

# City of Seattle Housing Affordability and Livability Agenda

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## HALA & MHA Implementation Update



Council Briefing  
February 6, 2017

# Today's agenda

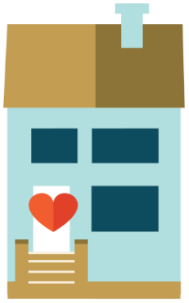


1. HALA Implementation Overview
2. Mandatory Housing Affordability
3. Outreach & Engagement
4. Next Steps: 2017-2018 Timeline

# Investing in our communities



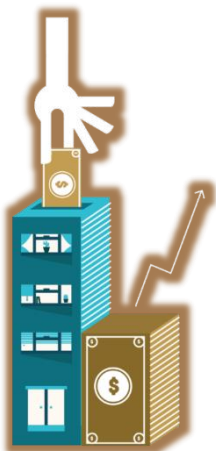
# Seattle's housing reality



2,942 people are living **without shelter** in Seattle.



More than 45,000 Seattle households pay **more than half of their income** on housing.



Average rent for a 1-bedroom apartment in Seattle **increased 35%** in the last five years to \$1,641.

# The HALA goal



In the next 10 years:

**30,000**

**new market-rate homes**

- Critical to expand housing options to meet growing demand
- Continue growth in urban centers
- Reduce permitting barriers
- Maximize efficient construction methods
- Provide incentives for family-sized housing



**20,000**

**affordable homes**

- Net new rent- and income-restricted homes
- Includes new construction and acquisition rehab
- About 3x current production
- New and expanded public and private resources
- Funding programs primarily serve  $\leq 60\%$  AMI households
- Incentive programs primarily serve 60% to 80% AMI households

# HALA in action



**Create new  
affordable  
housing as  
we grow**



**Prevent  
displacement  
and foster  
equitable  
communities**



**Invest in  
housing for  
those most  
in need**



**Promote  
efficient and  
innovative  
development**

# Implementation update



## Create new affordable housing as we grow

- Mandatory Housing Affordability-Commercial and Residential
- Renew Multifamily Property Tax Exemption Program
- Surplus Property Disposition



## Invest in housing for those most in need

- Renew and Double Housing Levy
- TOD/ REDI Fund
- Equitable Development Fund



## Preservation, Anti-displacement and foster equitable communities

- Renew Multifamily Property Tax Exemption Program
- Protect Renter from Source of Income Discrimination
- Strengthen Tenant Protections: TRAO & RRIO



## Promote efficient and innovative development

- Design Review Recommendations, *pending*
- Neighborhood Parking Proposals, *pending*
- Reduce the number of projects subject to SEPA, *pending*

# Doubling the Housing Levy



- **Rental Housing:** Produce and preserve 2,150 affordable apartments; Reinvest in 350 affordable apartments; Support operations for 510 affordable apartments
- **Preserve Affordable Housing:** Provide loans for acquisition & rental rehabilitation
- **Homeownership:** Assist 280 low-income homeowners
- **Homelessness Prevention:** Assist 4,500 individuals & families





# What is MHA?



## Growth with affordability

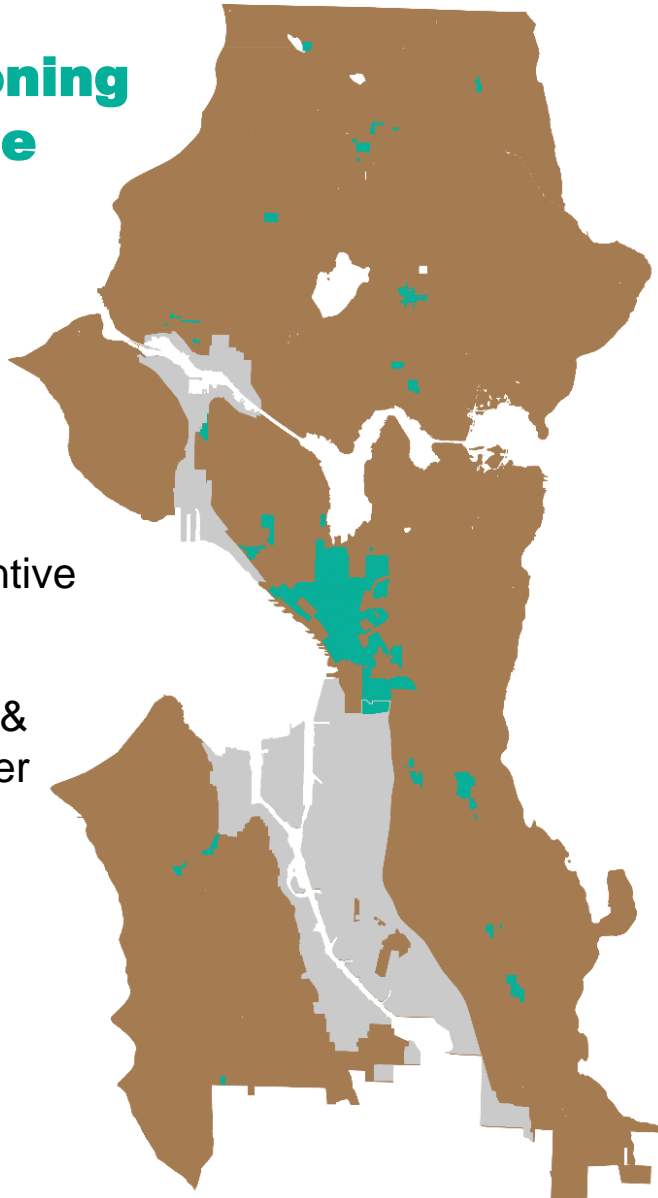
- All new multifamily and commercial development must either build or pay into a fund for affordable housing
- Provides additional development capacity to partially offset the cost of these requirements (zoning changes)
- Increases housing choices
- A state-approved approach other local cities have used





