



SEATTLE CITY COUNCIL

Legislative Summary

Res 31664

Record No.: Res 31664

Type: Resolution (Res)

Status: Adopted

Version: 1

In Control: City Clerk

File Created: 04/26/2016

Final Action: 05/04/2016

Title: A RESOLUTION relating to low income housing; accompanying an ordinance requesting the 2016 Housing Levy Renewal and providing further direction regarding implementation of the programs to be funded by such levy.

Notes:

Filed with City Clerk: 5/4/2016

Mayor's Signature: 5/4/2016

Sponsors: Burgess

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

Attachments:

Drafter: patrick.wigren@seattle.gov

Filing Requirements/Dept Action:

History of Legislative File

Legal Notice Published: Yes No

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Clerk	04/26/2016	sent for review	Council President's Office			
	Action Text: The Resolution (Res) was sent for review. to the Council President's Office						
	Notes:						
1	Council President's Office	04/27/2016	sent for review	Full Council			
	Action Text: The Resolution (Res) was sent for review. to the Full Council						
	Notes:						
1	Full Council	05/02/2016	adopted				Pass
	Action Text: The Motion carried, the Resolution (RES) was adopted by the following vote, and the President signed the Resolution:						
	Notes: Motion was made and duly seconded to adopt Resolution 31664.						
	In Favor: 9 Councilmember Bagshaw, Councilmember Burgess, Councilmember González , Council President Harrell, Councilmember Herbold, Councilmember Johnson, Councilmember Juarez, Councilmember O'Brien, Councilmember Sawant						
	Opposed: 0						
1	Full Council	05/02/2016	referred	Full Council			

- Action Text:** The Resolution (Res) was referred. to the Full Council
Notes:
- 1 City Clerk 05/03/2016 submitted for Mayor's signature
- Action Text:** The Resolution (Res) was submitted for Mayor's signature. to the Mayor
Notes:
- 1 Mayor 05/04/2016 Signed
- Action Text:** The Resolution (Res) was Signed.
Notes:
- 1 Mayor 05/04/2016 returned City Clerk
- Action Text:** The Resolution (Res) was returned. to the City Clerk
Notes:
- 1 City Clerk 05/04/2016 attested by City Clerk
- Action Text:** The Resolution (Res) was attested by City Clerk.
Notes:
-

CITY OF SEATTLE
RESOLUTION 31664

1
2
3
4
5 A RESOLUTION relating to low income housing; accompanying an ordinance requesting the
6 2016 Housing Levy Renewal and providing further direction regarding implementation of
7 the programs to be funded by such levy.

8
9 WHEREAS, since 1981 Seattle voters have approved four ballot measures to provide affordable
10 housing for low-income residents; and

11 WHEREAS, all of the prior housing levy measures have exceeded established production goals
12 for units developed and households assisted; and

13 WHEREAS, there continues to be a need for additional affordable housing for low-income
14 residents; and

15 WHEREAS, in an effort to meet the need for affordable housing, the Mayor and the City Council
16 are submitting to the voters a \$290 million, seven-year low-income housing levy (“2016
17 Housing Levy”); and

18 WHEREAS, social equity has been one of the core values guiding The City of Seattle’s (City’s)
19 Comprehensive Plan since its adoption in 1994, and the displacement of longtime
20 resident and community anchors undermines the City’s commitment to equity; and

21 WHEREAS, the City’s 2008 study, titled “Analysis of Impediments to Fair Housing in Seattle,”
22 identifies impediments to fair housing in Seattle, stating: “An inadequate supply of
23 affordable housing in Seattle exacerbates fair housing challenges by impeding housing
24 choice. Seattle’s robust private housing market continues to fuel migration of low-
25 income and minority residents toward areas outside of the city as rents and home prices
26 escalate;” and

