

Mandatory Housing Affordability Citywide Implementation

a program of the Housing Affordability and Livability Agenda



**City Council Select Committee
for Mandatory Housing
Affordability**

December 3, 2018

Presentation Overview

MHA & Displacement

- Background & Analysis
- Preferred Alternative & Legislation
- Investing MHA Revenue

Displacement Background & Analysis

MHA Affordable Housing Outcomes

10-Year Goal: 6,000+ rent- and income-restricted units affordable to households at <60% of AMI

- New affordable housing is a critical anti-displacement strategy
- People of color comprise large share of households in rent- and income-restricted housing
- Opportunity for new housing choices in neighborhoods throughout Seattle



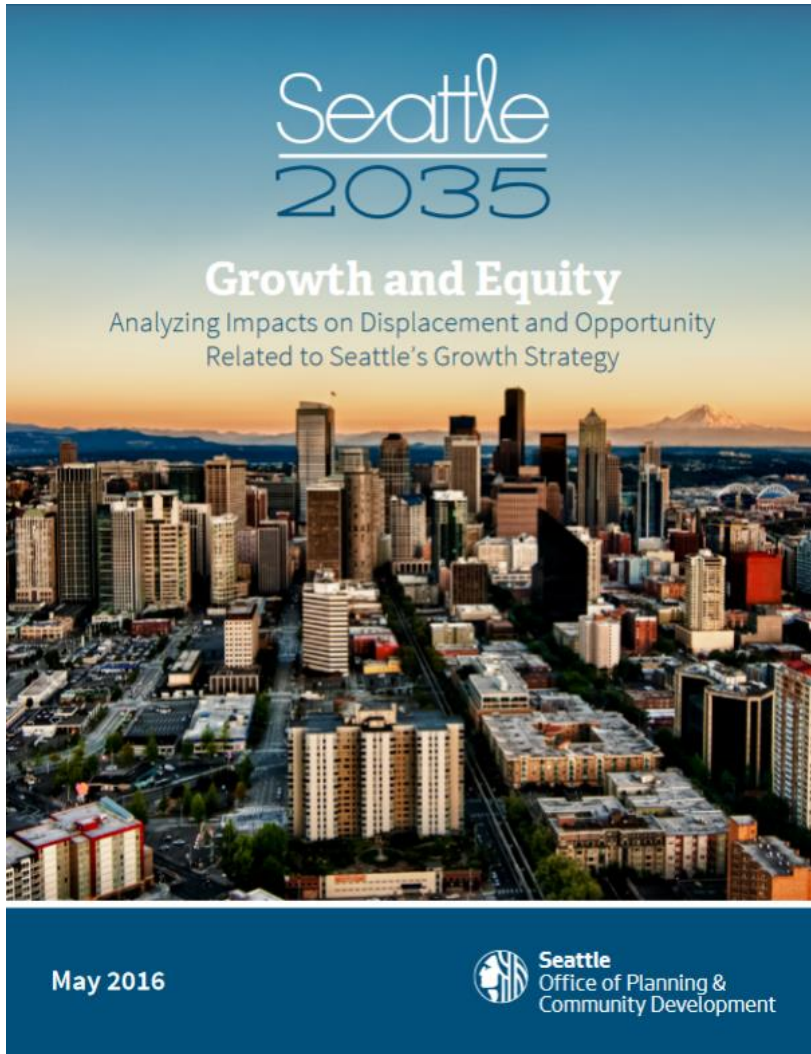
Displacement Resolution (2017)



Council Resolution 31733 February 2017

- Reaffirms commitment to manage future growth to encourage racial and social equity and minimize impacts on marginalized populations
- Directs analysis of physical, economic, and cultural displacement potential — both loss of low-income units and displacement of low-income households — that could result from increases in development capacity
- Encourages use of Growth and Equity Analysis

Growth and Equity Analysis (2016)

