

**HALA's short-and-sweet**

# Neighborhood Feedback Summary

**TOTAL HALA  
meetups**

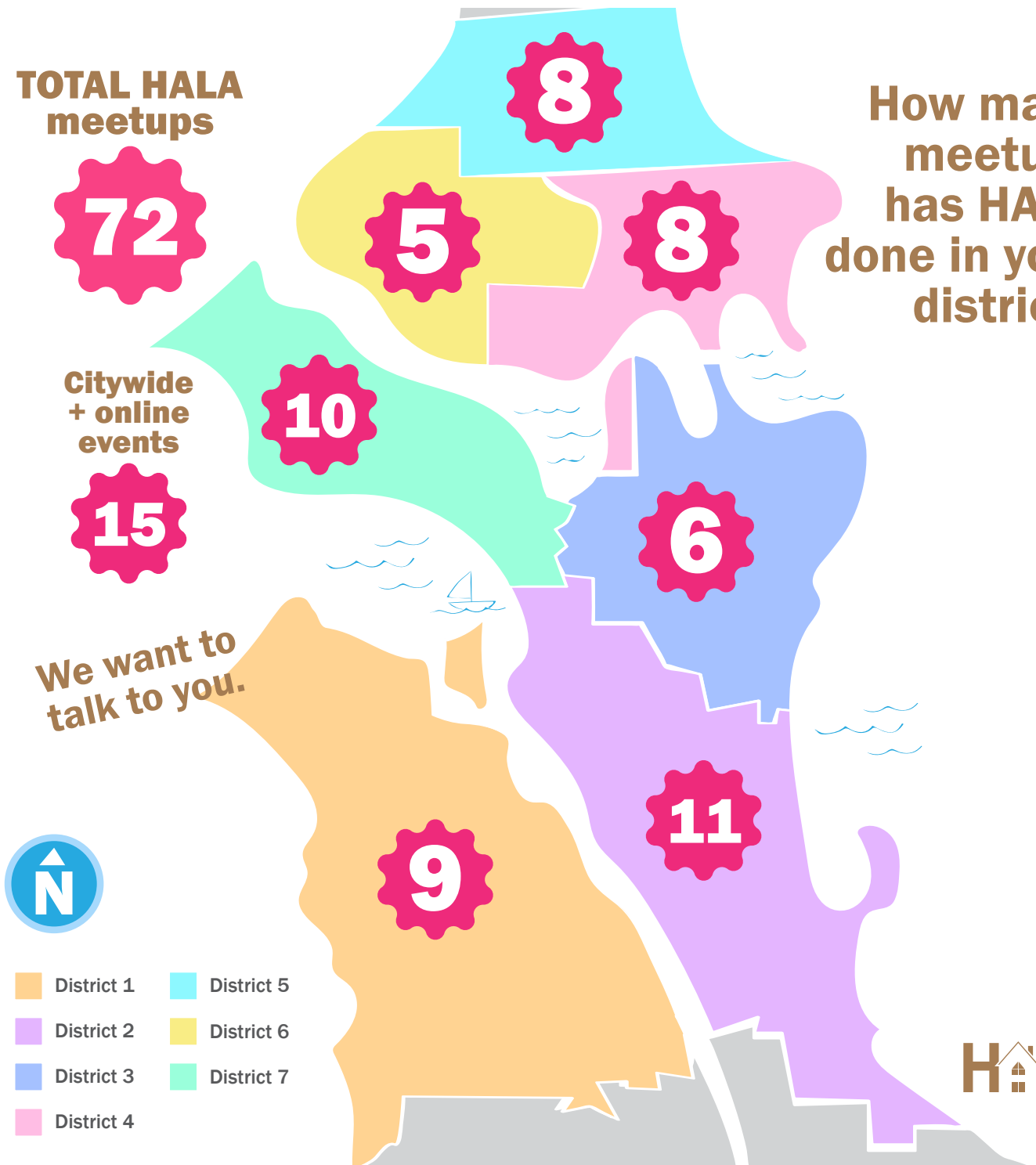
**72**

**Citywide  
+ online  
events**

**15**

**We want to  
talk to you.**

**How many  
meetups  
has HALA  
done in your  
district?**



# Neighborhood Feedback in a nutshell

2016 has been a busy, productive year for the City of Seattle and our housing affordability efforts have made a measurable impact on the future of Seattle's housing shortage. We are grateful to Seattle voters for renewing and expanding the scope of the Seattle Housing Levy. Many HALA strategies hinge upon the passage of the levy and it is a reminder that Seattleites care about their neighbors and the diversity of their neighborhoods.