1 WHEREAS, Seattle has attempted various strategies for addressing this fair housing
2 impediment, yet the 2014-2017 Consolidated Plan for Housing and Community
3 Development states that “[d]espite numerous public programs and policies to preserve
4 and expand affordable housing, the force of the private market continues to drive a
5 decline in housing affordability that translates into reduced housing choice for protected
6 classes, who are disproportionately low-income and racial minorities”; and

7 WHEREAS, the City Council recognizes that displacement has negative impacts on the health
8 and wellbeing of individuals and communities; and

9 WHEREAS, the City Council adopted the Multi-Family Housing Notice of Intent to Sell
10 ordinance (Ordinance 124861) requiring an owner of multi-family housing to provide
11 advance notice of an intent to sell a building, providing the City time to evaluate and
12 work with a non-profit housing developer to prepare a potential purchase and sale offer
13 for such a building; and

14 WHEREAS, the purchase of such buildings serving households at or below 60 percent of median
15 income will preserve affordable housing units that would otherwise be lost from the
16 city’s affordable housing stock; and

17 WHEREAS, the 2016 Housing Levy provides the opportunity to implement innovative anti-
18 displacement strategies; NOW, THEREFORE,

19 **BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THE**
20 **MAYOR CONCURRING, THAT:**

21 Section 1. 2016 Housing Levy. The City Council passed Council Bill 118656, placing a
22 proposition to authorize a seven-year \$290 million low-income housing levy ("2016 Housing
23 Levy") on the ballot in August 2016. The intended uses of levy funds are described in Exhibit 1

1 to Council Bill 118656. This resolution requests the Executive to complete certain activities to
2 assure successful implementation of the programs to be funded by the 2016 Housing Levy, if the
3 ballot measure is approved by the voters.

4 Section 2. Administrative and Financial Plan. The Office of Housing ("OH"), with the
5 assistance of City Council staff, the City Budget Office, the Human Services Department, and
6 other relevant Executive departments, shall develop an Administrative and Financial Plan ("A &
7 F Plan") for the 2016 Housing Levy. OH should submit the A & F Plan to the City Council's
8 Affordable Housing, Neighborhoods, and Finance Committee, in the first quarter of 2017 for
9 adoption by ordinance. The A & F Plan shall be consistent with the program descriptions and
10 affordability levels established in Council Bill 118656.

11 In preparing the A & F Plan for submittal to the City Council, OH is requested to analyze
12 the trends in Seattle minimum wage rates and income sources for veterans and people with
13 disabilities, and how those trends impact eligibility for 30 percent of median income housing and
14 to recommend whether flexibility in housing admissions should be allowed for such housing that
15 does not include an operating subsidy. OH should also consider prioritizing specific
16 subpopulations who are underserved or have limited access to culturally appropriate housing,
17 such as, but not limited to, LGBTQ seniors, and individuals with disabilities. Additionally, OH
18 should undertake further needs assessment and policy analysis for foreclosure prevention
19 assistance for low-income homeowners and the home repair grant program for low-income
20 homeowners. OH is also requested to develop policies and guidelines for the following levy
21 programs and activities:

22 A. Rental Rehabilitation for Multi-Family Housing. This new activity within the Rental
23 Production & Preservation Program would fund the rehabilitation of privately-owned multi-

1 family housing to: make buildings healthier (address mold, asbestos, and other indoor air quality
2 issues); bring buildings up to current City building codes; or make other needed improvements,
3 such as Americans with Disabilities Act (ADA) accessibility changes. Rent and income
4 restrictions and length of such restrictions will be required to the greatest extent feasible and
5 consistent with the level of City funding. Funding will be targeted to assist buildings with units
6 affordable at or below 60 percent of median income. If OH receives its annual federal allocation
7 of HOME Investment Partnerships Program (HOME) and Community Development Block Grant
8 (CDBG) funding, it is expected that this activity would be funded with levy dollars and that
9 HOME and CDBG funding would replace the levy dollars allocated to Rental Rehabilitation
10 loans. This would keep the Rental Production and Preservation program funding whole. Rental
11 Rehabilitation will be reviewed each year by OH to determine if funding is available to continue
12 the activity and to measure its effectiveness.

