



HOUSING AFFORDABILITY
AND LIVABILITY AGENDA



Bar charts represent preliminary Focus Group input provided during May 2016 meetings.

■ Fremont North Focus Group #101
■ Hill Urban Village Focus Group #120
■ Midtown Park Focus Group #106
■ West Seattle Focus Group #105

1. Housing Options

Encourage a wide variety of housing options, including family-sized units and not just one-bedroom and studio units.

Q: What are all family-friendly amenities such as green spaces and play areas?

A: Family-sized units are important aspects of family-friendly housing. Look at the board on this topic. How should our principles for housing options reflect this?

Questions for discussion:
How might this principle advance or hinder race and social justice across Seattle?

Handwritten notes:
 * WE AGREE
 HOW?
 neighborhood
 diversity of housing type (not just big multi-family) -> smaller multifamily?
 amenities? incentives? location?
 Is family access or incentives? Pre-school? Day care?
 developer?
 part of city?



HALA's goal is to create 50,000 new homes in the next 10 years.

+30,000

MARKET-RATE UNITS

These market-rate housing units will add to the overall supply of housing in Seattle, increasing the quantity and diversity of housing choices.



+20,000

AFFORDABLE UNITS

These new or preserved affordable housing units will be reserved for low-income households. Creating this many affordable units will require tripling our historical annual production of affordable housing.



In housing units:

- 1) Capital Investments, 7,500;
- 2) Mandatory Housing Affordability (MHA), 6,000;
- 3) Preservation Property Tax Exemption, 3,300;
- 4) New construction MFTE (net new units), 2,100;
- 5) Public Properties / Planned Residential Developments, 1,100

WHY HALA?

“My vision is a city where people who work in Seattle can afford to live here. Housing affordability is just one building block to a more equitable city. It goes hand in hand with our efforts on raising the minimum wage, providing preschool education for low-income children, and increasing access to parks and transit. We all share a responsibility in making Seattle affordable. Together, this plan will take us there.”

- Mayor Ed Murray

- + The need for additional housing, especially affordable housing, is at an historical high.
- + Seattle has a long history of supporting affordable housing efforts through the Housing Levy and other mechanisms. HALA adds to these efforts by casting the net wider to improve pathways that create and maintain stable housing for all.
- + We know that an increase in high quality, affordable housing close to transit and other assets makes our city more resource efficient and livable.
- + Seattleites want their city to be welcoming and affordable for all, including artists, service workers and other folks who make smaller incomes.
- + Seattle is expanding access to community centers, preschool and other assets to meet the demand of our growing population.
- + Seattleites passed a landmark transportation levy in 2015 which will continue to improve access for all modes of transportation with emphasis on walking, biking and high-capacity transit.

Accomplishments to Date

SEATTLE HOUSING LEVY

Seattle voters renewed and expanded the innovative property tax levy and, for the fifth time, showed their support for affordable housing. This passage will allow the creation of at least 900 affordable homes.

TENANT PROTECTIONS

+ Source of Income Discrimination

Expanded the existing Open Housing ordinance to prohibit discrimination by prospective landlords against low-income tenants who may receive verifiable sources of income like child support, SSI, and other forms of government assistance.

+ Tenant Protections

Passed new legislation that protects tenants and continues to improve the rights of tenants from retaliation by landlords trying to increase the rent when living in a substandard rental unit.

+ Tenant Relocation Assistance

Passed a bill that strengthens our existing Tenant Relocation Assistance Ordinance. We also funded \$500,000 from the Sisley settlement to pay for education and outreach to tenants and landlords about the many programs and rights tenants have in our city.



MULTIFAMILY TAX EXEMPTION (MFTE)

Renewed and expanded the Multifamily Tax Exemption (MFTE) program to create more affordable housing in additional neighborhoods throughout the city, and prioritize creation of more family-sized housing. So far, 621 affordable homes became available in 2016 through MFTE, and the City has approved an additional 416 affordable homes that are in construction.

