

HALA DASHBOARD

May 18, 2018 // seattle.gov/hala



	STATUS	REF# HALA RECOMMENDATIONS	COMPLETION DATE*	
Growth with Affordability <div style="border: 1px solid red; padding: 5px; margin: 5px;">Mandatory Housing Affordability (MHA)</div> <div style="border: 1px solid red; padding: 5px; margin: 5px;">Rezones Implementing MHA</div>	 	R1B Mandatory Housing Affordability (MHA) - Commercial Framework (OPI / OH / OPCD) R1A Mandatory Inclusionary Housing Resolution (OPI / OH / OPCD) R1A MHA - Residential Framework (OPI / OH / OPCD) R1B MHA - Commercial Framework Amendments (OPI / OH / OPCD) MF1 Downtown / South Lake Union Zoning Changes (OPI / OH / OPCD) MF1 University District Zoning Changes (OPI / OH / OPCD) MF1 Chinatown-International District Zoning Changes (OPI / OH / OPCD) MF1 23rd Ave Zoning Changes (OPI / OH / OPCD) MF1 Uptown Zoning Changes (OPI / OH / OPCD) MF1 Citywide Neighborhood Zoning Changes (OPI / OH / OPCD)	Nov 2015 Nov 2015 Aug 2016 Dec 2016 Apr 2017 Feb 2017 May 2017 May 2017 Oct 2017 Q3 2018	
	Preservation, Equity and Anti-Displacement <div style="border: 1px solid teal; padding: 5px; margin: 5px;">Preservation/ Anti-Displacement Strategies</div> <div style="border: 1px solid teal; padding: 5px; margin: 5px;">Homeownership</div> <div style="border: 1px solid teal; padding: 5px; margin: 5px;">Tenant Protection</div>	 	P1 Strategic acquisition & financing of existing multi-family housing (OH) P4 Engage private owners with new financing tools & technical assistance (OH) P5 Mitigate City code requirements of unreinforced masonry buildings, Rental Inspection Ordinance (URM/RRIO) (SDCI / OH) P3 Pursue local preservation property tax exemption (OH) P4 Create a low-cost rehab loan/shallow subsidy program (OH) Notice of Sale Ordinance (OH) H2 Interest-free financing report (OH) H5 Programs to prevent displacement of low-income homeowners H4 Expand downpayment assistance program (OH) H6 Increase homeownership opportunities, culturally appropriate education (OH) T5 Strengthen Tenant Relocation Assistance Ordinance (TRAO) (SDCI) T3 Increase tenant counseling and landlord education funding (CBO / SDCI) T1 Increase access to housing for people with criminal records (OCR) T10 Expand antidiscrimination protections to tenants with alternative income sources (OCR) T9 Impact of housing costs on protected classes (HSD) T4 Allow for local portability of tenant screening reports (OH) T2 Expansion of rental/operating subsidies for lowest income households (SDCI) Strengthen Rental Registration & Inspection Ordinance (RRIO) (SDCI)	on-going - dependent on Housing Levy on-going Q1 2017 will pursue again 2018 Legislative ses. Q1 2017 - Housing Levy A&F Plan Jan 2016 May 2016 on-going - Housing Levy A&F Plan 2018 on-going - Housing Levy A&F Plan Oct 2015 Sep 2015 - Sisley settlement Aug 2017 Aug 2016 April 2017 - Assessment of Fair Housing on-going - Housing Levy A&F Plan Jun 2016

(continued on reverse)

LEGEND: done partial implementation not started on-going in progress

*dates are tentative and subject to change

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HOUSING AFFORDABILITY
AND LIVABILITY AGENDA

(continued)		STATUS	REF# HALA RECOMMENDATIONS	COMPLETION DATE*
More Resources for Affordable Housing <div style="border: 1px solid orange; padding: 5px; margin: 5px;">Innovative Housing Finance Tools</div> <div style="border: 1px solid orange; padding: 5px; margin: 5px;">Surplus Properties</div>	✓	R3	Housing Levy renewal & increase (OH)	Aug 2, 2016 (public vote)
	✓	R4	Expand Multifamily Tax Exemption Program (MFTE) (OH)	Oct 2015
	●	F2	Pilot a Credit Enhancement Program at Yesler Terrace	(SHA is not interested at this time.)
	✓	R8	Establish a Supportive Housing Medicaid Benefit (OH)	January 2018
	●	T6	Support Landlord Liaison Project	Expected launch in 2018
	✓	L2b	Participate in Transit-Oriented Development (TOD)/Regional Equitable Development Initiative (REDI) (OH)	Dec 2015
	●	R5	Voluntary Employer Housing Fund/partnerships with employers, institutions (OH)	Q2 2017 - report to Council in Sep 2016
	✓	L1	Use surplus properties for affordable housing (FAS / OH / CBO / OPCD)	on-going
Promote Efficient and Innovative Development <div style="border: 1px solid orange; padding: 5px; margin: 5px;">Increase Housing Choices</div> <div style="border: 1px solid orange; padding: 5px; margin: 5px;">Streamline City Permit Processes</div> <div style="border: 1px solid orange; padding: 5px; margin: 5px;">Parking Reform</div>	✓	L2	Strategic site acquisition for housing development (FAS / OH / CBO / OPCD)	OH Annual NOFA process
	✓	SF1A	Reduce Barriers to ADUs and DADUs	Q2 2018 Draft EIS
	●	RP1A	Consider- Implement changes to Design Review (SDCI)	Q3 2018
	●	RP1B	Consider changes to Historic Preservation (DON / OPCD)	Q3 2017
	●	RP3	Improve coordination of permitting activities between city departments (OED / SDCI)	Q1-Q3 2017
	✓	RP2	Reduce the number of housing projects subject to SEPA (OPCD / SDCI)	Q3 2018
	●	MF5c	Consider building and fire code modifications (OPCD / SDCI)	ongoing
	●	SF3	Allow flexible reuse of large, unique development sites (OPCD / SDCI)	No action at this time
	●	Prk2	Do not re-introduce parking mandates in Urban Villages/Centers (SDCI)	ongoing
	✓	Prk3	Definition of Frequent Transit Service (SDCI)	March 2018
	✓	Prk1	Reduce parking reqs for multifamily housing outside Urban Villages/Centers (SDCI)	March 2018
	●	OP2	Restricted Parking Zone (RPZ) Program policy review & recommendations (SDOT)	Q3 2017
●	OP3	Explore improving right of way (ROW) management (SDOT)	on-going	
<div style="border: 1px solid blue; padding: 5px; margin: 5px;">State Legislative Agenda</div>	●	R2	Enact Real Estate Excise Tax (REET) (OIRA / OH)	During 2018 legislative session
	●	R6	Expand State Housing Trust Fund (OIRA / OH)	During legislative session
	●	P3	Enact Preservation Property Tax Exemption (OIRA / OH)	During 2018 legislative session

LEGEND: ✓done ✓partial implementation ●not started ●on-going ●in progress

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