

Seattle City Council Briefing, February 6, 2017

Subject: Housing Affordability and Livability Agenda (HALA) and Mandatory Housing Affordability (MHA) Implementation Update

Attachment A: Status of City Council Resolution 31622 Work Plan Actions

Resolution 31622 Strategy	Resolution 31622 Timeline	Status as of February 2017
a. Implement a Mandatory Housing Affordability Program (Commercial)	Framework legislation: Q4 2015	COMPLETE: Ordinance 125233 passed November 2014 establishing the MHA-C framework, with minor amendments in December 2016.
	Zoning changes: 2017	IN PROGRESS: On track to begin zoning changes to implement MHA in 2017, beginning with U-District rezones, followed by Downtown/SLU, and Uptown. (See section 3 of briefing below).
b. Implement a Mandatory Housing Affordability Program (Residential)	Framework legislation.	COMPLETE: Ordinance 125108 passed in August of 2016.
	Zoning changes: 2017	IN PROGRESS: On track to begin passing zoning changes to implement MHA in 2017. (See section 3 below).
c. Renew and consider modifications to the City's MFTE program	3 rd Quarter 2015	COMPLETE: The MFTE program was renewed on November 1st, 2015 (Ordinance 124877). MFTE was strengthened to increase the set-aside amount/ create family sized units and expanded to all areas zoned for multifamily.
d. Significantly increase the voter approved Housing Levy	Authorizing legislation and vote 2016	COMPLETE: In August 2016, voters in Seattle approved a new \$290 million levy by over 70%.
e. Develop credit enhancement program for the development of replacement housing units by SHA at Yesler Terrace.	Authorizing legislation Q1 2016	ON HOLD
f. Use publicly owned properties for development of affordable housing.	Ongoing. Consider revising Resolution 29799 governing disposition.	ONGOING: Surplus properties owned by the City can either be developed for affordable housing or sold for funds that will contribute to creation of affordable housing. Examples include: <ul style="list-style-type: none"> Sale of 6th Ave and Yesler Way property to Steam Real Estate, LLC for affordable housing proceeds and 100% affordable units onsite.

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		<ul style="list-style-type: none"> • Sale of 2 Yesler Atlantic Properties with proceeds dedicated for affordable housing. • Intent to issue RFP for affordable homeownership at Yakima Ave. S. • OH produces newly designed Memorandum of Review on each city-owned property.
g. Explore development of a local employers fund for affordable housing.	Report to Council Q3 2016	IN PROGRESS: Research on Employer Funds completed.
h. Remove barriers to development of detached and attached accessory dwelling units and explore regulation of the market for short term rentals.	ADU/DADU legislation.	IN PROGRESS: SEPA environmental determination was issued in May of 2016. On appeal of the determination, Hearing Examiner ruled an EIS must be prepared. Currently evaluating options for preparing the EIS.
	Short term rentals, report to Council Q1 2016, and legislation Q4 2016.	IN PROGRESS
i. Adaptation of Single Family Homes. The Council will consider changes to allow existing homes to be converted into multiple housing units.	Legislation 2017.	IN PROGRESS: Will be enabled by use of the Residential Small Lot (RSL) zone, as proposed for MHA implementation in some existing urban villages with Single Family zoning.
j. Explore reducing or removing minimum parking requirement for residential development in urban centers, and areas served by frequent transit.	Legislation 2017.	IN PROGRESS: SDCI and SDOT are working to on the Residential Transportation Options Program expected for Council consideration in 2017.
k. Participate in the transit oriented development (TOD) Regional Equitable Development Initiative (REDI) revolving loan fund to support land acquisition.	MOU legislation with regional partners. Q4 2015.	COMPLETE: Legislation passed in December of 2015. REDI seed funds totaling the \$5M goal are secured.

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l. Develop an Affordable Housing Preservation Program	Report to Council.	<p>IN PROGRESS: OH provided report to Council in September 2016. Identified several strategies in progress for housing preservation and to prevent and mitigate displacement. Many policies included in Levy A & F Plan.</p> <p>Permanent funding for strategic acquisition of existing multi-family housing for rental and ownership using Levy, MHA and other funds; Short term bridge lending through new Levy Acquisition and Preservation program in A & F Plan.</p> <p>State legislation to enable a Preservation Tax Exemption was introduced in the 2016 state legislative session, and again in 2017.</p> <p>New financing tool-Rental Rehab Financing in Levy A & F Plan</p> <p>Implementation of Notice of Intent to Sell / Sale Ordinance—notification to property owners and listserv for affordable housing developers</p> <p>New Sustainable Homeownership strategies: Foreclosure prevention and Emergency Home Repair Grant in Levy A & F Plan.</p>
m. Make strategic investments in housing, economic development, transit and education in areas at high risk of displacement.	Ongoing through OH investments	IN PROGRESS: 2015 and 2016 NOFA awards, include affordable housing investments in areas at high risk of displacement.
n. Remove barriers and increase access to housing for people with criminal histories.	Legislation Q1-Q2 2016.	IN PROGRESS: Stakeholder committee convened by the Office of Civil Rights (OCR) in 2016.
o. Prevent renters from discrimination based on source of income.	Legislation Q2-Q3 2016.	COMPLETE: The Open Housing Ordinance (Ordinance #125114) passed in August 2016.
p. Strengthen the Tenant Relocation Assistance Ordinance (TRAO)	Legislation Q1-Q2 of 2016.	<p>COMPLETE: Ordinance 125054 passed in June of 2016, that strengthens the existing Tenant Relocation Assistance Ordinance, and prevents rent increases on units that do not meet residential standards.</p> <p>Funded \$500,000 from the Sisley settlement to pay for education and outreach to tenants and landlords.</p> <p>Strengthen Tenant Relocation Assistance Ordinance passed October 2015 (SDCI)</p>

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q. Explore the expansion of rental/operating subsidies to assist the lowest income households.	Report Q3 2016.	COMPLETE: Short-term rent assistance and stability services for families who are at imminent risk of eviction and homelessness in 2016 Housing Levy. Policies adopted by Council in December 2016.
r. Consider options for increasing access to Sharia-compliant loan products.	Report.	COMPLETE: Community stakeholders convened and Report with recommendations produced.
s. Consider programs to prevent displacement of low income homeowners with financial hardships.	Report Q3 2016.	COMPLETE: Two new program included in 2016 Housing Levy: Foreclosure prevention funds and Emergency Home Repair grant. Policies included in A & F plan.
t. Consider changes to the Design Review program.	Legislation Q2 2016.	IN PROGRESS: Presented concept level recommendations to Council PLUZ committee in April of 2016. SDCI is preparing draft legislation for environmental review in 2017.
u. Consider changes to the historic preservation review program.	Legislation 2107.	IN PROGRESS: Interdepartmental strategy meetings with OPCD, SDCI, and DON are ongoing in Q1 2017 to formulate approach.
v. Improve coordination of permitting activities between city departments	Report. Ongoing.	IN PROGRESS: SDCI is taking steps to implement.