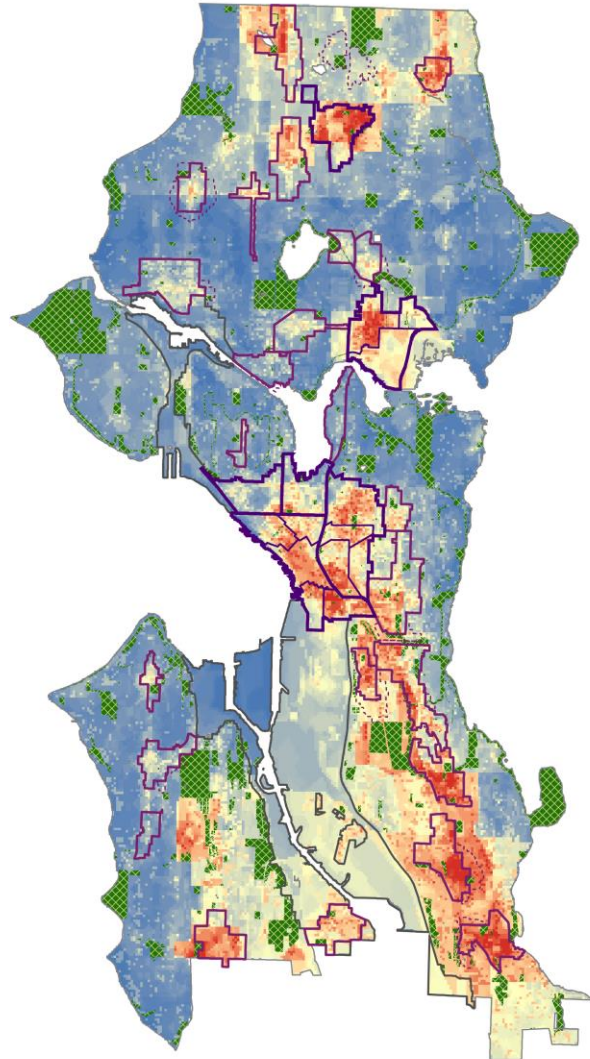


Companion analysis to *Seattle 2035 Comprehensive Plan*

- Analyzed growth strategy
- Developed typology based on displacement risk and access to opportunity
- Recommended equitable development strategies based on typology

Displacement Background & Analysis

Growth and Equity Analysis (2016)

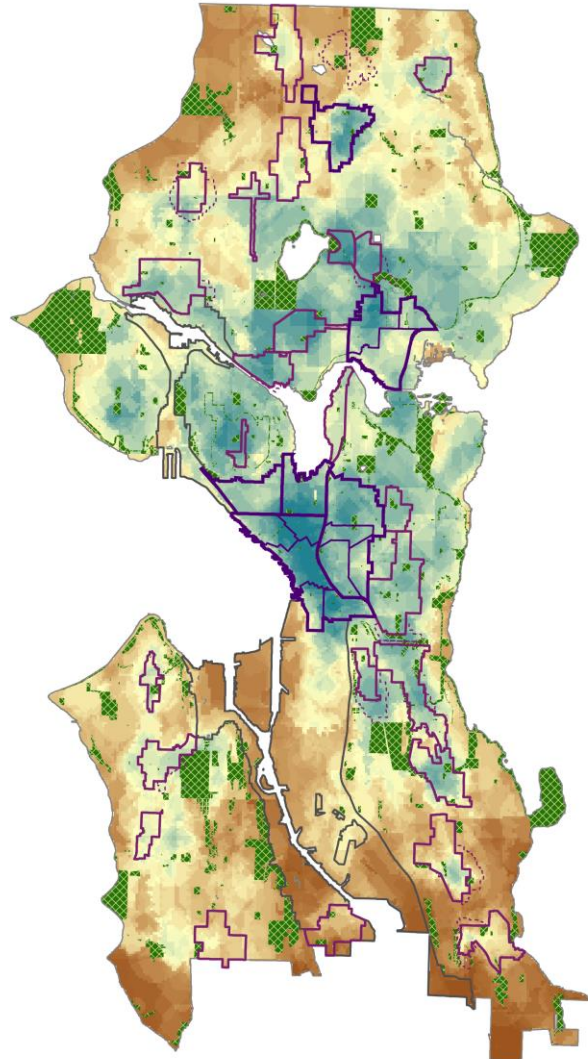


Displacement Risk Index

- Composite index that combines data on demographics, economic conditions, and the built environment
 - People of color
 - Linguistic isolation
 - Housing cost burden
 - Proximity to current or future transit
- Displacement risk varies considerably across Seattle
- Vulnerability high in some neighborhoods, such as southeast Seattle

Displacement Background & Analysis

Growth and Equity Analysis (2016)

