

City of Seattle Housing Affordability and Livability Agenda

HALA & MHA Implementation Update



Council Briefing
February 27, 2017

Today's agenda

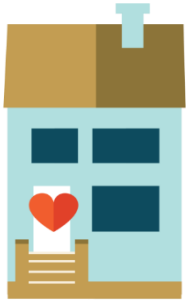


1. HALA Implementation Overview
2. Mandatory Housing Affordability
3. Outreach & Engagement
4. Next Steps: 2017-2018 Timeline

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?



Creating more affordable housing through *growth*

- This new income- and rent-restricted housing would help our low income community members—such as seniors, artists, and working families.





A citywide program

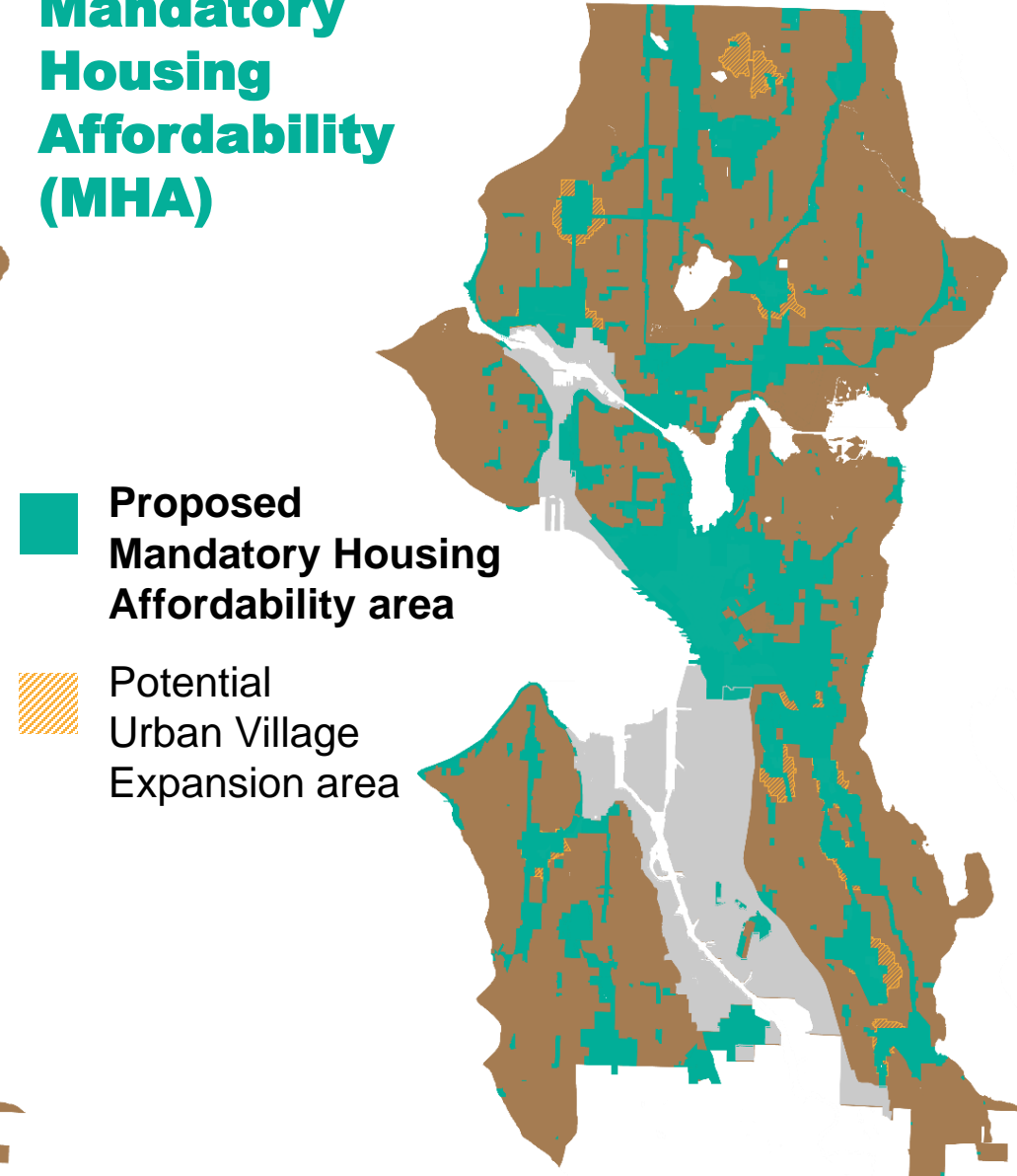




EXISTING **Voluntary** **Incentive Zoning** **for affordable** **housing (IZ)**



-  Existing Voluntary Incentive Zoning area
-  Manufacturing & Industrial Center

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



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

Program Development



- **Starting point for MHA proposals:**
 - HALA Recommendations & Grand Bargain
 - Statutory framework for MHA legal mechanism
- **18+ months of analysis and public engagement:**
 - Community-generated guiding principles to shape rezones
 - Economic analysis, EIS, Displacement analysis
 - 100+ public meetings and work sessions
- **Examples of how process is informing proposals:**
 - Tiered matrix approach increased high end of MHA performance from 7% to 11%, resulting in 300+ more affordable units
 - Changing select communities at high risk of displacement to higher performance and payment amounts

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 development capacity increases provides greater value
- Evaluate MHA implementation using a social and racial equity lens