13 B. Acquisition and Preservation Program. This new program would provide short-term
14 loans for the acquisition of existing affordable subsidized and market-rate buildings with five or
15 more units, or land for the development of affordable rental or homeownership housing, when
16 such acquisitions can be done in a cost-effective manner. Acquisitions will be prioritized for
17 areas in which the risk of displacement is high and/or areas supported by frequent transit service.
18 The loans would be funded with existing levy funds that are not needed in the short-term, and
19 would be repaid with permanent financing sources. The housing will serve households at or
20 below 60 percent of median income for rental housing, or households at or below 80% of median
21 income for homeownership housing. Loans will be prioritized for the acquisition of occupied
22 buildings, and could be used with other available sources of acquisition funding.

1 C. Anti-Displacement Housing Preservation Program. The goal of this new program is
2 to preserve existing multi-family subsidized or market-rate rental buildings with five or more
3 units. Preserved buildings can be used as long-term affordable rental housing or converted to
4 permanently affordable homeownership units. Funding will be targeted to assist buildings with
5 units affordable at or below 60 percent of median income for rental housing, or below 80 percent
6 of median income for homeownership housing. In addition, to help retain currently existing
7 communities, the program should prioritize areas at high risk of displacement and include
8 strategies to empower tenants to participate in efforts to preserve the housing in which they
9 reside. This may include, but is not limited to, collaborating with community based
10 organizations, non-profits, and community land trusts. OH should establish a maximum
11 allowable per-unit public subsidy, and should establish criteria for evaluating and selecting
12 projects consistent with these policies. OH is requested to report back on possible future revenue
13 sources to support this program, such as HOME and CDBG funding, uncommitted revenue from
14 existing levy programs, interest earnings generated from the Rental Production and Preservation
15 program, a renewed Growth Fund, Mandatory Affordable Housing Fees, or other sources.

16 Finally, OH is requested to submit a proposed A & F Plan that includes the following
17 specific policies:

18 1. \$250,000 of interest earnings generated from the Rental Production and
19 Preservation program shall be directed annually to the levy Homelessness Prevention and
20 Housing Stability Services program.

21 2. For providers utilizing housing levy funds to serve people experiencing
22 homelessness or those at risk of homelessness, participation in the All Home coordinated entry

1 and assessment program, and compliance with the All Home tenant screening criteria, shall be
2 required.

3 3. Criteria to appropriately target homelessness prevention efforts to those most
4 at risk of becoming homeless. These criteria will be based on national best practices.

5 4. To the maximum extent feasible with available levy and other funding sources,
6 the development of family-sized housing, defined as two- and three-bedroom units, shall be a
7 priority for the Rental Production and Preservation program. In addition, the development of
8 such housing in areas with schools, parks, libraries and transit should be encouraged.

9 5. Efforts will be made to encourage the geographic distribution of low-income
10 housing developed with levy programs throughout the city.

11 Section 3. Annual Progress Report. OH shall submit a progress report to the Mayor and
12 the City Council by March 30 every year. The report should include information on: progress in
13 meeting levy program goals; demographics of those served by levy programs; and levy
14 administrative costs and revenues available to cover such costs for the prior year.

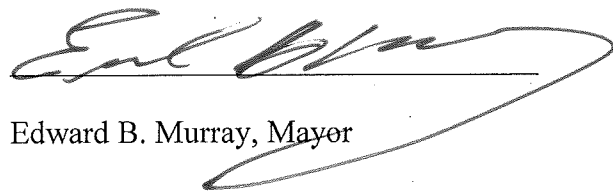
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18

Adopted by the City Council the 2nd day of MAY, 2016, and
signed by me in open session in authentication of its adoption this 2nd day
of MAY, 2016.



President _____ of the City Council

The Mayor concurred the 4th day of May, 2016.



Edward B. Murray, Mayor

Filed by me this 4th day of MAY, 2016.



Monica Martinez Simmons, City Clerk

(Seal)