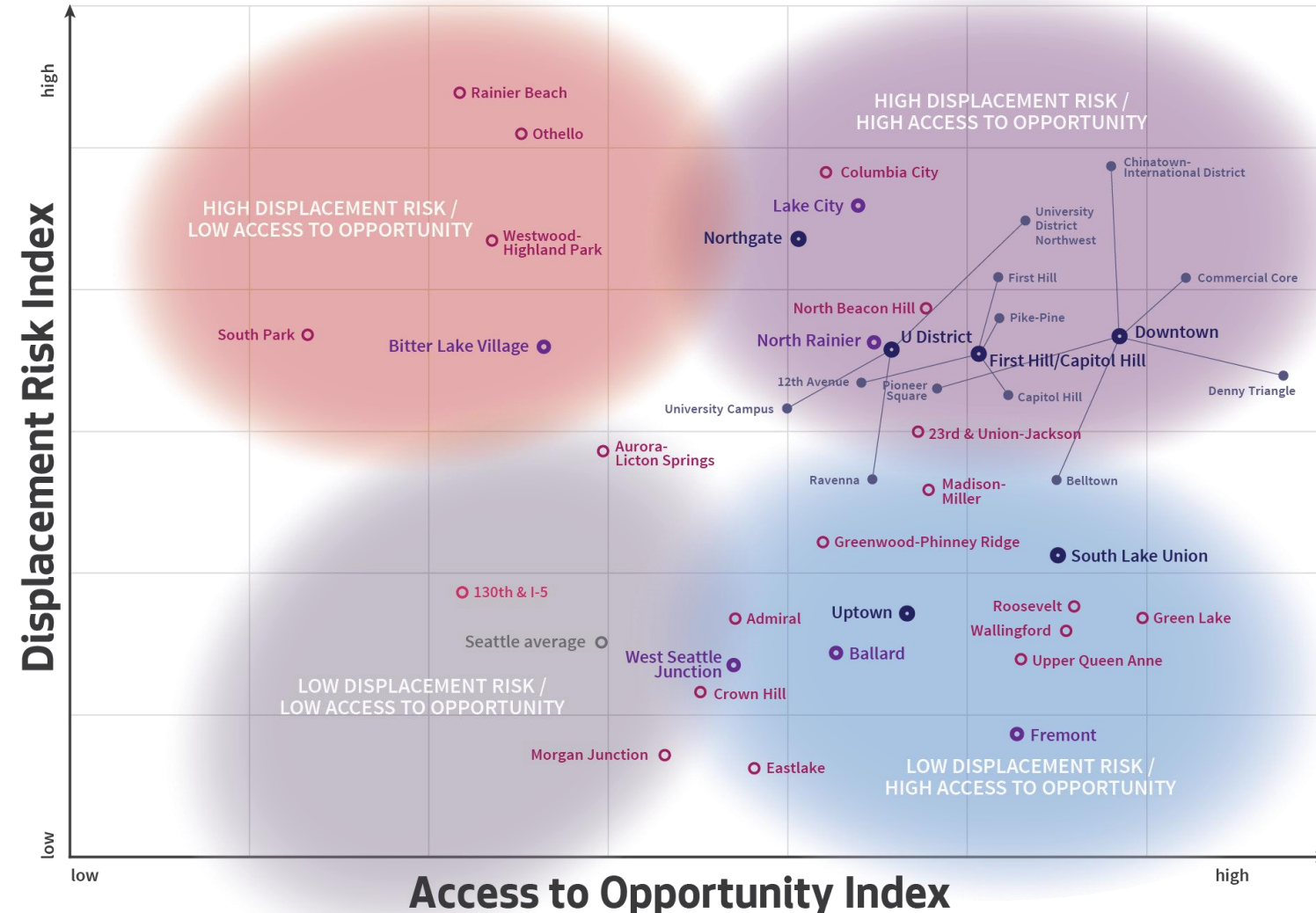


Access to Opportunity Index

- Identifies disparities in marginalized populations' access to key determinants of social, economic, and physical well-being
 - Educational opportunity
 - Employment
 - Access to transit
 - Sidewalk completeness
- Factors people need to flourish not equitably distributed
- Areas with high opportunity are unaffordable and out of reach to most households

Displacement Background & Analysis

Growth and Equity Analysis (2016)



Equitable Development Typology

- Implement anti-displacement strategies in areas at high risk of displacement
- Increase housing choices in areas with high access to opportunity

