourage in Urban Centers.
- And Implementation Strategies:
- Expand housing choices (Backyard Cottages and cottage housing, for example).
 - Explore multi-generational housing in single-family homes, addressing market forces and responses to nontraditional housing types, in order to increase housing stock for families.
 - Promote existing ADU and Backyard Cottage programs and encourage development of more ADUs and Backyard Cottages.
 - Promote Backyard Cottages in areas well served by transit, particularly around light rail stations.
 - Ensure that any significant increases in density are coordinated with providing sufficient transportation strategies or infrastructure to serve new and existing residents.

Preservation of Units

Section B: Encouraging Housing Diversity & Quality

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Policy H12: “Provide affordable housing tools to preserve existing single-family character, while also contributing to the provision of affordable housing.”

Policy H17: “Encourage the Seattle Housing Authority (SHA) to seek federal, state and private resources to continue preserving, rehabilitating or redeveloping its properties in a manner that best serves the needs of Seattle’s low-income population, addresses social and economic impacts on surrounding neighborhoods, and results in no net loss of housing affordable to households earning up to 30 percent of area median income.”

Section C: Providing Housing Affordable to Low-Income Households

Goal HG14: “Preserve existing low-income housing, particularly in urban centers and urban villages where most redevelopment pressure will occur.”

Goal HG17: “Encourage safe, habitable and affordable housing for existing residents of distressed areas through such means as rehabilitation and adequate maintenance of privately owned rental housing, increased home ownership opportunities, and community revitalization and development efforts.”

***Affordable Housing Action Agenda**

Strategy 2. *Explore ways to preserve Seattle’s existing rental stock, including mitigating effects of condominium conversions.*

The Commission proposes the following Comp Plan changes:

- O Encourage preservation of rental housing stock.
- O Explore new strategies for addressing condo conversions, i.e. increased notice time, increased relocation payments, or caps on the number of condominium conversions per year, while taking into account potential opportunities for homeownership and investment in aging infrastructure condo conversions present.

And Implementation Strategies:

- O Offer tax exemptions for existing rental property owners, using New York City as potential example.
- O Decrease the pressure to sell by lessening impact of property taxes that increase operating costs.

Section C-1: Encouraging Housing Affordable to Low-Income Households

Policy H34: Encourage affordable housing citywide....

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

Land Use Element Section A-1: Uses

Policy LU11: In order to maintain the character of Seattle’s neighborhoods and retain existing affordable housing, discourage the demolition of residences and displacement of residents, while supporting redevelopment that enhances its community and furthers the goals of this Plan.

Section B: Encouraging Housing Diversity & Quality

Goal HG6: “Encourage and support accessible design and housing strategies that provide seniors the opportunity to remain in their own neighborhood as their housing needs change.”

Goal HG11: “Strive for freedom of choice of housing type and neighborhood for all, regardless of race, color, age, gender, marital status, parental status, sexual orientation, political ideology, creed, religion, ancestry, national origin or the presence of any sensory, mental or physical disability.”

Policy H15: “Allow and encourage a range of housing types for seniors, such as independent living, various degrees of assisted living, and skilled nursing care facilities. Strive to increase opportunities for seniors to live in accessible housing with services nearby.”

Policy H33: “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.”

Ownership

Section B: Encouraging Housing Diversity & Quality

Goal HG7: “Accommodate a variety of housing types that are attractive and affordable to potential home buyers.”

Goal HG8: “Strive to increase the rate of owner-occupancy of housing over time.”

Discussion I Section B says, “...the City wants to encourage home ownership opportunities in order to promote a sense of community, encourage investment in housing, and to minimize displacement of low-income residents due to gentrification of neighborhoods.”

Section C: Providing Housing Affordable to Low-Income Households

Goal HG17: “Encourage safe, habitable and affordable housing for existing residents of distressed areas through such means as rehabilitation and adequate maintenance of privately owned rental housing, increased home ownership opportunities, and community revitalization and development efforts.”

Section C-2: Publicly Subsidized Low-Income Housing

Policy H38: “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.”

Policy H39: Seek to promote home ownership in the city in a variety of housing types by (also in regulatory category):

- 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.

Focus on Lowest Income Households

Section C: Providing Housing Affordable to Low-Income Households

Goal HG12: “Reduce the number of low-income households in need of housing assistance.”

Policy H34: “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....”

Section B: Encouraging Housing Diversity & Quality

Policy H17: “Encourage the Seattle Housing Authority (SHA) to seek federal, state and private resources to continue preserving, rehabilitating or redeveloping its properties in a

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manner that best serves the needs of Seattle’s low-income population, addresses social and economic impacts on surrounding neighborhoods, and results in **no net loss of housing affordable to households earning up to 30 percent of area median income.**”

Section C: Providing C-2: Publicly Subsidized Low-Income Housing

Policy H35: “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.”