# A citywide program

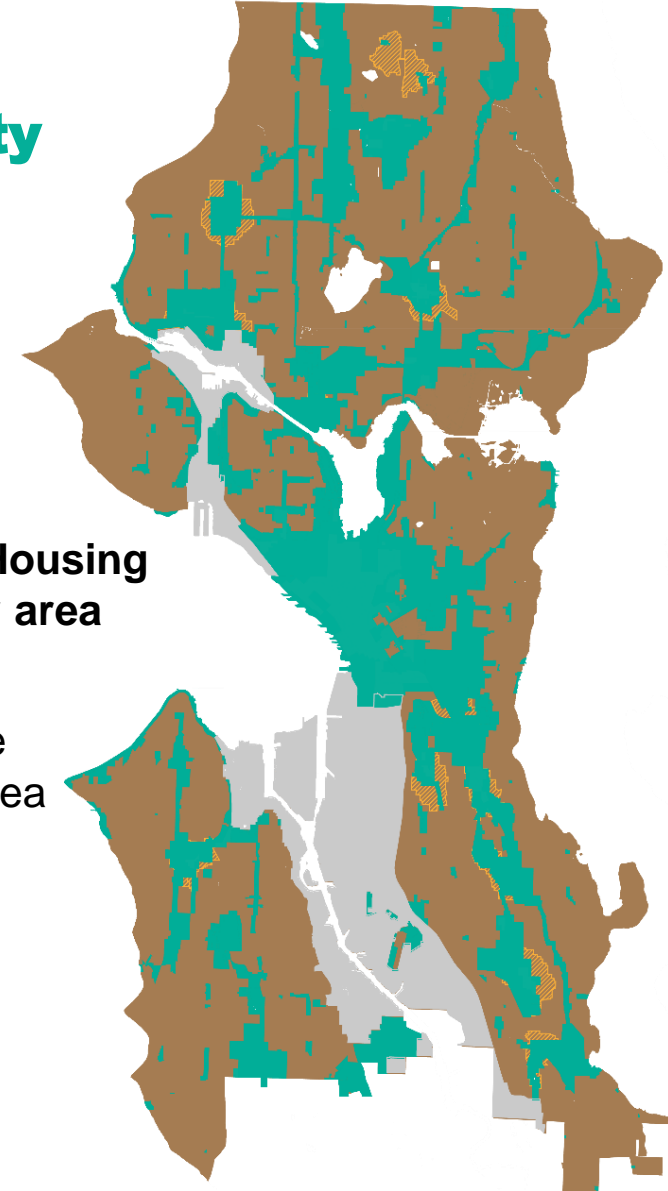




## **EXISTING** **Voluntary** **Incentive Zoning** **for affordable** **housing (IZ)**



-  Existing Voluntary Incentive Zoning area
-  Manufacturing & Industrial Center

## **PROPOSED** **Mandatory** **Housing** **Affordability** **(MHA)**



-  Proposed Mandatory Housing Affordability area
-  Potential Urban Village Expansion area

# MHA and displacement



- MHA is important anti-displacement tool
- At least new 6,000 rent and income restricted homes—not otherwise created
- U-District analysis showed less physical displacement with MHA than without
- Tiered matrix approach ensures greatest affordability where market is strong, and where large development capacity increases
- Evaluate MHA implementation using a social and racial equity lens