MHA RESIDENTIAL AND COMMERCIAL FRAMEWORKS + COMMUNITY PROCESS TO ESTABLISH PRINCIPLES

City Council passed both residential and commercial frameworks for MHA. With community input, we have created a set of principles for how to apply the MHA residential framework, and draft maps using those principles are available for [public input online](#) and at [events around the city](#).

GOAL: Building Housing and Removing Barriers to Housing

To-Do for 2017

- + Pass Fair Chance Housing
- + Fully implement Commercial and Residential MHA to move toward our goal of 6,300 new affordable homes
- + Move forward with our state legislative agenda
- + Continue to engage Seattleites in dialogue around ways to address the housing shortage



Mandatory Housing Affordability (MHA)

BUILDING AFFORDABILITY AS WE GROW

The proposed MHA program would ensure new commercial and multifamily buildings either include affordable housing units or make a payment towards affordable housing, in exchange for increases in development capacity. MHA is part of the Grand Bargain struck in July 2015.

- + The City Council adopted a framework for the MHA-Commercial program in November 2015.
- + A City Council committee approved a framework for the MHA-Residential program in August of 2016.



Affordable housing for families is a high priority

The frameworks enable MHA — they do not implement the program. Throughout 2016, the City will craft zoning changes to implement MHA across the city. Extensive engagement with communities will occur before any such changes go into effect.

The University District neighborhood, followed by the Downtown and South Lake Union neighborhoods are the first areas expected to have MHA. Increases in zoning allow for the construction of more housing to help meet demand, and they enable the City to implement MHA using a state-approved legal pathway. MHA is not expected for other neighborhood areas until 2017, after the community engagement process, and an Environmental Impact Statement (EIS). In the Fall of 2016 the City will release a draft map of what the possible zoning changes in neighborhoods across the City could look like.

Contact: Geoffrey.Wentlandt@seattle.gov

We Want To Hear More From You

ONLINE

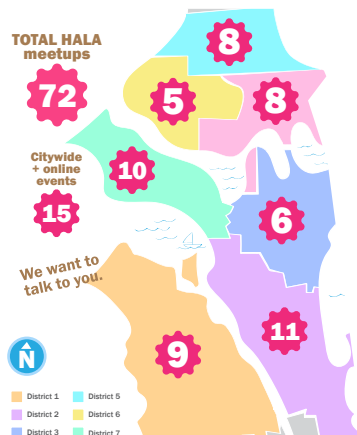
HALA.consider.it is an online platform that allows you to participate at home on your own time. The online conversation shows a group of ideas and lets you comment, agree or disagree. It also lets you see what other folks in your community have said allowing for a civil dialogue with many points of view. Check out what your neighbors have said thus far:

HALA.consider.it

IN PERSON

We have been to over 72 events this year in an effort to get HALA right. Invite us to your meeting!

halainfo@seattle.gov



MARK YOUR CALENDAR!

At events this fall and winter, we want your input on the next phase of HALA.

- + **NW Neighborhoods:**
Bitter Lake Community Center
December 3, 10am-12pm
- + **SW Neighborhoods:**
Shelby's Bistro and Ice Creamery
December 7, 5:30-7:30pm
- + **NE Neighborhoods:**
Ravenna Community Center
December 13, 6-8pm
- + **CENTRAL Neighborhoods:**
Optimism Brewing
January 10, 6-8pm
- + **SE Neighborhoods:**
The Royal Room
February 4, 10am-12pm

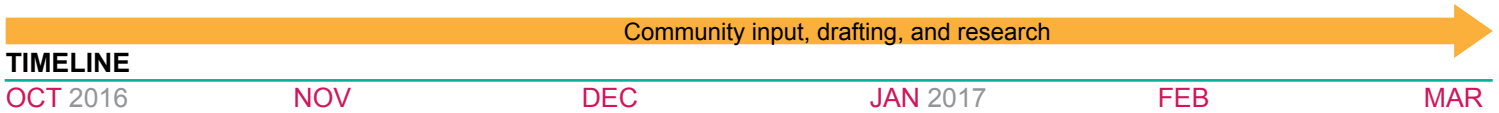
Fair Chance Housing

ENSURING FAIR ACCESS TO HOUSING

An estimated one in every three adults in the United States has a criminal record, and nearly half of all children in the U.S. have one parent with a criminal record. Due to a rise in the use of criminal background checks during the tenant screening process, people with arrest and conviction records face major barriers to housing.