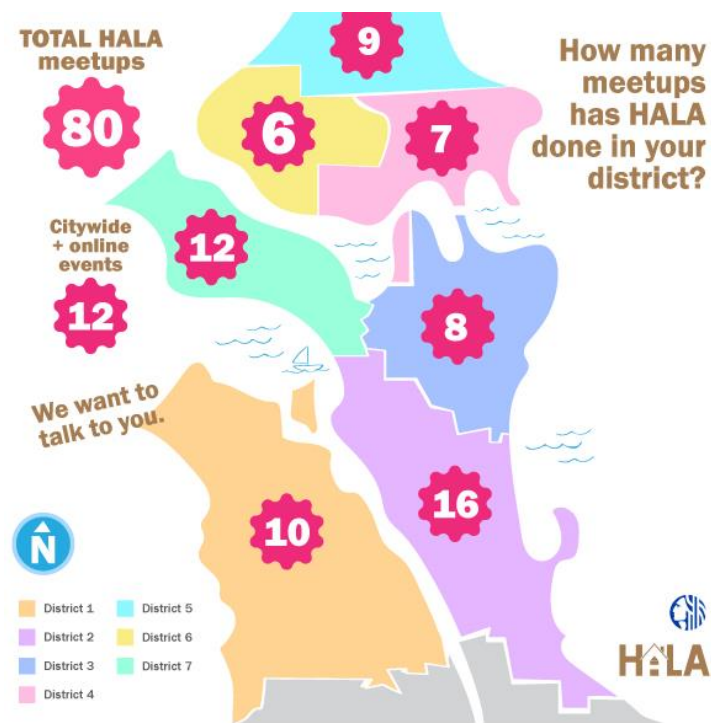


Hearing from people



In Person

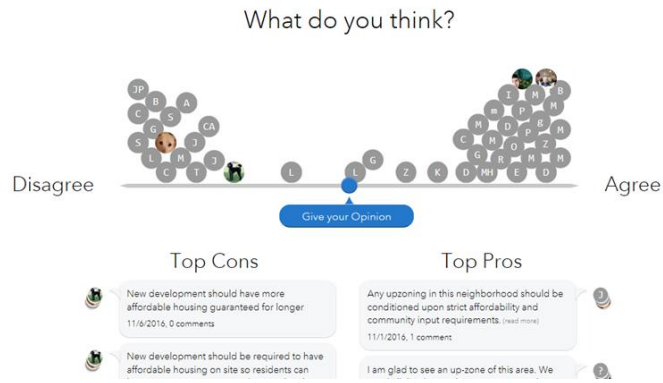
- **Collaboration with other City Departments**
16 meetings, 1980 participants
- **Neighborhood Level Meetings**
36 meetings, 1060 participants
- **Meeting where they meet**
28 meetings, 2,624 participants
- **Total Participants 5,600 and counting...**



Online

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

Conversations

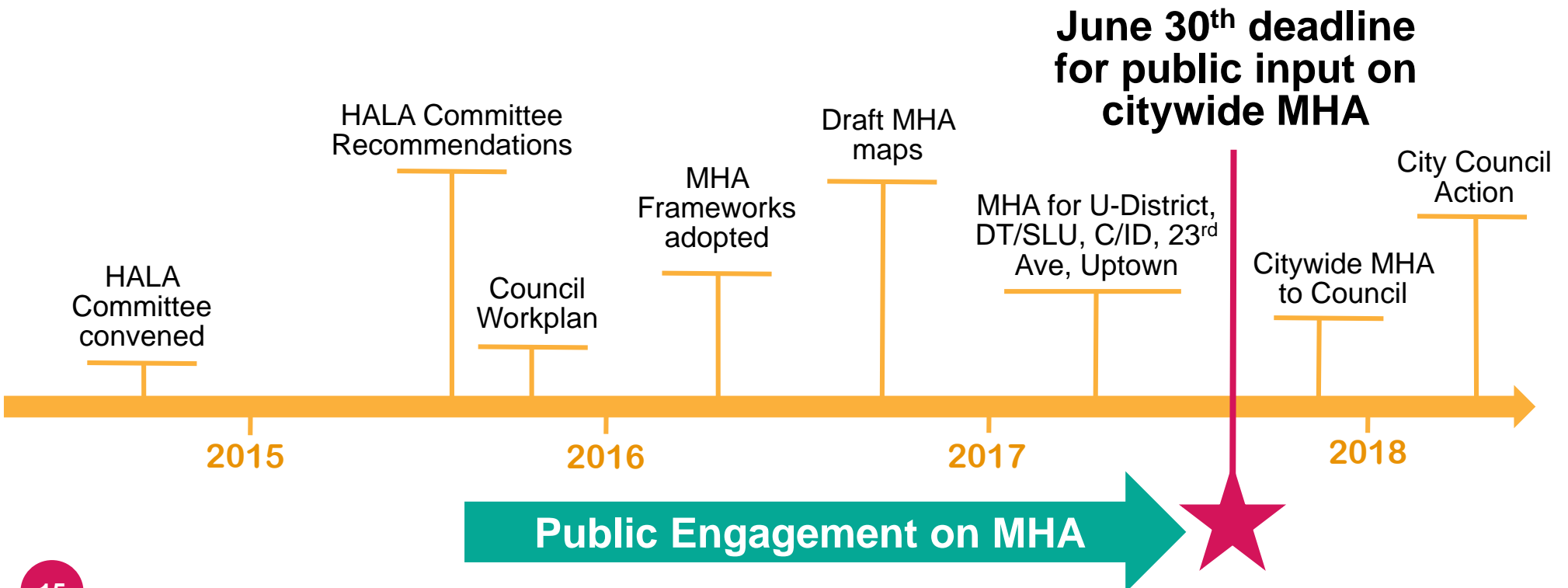


Next steps



We want to hear from you...

- Questions? Call HALA Hotline 206.743.6612
- Email HALAinfo@Seattle.gov
- Attend upcoming meeting, Seattle.gov/hala/calendar
- Head to HALA.Consider.It to make online comment



thank you.



HOUSING AFFORDABILITY
AND LIVABILITY AGENDA