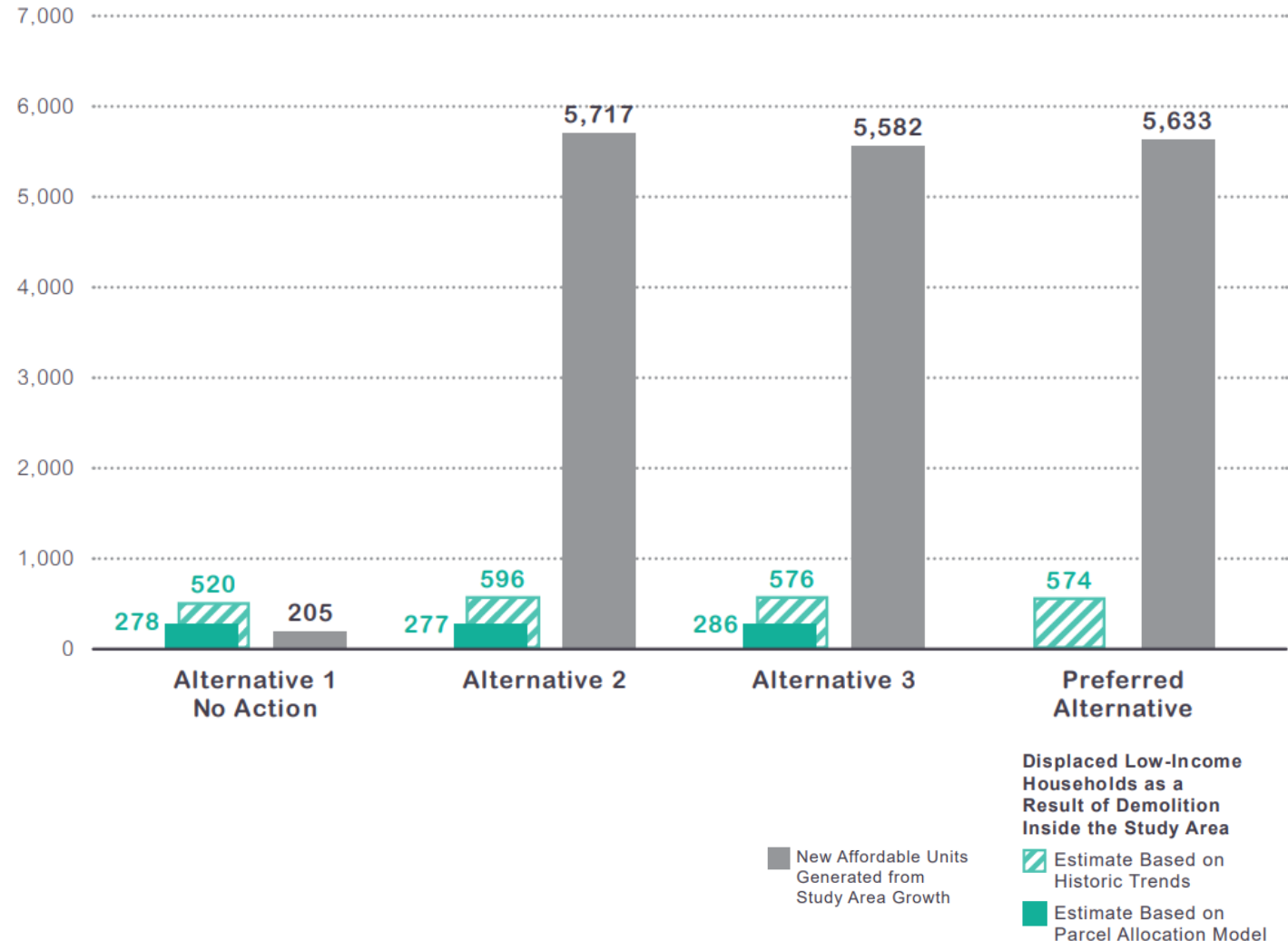
Displacement Background & Analysis

FEIS: Displacement Analysis

Physical Displacement

Used two methods for estimating low-income households displaced due to demolition

- Modeled future growth at parcel level to estimate potential demolitions
- Examined historical ratio of new housing to demolished units based on 2010-2016 for each zone

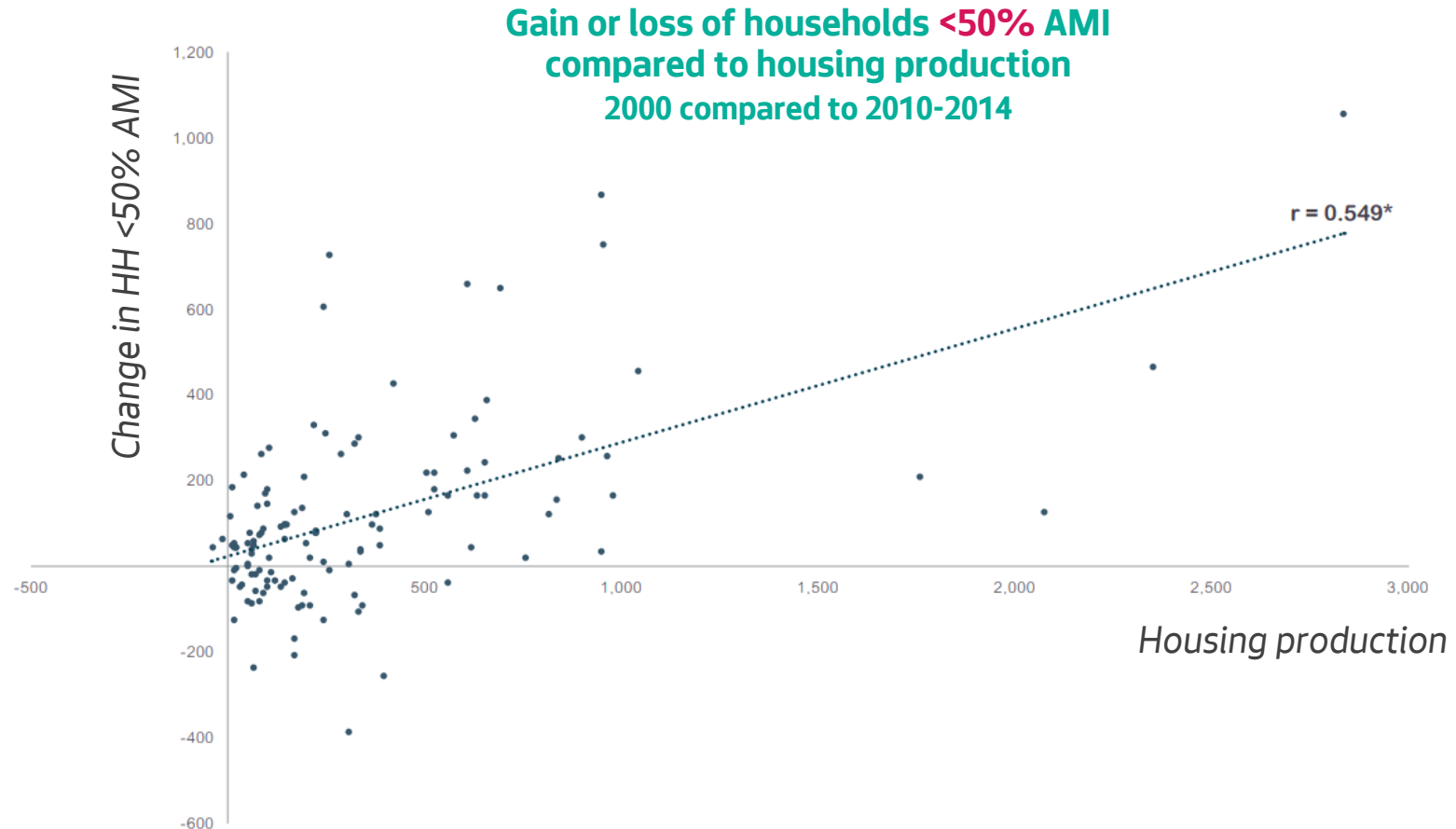


FEIS: Displacement Analysis

Economic Displacement

Correlation analysis to examine historical relationship of new housing production and change in households with various incomes

