

## ATTACHMENT A

Council Work Plan for  
HALA Recommendations

Strategy	Deliverable	Timeline for Council Action	Comment
<i>Increase the number of rent and income restricted units for households at or below 60 percent of AMI and explore changes to regulations to increase the supply and variety of housing options</i>			
a) Implement a Mandatory Housing Affordability Program (Commercial)	<ul style="list-style-type: none"> <li>▪ Framework legislation</li> <li>▪ Implementing upzones or changes in development standards</li> </ul>	<ul style="list-style-type: none"> <li>▪ 4<sup>th</sup> quarter 2015</li> <li>▪ 2017</li> </ul>	
b) Adopt a Mandatory Housing Affordability Program (Residential)	<ul style="list-style-type: none"> <li>▪ Policy resolution</li> <li>▪ Implementing upzones or changes in development standards</li> </ul>	<ul style="list-style-type: none"> <li>▪ 3<sup>rd</sup> quarter 2015</li> <li>▪ 2017</li> </ul>	
c) Renew and consider modifications to the City's Multifamily Property Tax Exemption Program (MFTE)	<ul style="list-style-type: none"> <li>▪ Legislation</li> </ul>	<ul style="list-style-type: none"> <li>▪ 3<sup>rd</sup> quarter 2015</li> </ul>	
d) Significantly increase the voter approved Housing Levy	<ul style="list-style-type: none"> <li>▪ Legislation authorizing placement on ballot in 2016</li> </ul>	<ul style="list-style-type: none"> <li>▪ 2<sup>nd</sup> quarter 2016</li> </ul>	
e) Develop credit enhancement program for the development of replacement housing units by the Seattle Housing Authority at Yesler Terrace	<ul style="list-style-type: none"> <li>▪ Legislation authorizing credit enhancement program</li> </ul>	<ul style="list-style-type: none"> <li>▪ 1<sup>st</sup> quarter 2016</li> </ul>	

f) Use publicly owned properties for development of affordable housing	<ul style="list-style-type: none"> <li>▪ Legislation authorizing transfer of specific city owned property for development of housing</li> </ul>	<ul style="list-style-type: none"> <li>▪ Ongoing</li> </ul>	The Finance and Administrative Services Department and the Office of Housing (OH) will explore whether Resolution 29799, which governs disposition of surplus property, should be revised to prioritize affordable housing development.
g) Explore development of a local employers fund for affordable housing.	<ul style="list-style-type: none"> <li>▪ Report to Council</li> </ul>	<ul style="list-style-type: none"> <li>▪ 3<sup>rd</sup> quarter 2016</li> </ul>	
h) Remove barriers to development of detached and attached accessory dwelling units and explore regulation of the market for short term rentals.	<ul style="list-style-type: none"> <li>▪ Report to the Council on options for short term rental regulation</li> <li>▪ Legislation amending development standards to facilitate production of attached and detached accessory dwelling units and</li> <li>▪ Legislation establishing regulations for the short term rental market</li> </ul>	<ul style="list-style-type: none"> <li>▪ 1<sup>st</sup> quarter 2016</li> <li>▪ 3<sup>rd</sup> quarter 2016</li> <li>▪ 4<sup>th</sup> quarter 2016</li> </ul>	Changes Council will consider include eliminating or allowing waiver of parking requirements, eliminating owner-occupancy requirements, allowing multiple accessory dwelling units on one lot, and increasing the number of unrelated persons that can collectively reside in principal and accessory dwelling units on one lot.
i) Adaptation of Single Family Homes	<ul style="list-style-type: none"> <li>▪ Report to Council reflecting policy options.</li> <li>▪ Legislation amending development standards to allow more flexible use of homes in existence prior to January 1, 2016 that are located in single family zones.</li> </ul>	<ul style="list-style-type: none"> <li>▪ 3<sup>rd</sup> quarter 2016</li> <li>▪ 2017</li> </ul>	The Council will consider changes to allow existing houses to be converted into multiple housing units. Development standards for Single Family zoning including height, bulk and lot coverage ratios continue to apply.
j) Explore reducing or removing minimum parking requirements for residential development in urban centers,	<ul style="list-style-type: none"> <li>▪ Legislation</li> </ul>	<ul style="list-style-type: none"> <li>▪ 2017</li> </ul>	