Over the course of the year we have been listening closely and seeking out the ideas and opinions of people from many communities. **To ensure that we create programs that work for our community we have asked some very tough questions and we have asked you to weigh in on equity, zoning, social justice, economics, real estate development and**

**so much more. Seattle is rising to the challenge as a national leader in constructive approaches to affordable housing and we have Seattle residents as well as our thoughtful leadership at the City to thank for the opportunity to lead.**

Trying new approaches is not easy. We are grateful for the many voices we have heard because we need to see these issues from all sides. To those of you who have challenged us, thank you for taking the time to learn about HALA strategies and making the effort to share your thoughts. We hope you can see that we have taken your feedback seriously and are using it to adapt our strategies to fit the needs of the city.

[www.seattle.gov/hala/your-thoughts](http://www.seattle.gov/hala/your-thoughts)

## Neighborhood Focus Groups

Focus groups are organized by type and density of neighborhood and have, thus far, focused on MHA. The three groups had different areas of agreement based on the conditions their group explored. Everything you want to know about Focus Groups can be found here:

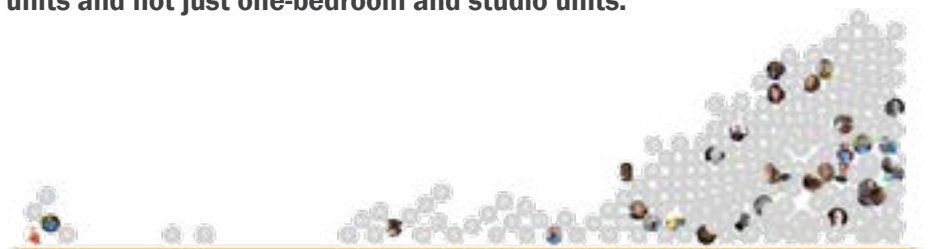
[www.seattle.gov/hala/focus-groups](http://www.seattle.gov/hala/focus-groups)

## Consider.it online conversation

[HALA.consider.it](http://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. Want more than this snapshot? Read more here:

[www.seattle.gov/hala/your-thoughts](http://www.seattle.gov/hala/your-thoughts)

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



DISAGREE

AGREE

"Let the market decide what is built. If people do not want to live in what is built then developers will adapt and build what people do want. PRIVATE PROPERTY is key to prosperity."

"Family-sized units support more than just families. The lack of family-sized units also makes it harder for younger people wanting to share larger units with roommates to save."

"My worry about this is what exactly 'encourage' means. Are there levers that can be used without micromanaging what gets built?"

"Yes, and put them in all neighborhoods so that affordable housing is integrated throughout the city."

## HALA's short-and-sweet Neighborhood Feedback Summary

### Wallingford

- Concerns about how new development will look and what those impacts might be in their community.
- Interest in the HALA process and how the community can weigh in.
- Concern about whether or not new affordable housing will be developed in their neighborhoods.
- Lots of detailed questions, which deserved more detailed answers so we went to work and here they are - [Wallingford community questions/comments recap](#).



### Artists (Citywide)

- Artists need affordable housing and they need it in every neighborhood of the city.
- Worry about displacement and gentrification of the artist community.
- More and different types of housing is important



### West Seattle

- Interest in seeing affordable housing throughout the city, near services and transit;
- Need for affordable housing for growing senior population; and
- Need to preserve units that are currently affordable in market-rate buildings.

### Magnolia Community Council

- Expansion of multi-family housing will enhance downtown Magnolia
- Support for increased height limits in
- Multifamily / commercial areas as a part of the new Mandatory Housing Affordability (MHA) program
- Eager to support potential light rail station at Dravus and NW 20th



### Livability Night Out (Citywide)

- Seattle is great and loved being surrounded by the history of Seattle (The Armory) while talking about the future.
- Strong desire to be a part of how development will impact their city and their neighborhoods.
- Energy about tackling the housing affordability crisis and creating a livable city.
- Concern for our natural environment (trees, and our lakes) and an interest in preserving it for future generations.



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### Ravenna / Bryant Neighborhood Association

- Concern with displacement and growth impacts on current community members
- Expressed interest in strengthening design quality
- Desire to avoid concentration of poverty and to see new affordable units in their neighborhood

### Capitol Hill Renters

- Support for the new program, MHA, and proposed investments in affordable housing
- Desire to strengthen Tenant Relocation Ordinance to support renters
- Support for eliminating barriers to housing for people with criminal backgrounds

### Queen Anne Land Use Review Committee

- Expressed interest in zoning changes and how they can weigh in on specifics
- Concern about parking loss and transportation investments
- Concern with any modifications to regulations on Accessory Dwelling Units



### Lake City

- Need for bold action on affordable housing;
- Concern about reliance on property taxes and rising costs; and
- Strong interest in requiring new development to pay for affordable housing.

### Capitol Hill

- Need more support for renters that are facing discrimination and displacement;
- Housing Levy needs strong accountability; and,
- Middle income residents with high student debts means trouble renting at market levels.



### South Seattle

- Great need for affordable housing at lowest levels;
- Need for more homeownership opportunities, transitioning from low income housing
- More housing close to transit is a great help for workers