- Evaluated at granular level of census tracts using most current data
- No correlation between market-rate housing growth and loss of low-income households

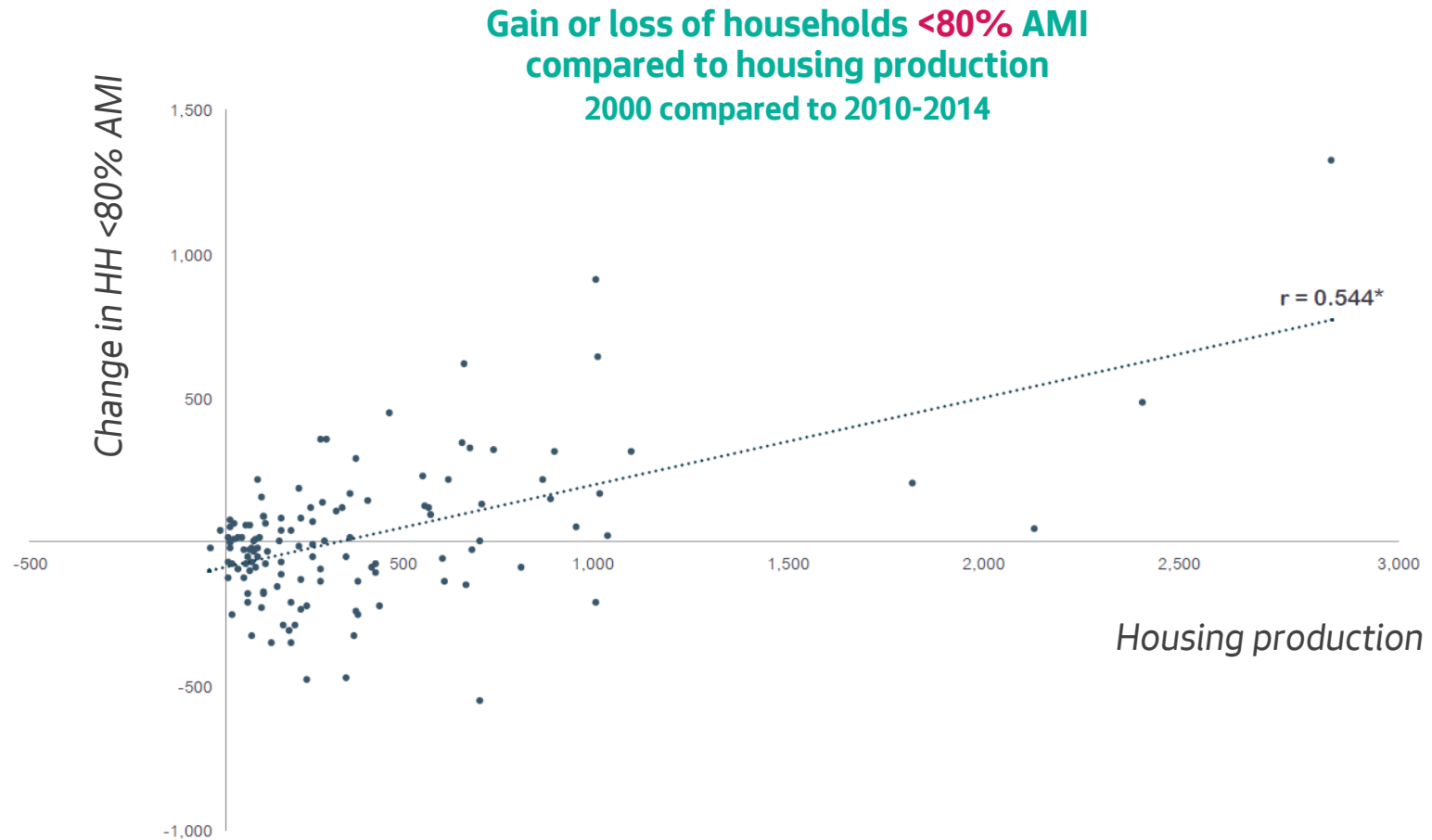


FEIS: Displacement Analysis

Economic Displacement

Correlation analysis to examine historical relationship of new housing production and change in households with various incomes

- Evaluated at granular level of census tracts using most current data
- No correlation between market-rate housing growth and loss of low-income households