urban villages, and areas served by frequent transit.			
k) Participate in the transit oriented development (TOD) Regional Equitable Development Initiative (REDI) revolving loan fund to support land acquisition.	<ul style="list-style-type: none"> <li>▪ Legislation adopting governing MOU with regional partners</li> </ul>	<ul style="list-style-type: none"> <li>▪ 4<sup>th</sup> quarter 2015</li> </ul>	
<b><i>Implement programs and policies to preserve existing affordable housing, particularly in neighborhoods where low income families are at risk of displacement.</i></b>			
l) Develop an Affordable Housing Preservation Program	<ul style="list-style-type: none"> <li>▪ Report to Council, legislation may be required</li> </ul>	<ul style="list-style-type: none"> <li>▪ 3<sup>rd</sup> quarter 2016</li> </ul>	OH will explore options including: opportunities to acquire existing affordable multifamily housing; development of a low-cost rehab loan program to assist private owners in maintaining existing, affordable housing and implementation of an affordable housing tax exemption program.
m) Make strategic investments in housing, economic development, transit and education in areas at high risk for displacement	<ul style="list-style-type: none"> <li>▪ Report to Council</li> </ul>	<ul style="list-style-type: none"> <li>▪ Ongoing, report in 3<sup>rd</sup> quarter 2016</li> </ul>	
<b><i>Adopt programs or policies that reduce barriers for tenants seeking housing who have insufficient incomes, involvement with the criminal justice system, or unconventional sources of income.</i></b>			
n) Remove barriers and increase access to housing for people with criminal histories	<ul style="list-style-type: none"> <li>▪ Legislation</li> </ul>	<ul style="list-style-type: none"> <li>▪ 1<sup>st</sup> – 2<sup>nd</sup> quarter 2016</li> </ul>	
o) Protect renters from discrimination based on source	<ul style="list-style-type: none"> <li>▪ Legislation</li> </ul>	<ul style="list-style-type: none"> <li>▪ 2<sup>nd</sup> - 3<sup>rd</sup> quarter 2016</li> </ul>	

of income			
p) Strengthen the Tenant Relocation Assistance Ordinance (TRAO)	<ul style="list-style-type: none"> <li>▪ Legislation or Report</li> </ul>	<ul style="list-style-type: none"> <li>▪ 1<sup>st</sup> or 2<sup>nd</sup> quarter 2016</li> </ul>	DPD will explore options including: providing assistance to tenants with language barriers or those with disabilities; revising definition of “tenant household” and payment under TRAO
q) Explore the expansion of rental/operating subsidies to assist the lowest income households	<ul style="list-style-type: none"> <li>▪ Report</li> </ul>	<ul style="list-style-type: none"> <li>▪ 3<sup>rd</sup> quarter 2016</li> </ul>	This action is contingent on identification of a funding source. Potential sources could include an affordable housing levy renewal or changes to state law authorizing a real estate excise tax increase.
<b><i>Explore programs to assist existing homeowners to remain in their homes or to provide homebuyer programs to meet the need of those unable to access conventional mortgage programs.</i></b>			
r) Consider options for increasing access to Sharia-compliant loan products	<ul style="list-style-type: none"> <li>▪ Report</li> </ul>	<ul style="list-style-type: none"> <li>▪ Ongoing</li> </ul>	
s) Consider programs to prevent displacement of low-income homeowners with financial hardships	<ul style="list-style-type: none"> <li>▪ Report</li> </ul>	<ul style="list-style-type: none"> <li>▪ 3<sup>rd</sup> quarter 2016</li> </ul>	Contingent on identification of a funding source.
<b><i>Streamline existing project review programs and permitting activities.</i></b>			
t) Consider changes to the Design Review program	<ul style="list-style-type: none"> <li>▪ Legislation</li> </ul>	<ul style="list-style-type: none"> <li>▪ 2<sup>nd</sup> quarter 2016</li> </ul>	
u) Consider changes to the historic preservation review program	<ul style="list-style-type: none"> <li>▪ Legislation</li> </ul>	<ul style="list-style-type: none"> <li>▪ 2017</li> </ul>	
v) Improve coordination of permitting activities between city departments	<ul style="list-style-type: none"> <li>▪ Report</li> </ul>	<ul style="list-style-type: none"> <li>▪ Ongoing</li> </ul>	