The Seattle Office for Civil Rights is bringing together a diverse set of stakeholders to provide input on a legislative strategy to address barriers faced by people with arrest and conviction records while balancing business and safety concerns.

Contact: Brenda.Anibarro@seattle.gov



State Legislative Agenda

The HALA recommendations call on state government to increase resources to address the affordability crisis in Seattle. Work is underway in cooperation with advocacy partners and other Washington cities to develop a broad state legislative agenda that will include a number of proposals for funding and policies to create affordable housing in Seattle.

Contact: Loren.Othon@seattle.gov



Youngstown Flats



Housing Preservation Program

PRESERVING EXISTING AFFORDABLE HOUSING OPPORTUNITIES

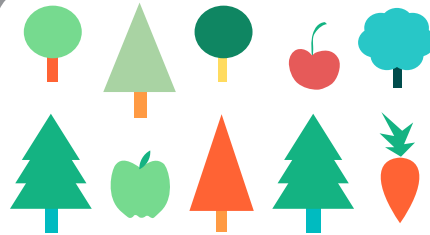
City departments are working together to develop a multi-pronged housing preservation strategy. Tools for housing preservation include:

- + Acquisition of existing housing by nonprofits/CBOs, supported by MHA, housing levy and other funds.
- + Incentivizing rent and income restrictions in the private market (i.e. preservation tax exemption, and rehab financing).
- + Sustainable ownership preservation (i.e. home repair loans and grants, single-family weatherization).

Contact: Emily.Alvarado@seattle.gov

Creating Livability

Focusing growth in cities means farms and forests continue to provide food, resources and recreation for all.



Creating neighborhoods where people can easily access all the things they need makes it easy to walk, bike and use mass transit.



LIVABLE SEATTLE

Building more housing for all income levels makes a more equitable, culturally rich city.



Investing in and improving our beautiful parks, gardens and trees provides places for respite and play while cleaning our air and water.

New or renovated parks in 2016:

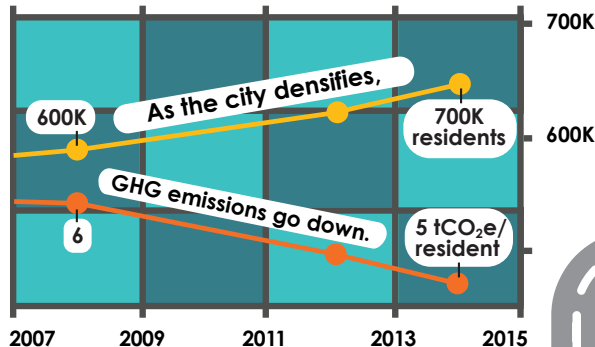
- Broadway Hill Park
- 12th Avenue Square Park
- Mount Baker Park
- Gilman Playground
- Sam Smith Park
- Cedar Park
- Webster Park
- Licton Springs Park
- Discovery Park
- Lincoln Park



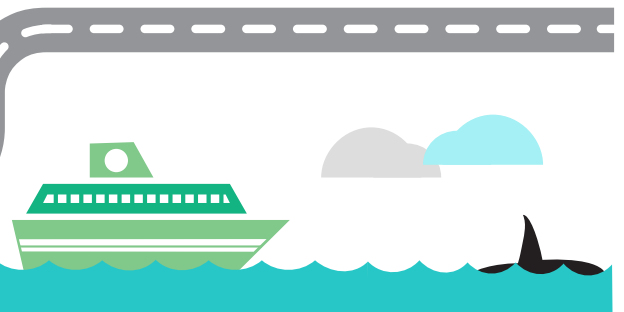
www.seattle.gov/parks/about-us/policies-and-plans

FOCUSING GROWTH IN CITIES IS BETTER FOR THE CLIMATE

Seattle is growing and reducing emissions through compact development, more efficient buildings, and transportation choices.



www.seattle.gov/environment/climate-change



some art by freepik.com