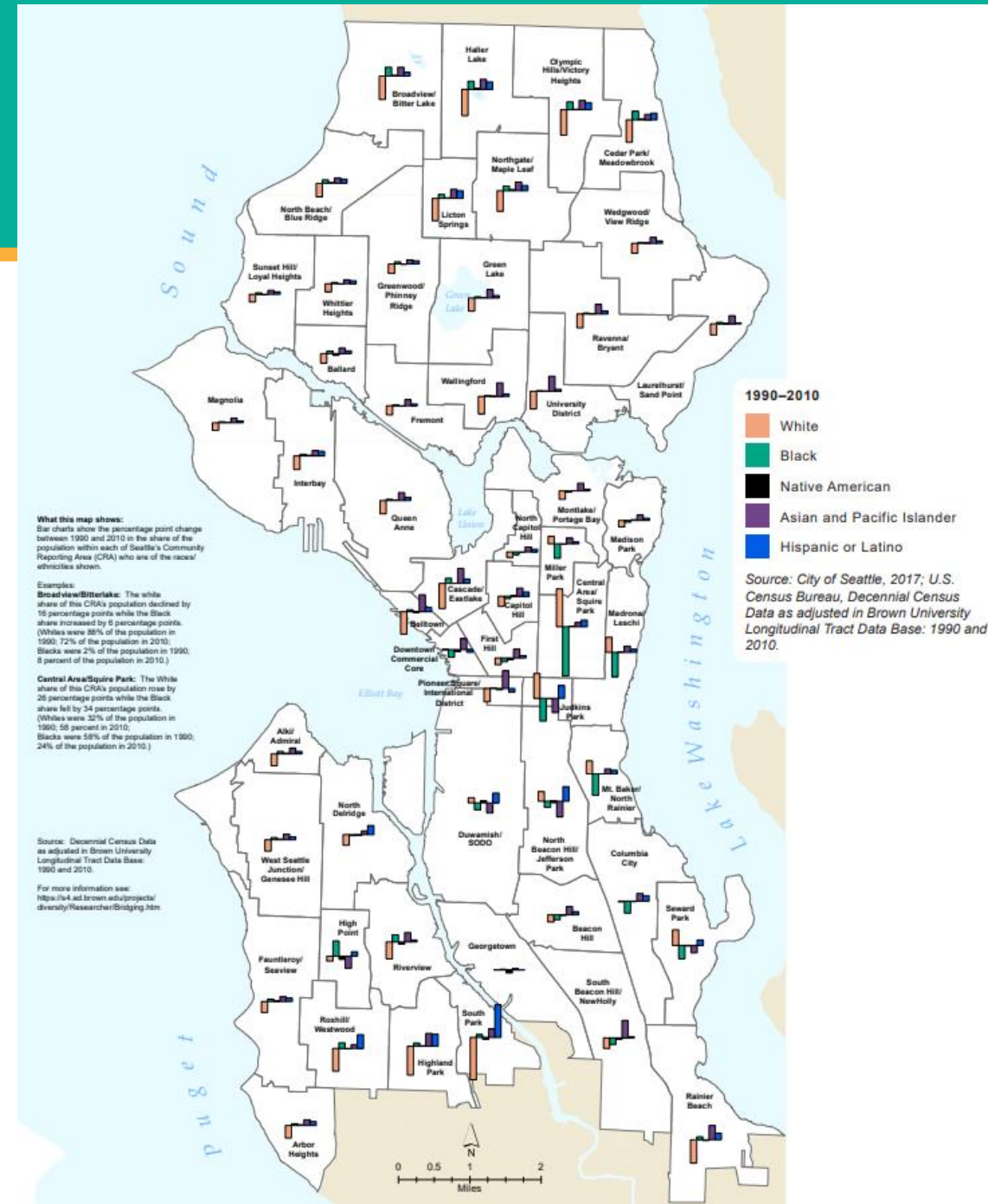


Displacement Background & Analysis

FEIS: Displacement Analysis

Cultural Displacement

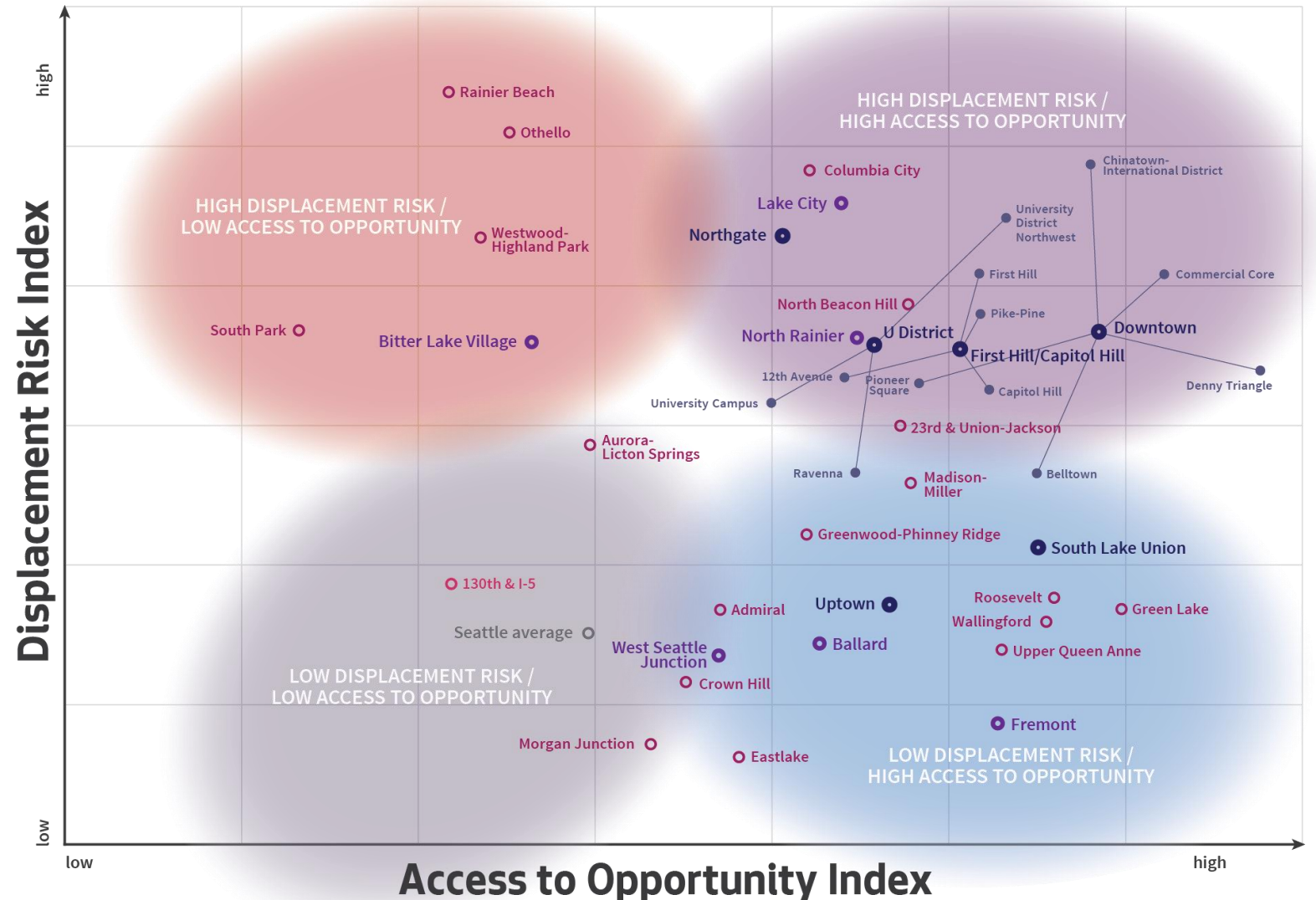
- Examined neighborhood change in share of racial/ethnic minorities
- No significant statistical relationship between housing production and changes in the population of certain racial and ethnic groups, such as Black/African American people
- Factors other than housing production—such as influx of higher-income households, or changes to commercial institutions—are contributing to cultural displacement in ways distinct from displacement of low-income households