Policy H44: “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.”

Preventing and Addressing Homelessness

Section C: Providing Housing Affordable to Low-Income Households

Goal HG12: “Reduce the number of low-income households in need of housing assistance.”

Section C-2: Publicly Subsidized Low-Income Housing

Policy H45: “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 those 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.”

Regulatory and Permitting Process

Section A: Accommodating Growth & Maintaining Affordability

Goal HG3: Achieve greater predictability in project approval timelines, achievable densities and mitigation costs.

Policy H2 Maintain sufficient zoned development capacity to accommodate Seattle’s projected share of King County household growth over the next 20 years as described in the Urban Village Element.

Policy H5: Provide for lower off-street parking requirements in locations where car ownership rates are low for resident populations, to help reduce housing costs and increase affordability.

Policy H6: “In order to control the effects of regulatory processes on housing price, strive to minimize the time taken to process land use and building permits, subject to the need to review projects in accordance with applicable regulations. Continue to give priority in the plan review process to permits for very low-income housing.”

Policy H7: “Periodically assess the effects of City policies and regulations on housing development costs and overall housing affordability, considering the balance between housing affordability and other objectives such as environmental quality, urban design quality, maintenance of neighborhood character and protection of public health, safety and welfare.”

Policy H8: Consider providing incentives that encourage public agencies, private property owners and developers to build housing that helps fulfill City policy objectives. Examples of development incentives include height and density bonuses, minimum densities and transferable development rights. Consider programs that make maximum use of City resources such as bridge loans, credit enhancement, and tax exemptions.

Section B: Encouraging Housing Diversity & Quality

Policy HG9: Consider new ground-related housing such as townhouses and cottage housing as part of the City’s strategy for creating home ownership opportunities.

Policy HG11: “Strive for freedom of choice of housing type and neighborhood for all, regardless of race, color, age, gender, marital status, parental status, sexual orientation, political ideology, creed, religion, ancestry, national origin or the presence of any sensory, mental or physical disability.

Policy H19: Allow the use of modular housing, conforming to the standards of the State of Washington building and energy codes, and manufactured housing, built to standards established by the federal Department of Housing and Urban Development. Modular and manufactured houses shall be permitted on individual lots in any land use zone where residential uses are permitted

Policy H21: Allow higher residential development densities in moderate density multifamily zones for housing limited to occupancy by low-income elderly and disabled households, because of the lower traffic and parking impacts this type of housing generates.

Policy H22: “Work with financial institutions and the Washington State Housing Finance Commission, and others to overcome barriers in the real estate finance process that inhibit the development of affordable single-family houses and condominium projects.”

Policy H23: Encourage employers located within the city to develop employer-assisted housing programs.

****Affordable Housing Action Agenda***

Strategy 4: *Increase development capacity citywide by implementing minimum densities or encouraging up-zones in certain areas.*

The Commission proposes the following Comp Plan changes:

- Reexamine LU59¹ to determine whether the criteria for rezoning single family-zoned land should be adjusted.
- Add “opportunities to provide affordable housing” to all rezone evaluation criteria.
- Promote increased density in urban villages and centers before other areas.
- Promote family-oriented housing in higher-capacity areas, such as downtown, by encouraging increased large unit stock and infrastructure important to families (i.e. schools, open space, playgrounds, etc.).

And Implementation Strategies:

- Explore strategies that could decrease underbuilding.
- Implement policies that would decrease under-building.
- Ensure that any significant increases in density are coordinated with providing sufficient transportation strategies or infrastructure to serve new and existing residents.
- Develop a higher percentage of zoned capacity that must be available in Seattle, and ensure that this capacity looks out to at least 20 years from now.

Section C: Providing Housing Affordable to Low-Income Households

Policy H25: “Support programs that provide financial assistance to low-income homeowners and owners of low-income rental properties to maintain their properties in adequate condition. For instance, allocate weatherization resources to achieve energy cost savings for low-income households in owner- and renter-occupied units.”

Policy H26: Encourage the development of housing in ways that protect the natural environment, including environmentally critical areas, and that promote energy conservation.

Policy H27: Encourage the adaptive reuse of existing buildings for residential use. Recognize the challenges faced in reusing older buildings and consider, when revising technical codes, ways to make adaptive reuse more economically feasible.

¹ LU59 states, “Permit upzones of land designated single-family and meeting single-family rezone criteria, only when all of the following conditions are met: The land is within an urban center or urban village boundary; The rezone is provided for in an adopted neighborhood plan; The rezone is to a low-scale single-family, multifamily or mixed-use zone, compatible with single-family areas; The rezone procedures are followed.”