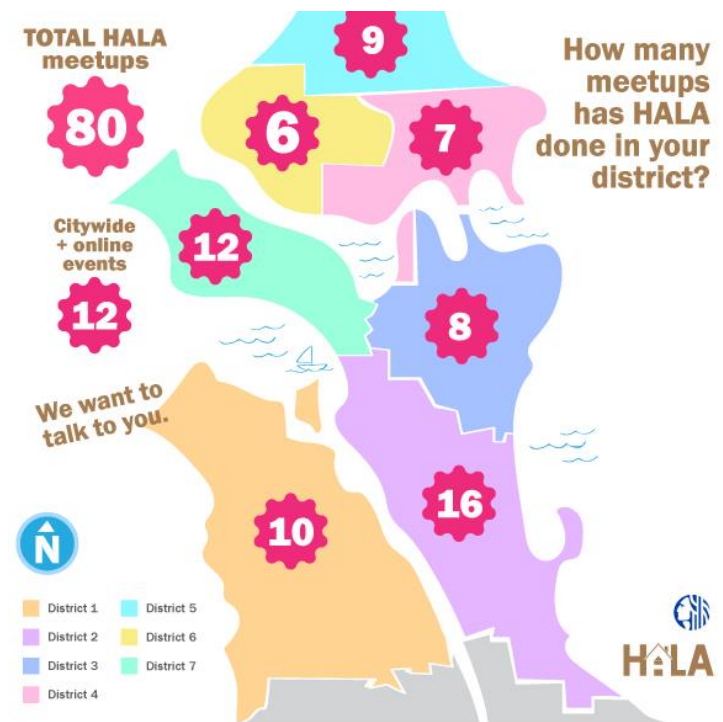


# Hearing from people



## In Person

- **Collaboration with other City Departments**  
16 meetings, 1980 participants
- **Neighborhood Level Meetings**  
36 meetings, 1060 participants
- **Meeting where they meet**  
28 meetings, 2,624 participants
- **Total Participants 5,600 and counting...**



## Online

- 3,000+ people on our newsletter
- 600+ people on consider.it online platform

# Conversations

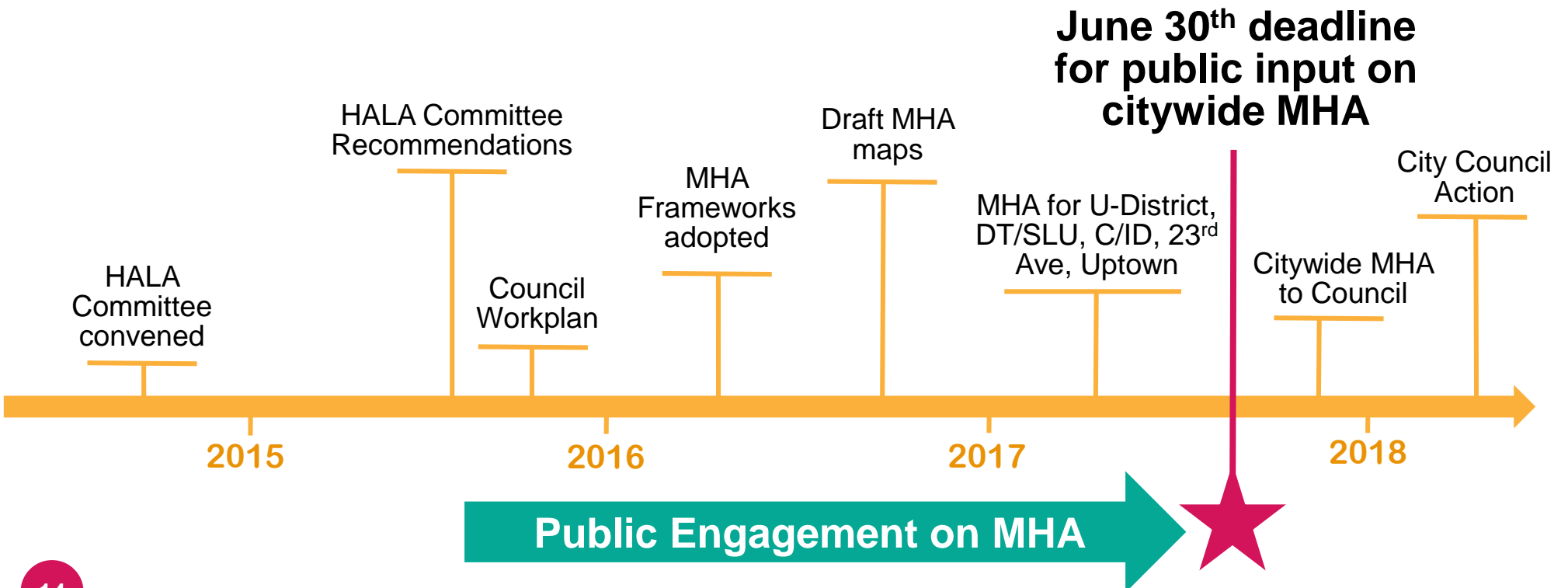


# Next steps



## Still want to hear from you...

- Call HALA Hotline – 206.743.6612
- Email [HALAinfo@Seattle.gov](mailto:HALAinfo@Seattle.gov)
- Attend upcoming meeting, [Seattle.gov/hala/calendar](http://Seattle.gov/hala/calendar)
- Head to [HALA.Consider.It](http://HALA.Consider.It) to make online comment



thank you.



HOUSING AFFORDABILITY  
AND LIVABILITY AGENDA