

# MYTH VS FACT

HALA is eliminating all Single Family Zoning.



HALA is an affordable housing strategy, which includes some zoning changes. These zoning changes are a result of a new requirement on developers to build affordable housing. Zoning changes will only occur in our designated growth areas which effects less than 6% of our current Single Family Zoning. All other Single Family will remain as is.

What about changes to ADU/DADUs\*? Won't that unleash tremendous growth in Single Family Areas?

The City Council proposal for changes to ADU/DADU will add 7,300 more possible developable lots citywide. There are a total of 123,134 qualifying Single Family (SF) lots in the whole city. This could impact 6% of SF lots in the city. Since ADU/DADU code came into being in 2008, only 200 have been built.

Developers are not paying their fair share.

Seattle is proposing a new program that, for the first time, will require developers to contribute to affordable housing as they build new buildings in multifamily and commercial zones. This is the first step in an ambitious program that will produce significantly more affordable housing than the current, voluntary incentive zoning.

But what about how much they have to pay? That is not enough.

Seattle's affordability requirements are calibrated based on the amount of development capacity being added and are sensitive to market conditions. In areas where we have seen little development we are calibrating the amounts to require affordability but not stifle new development. In our hotter markets developers will contribute more, so that we can harness the market and produce an overall greater amount of affordable housing.

HALA is a compromise and it won't do anything to make Seattle more affordable.

HALA is a multi-pronged approach. It will harness growth for affordability, create access for communities that have a hard time finding housing, protect tenants from rent increases and bad landlords, and it has strong tools for anti-displacement of our most vulnerable. HALA is planned to produce 20,000 new or preserved affordable housing units over the next 10 years. That represents a tripling of our past annual production rate of affordable housing.

If developers pay a fee instead of building the units in their buildings, we will have units only in poor areas and concentrate poverty.

The payments from developers go to the Office of Housing (OH) to be distributed. OH has a 30-year proven track record of funding housing throughout the City, including in high cost areas and building more housing with these dollars, leveraging each City \$1 with \$3 of private contributions. In high risk areas of displacement, this funding can provide stable rents and stimulate economic development in areas that lack private investment. And, these investments can build more family friendly housing and support preservation of existing housing.