Policy H28: Seek opportunities to combine housing preservation and development efforts with historic preservation by either preserving residential structures of historic value or rehabilitating and reusing vacant landmark structures and vacant structures in landmark and/or special review districts for housing. Consider landmark preservation as a factor in evaluating low-income housing project proposals for funding.

Policy H29: Encourage the replacement of occupied housing that is demolished or converted to non-residential use.

Section C-1: Encouraging Housing Affordable to Low-Income Households

Policy H31: 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.

Policy H32: “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.”

Section C-2: Publicly Subsidized Low-Income Housing

Policy H38 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.

Policy H39: Seek to promote home ownership in the city in a variety of housing types by (also in regulatory category):

- 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.

Policy H47: 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.

Policy H48: Strive to leverage federal, state and private resources with local public funds, where these resources help achieve the goals of Seattle's Comprehensive Plan.

Policy H49: 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.

Land Use Element Section A -1: The Future Land Use Map & the Location of Zones

Policy LU5: 2. Seek opportunities to incorporate incentive programs for development of housing affordable to lower-income households into legislative rezones or changes in development regulations that increase development potential. 3. Consider development regulations that condition higher density development on the provision of public benefits when such public benefits will help mitigate impacts of development attributable to increased development potential.

In Land Use Element Section B-1: Single Family Zones

Policy LU59: Permit up zones of land designated single-family and meeting single-family rezone criteria, only when all of the following conditions are met:

- The land is within an urban center or urban village boundary;
- The rezone is provided for in an adopted neighborhood plan;
- The rezone is to a low-scale single-family, multifamily or mixed-use zone, compatible with single-family areas;
- The rezone procedures are followed.

****Affordable Housing Action Agenda***

Strategy 8. *Encourage the development of more resources for providing affordable housing.*

The Commission proposes the following Comp Plan changes:

O Pursue additional funds and create additional strategies for providing affordable housing using other cities as models.

And Implementation Strategies:

O Lobby state and county to include resource issue on agendas.

O Explore resource challenges related to state law.

O Focus City attention on implementation of strategies as opposed to Comprehensive Plan amendments.

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Strategy 9. *Coordinate increases in density with development of transportation strategies or infrastructure, open space, and other public amenities.*

The Commission proposes the following Comp Plan changes:

O Strengthen language.

O Encourage any significant upzones include a funding and subarea plan for developing transportation strategies or infrastructure, open space and other public amenities.

And Implementation Strategies:

O Review significant upzones and ensure adequate public amenities exist in area.

O Advocate to ensure significant upzones include funding and subarea plans for transportation strategies or infrastructure, open space and other amenities.

Land Use Element Section B-2: Multifamily Residential Areas

Policy LU102 Use zoning incentives and other development-related tools to provide for, or preserve, public benefits. Public benefits or other features may include housing affordable to low- and moderate income households, preservation of historic resource or provisions of new public open space.

In Urban Village Element Section A: Urban Village Strategy

Policy UV2.5 In areas surrounding major transit hubs, except in industrial zones, allow densities sufficient to take advantage of significant investment in public transportation infrastructure. Use incentive zoning programs and other strategies to help ensure the provision of affordable housing.

In Urban Village Element Section B: Distribution of Growth

Policy UV40 Use 20-year growth targets for urban villages as a tool for planning for the growth that may occur in each urban village. Use these targets as a guide for City plans for development and infrastructure provision.

Policy UV42 Promote the concentration of development within centers and villages over the 20 year timeframe of this plan, by:

1. Establishing 20-year growth targets that do not exceed 80 percent of zoned capacity for development, as calculated by the City of Seattle.

2. Making reasonable efforts to provide services, facilities, and incentives to accommodate the targeted growth.

****Affordable Housing Action Agenda***

Strategy 6. *Ensure Seattle's Land Use Code works to create more affordable housing in Seattle, particularly for families.*

The Commission proposes the following Comp Plan changes:

- Include low-income housing (up to 80 percent of median income) in Housing Policy 6¹.
- Introduce other strategies for offering appropriate and affordable housing for families with small children.
- Ensure tenant relocation assistance benefits are extended to those earning up to 80 percent median income.
- Encourage affordable housing for families and first-time homebuyers while ensuring this housing is not created through the displacement of low to moderate income renters.
- Introduce other strategies for offering appropriate and affordable housing for families with small children.

And Implementation Strategies:

- Ensure Multifamily Code rewrite includes components that work to create affordable housing.
- Develop new design guidelines to ensure that parking areas in townhomes are not underutilized areas that reduce the potential for a more affordable unit with a greater amount of open space.
- Expedite permitting process for those projects that include an affordable housing component by working with DPD to develop a list of how various types of projects are prioritized, and advocate that affordable housing be placed high on this list. Also work with DPD to develop target timelines for 'streamlined' projects.