Preferred Alternative & Legislation

FEIS: Preferred Alternative

Use **Growth and Equity Analysis** to vary scale of zoning changes based on **displacement risk** and **access to opportunity**

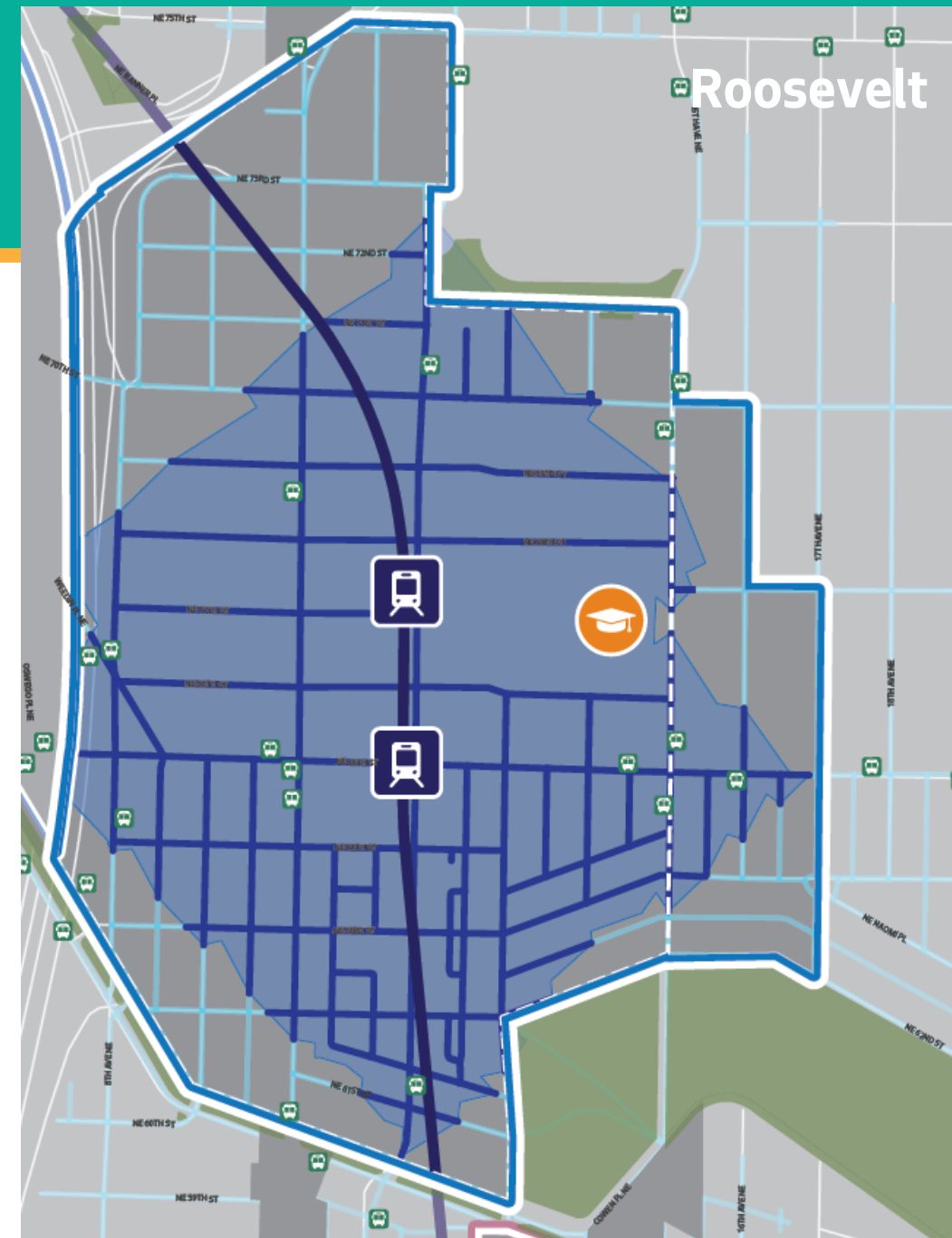


Preferred Alternative & Legislation

FEIS: Preferred Alternative

Places for relatively *more* new development capacity:

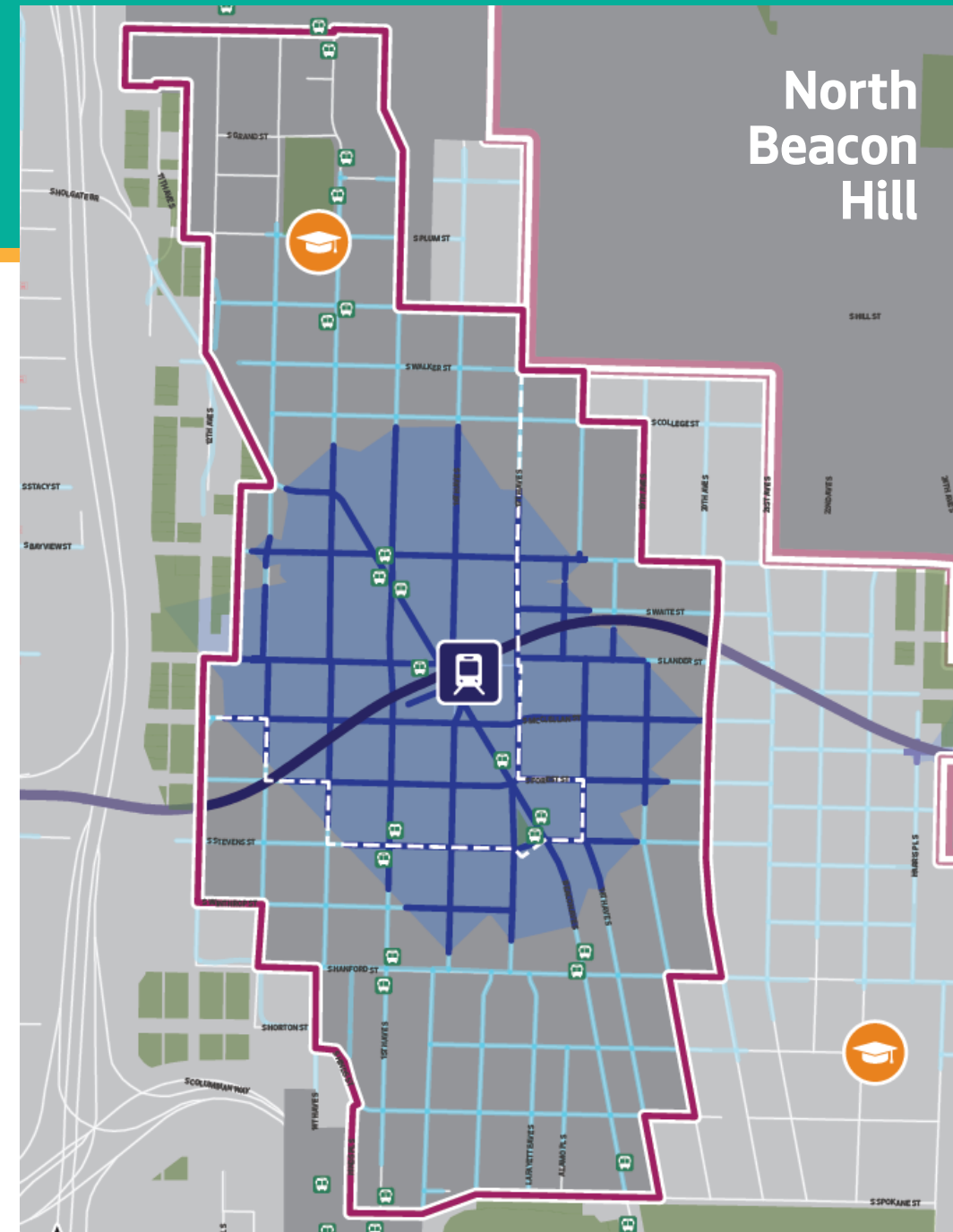
- Encourage more (M1) and (M2) rezones in communities with low risk of displacement and high access to opportunity (near transit, parks, and schools)
- Expand urban villages boundaries to include full 10-minute walkshed to frequent transit nodes



Preferred Alternative & Legislation

Places for relatively less new development capacity:

- Communities at high risk of displacement and communities with low access to opportunity
- For high displacement risk communities, focus limited (M1) and (M2) rezones near transit nodes, and enact (M) rezones elsewhere throughout community

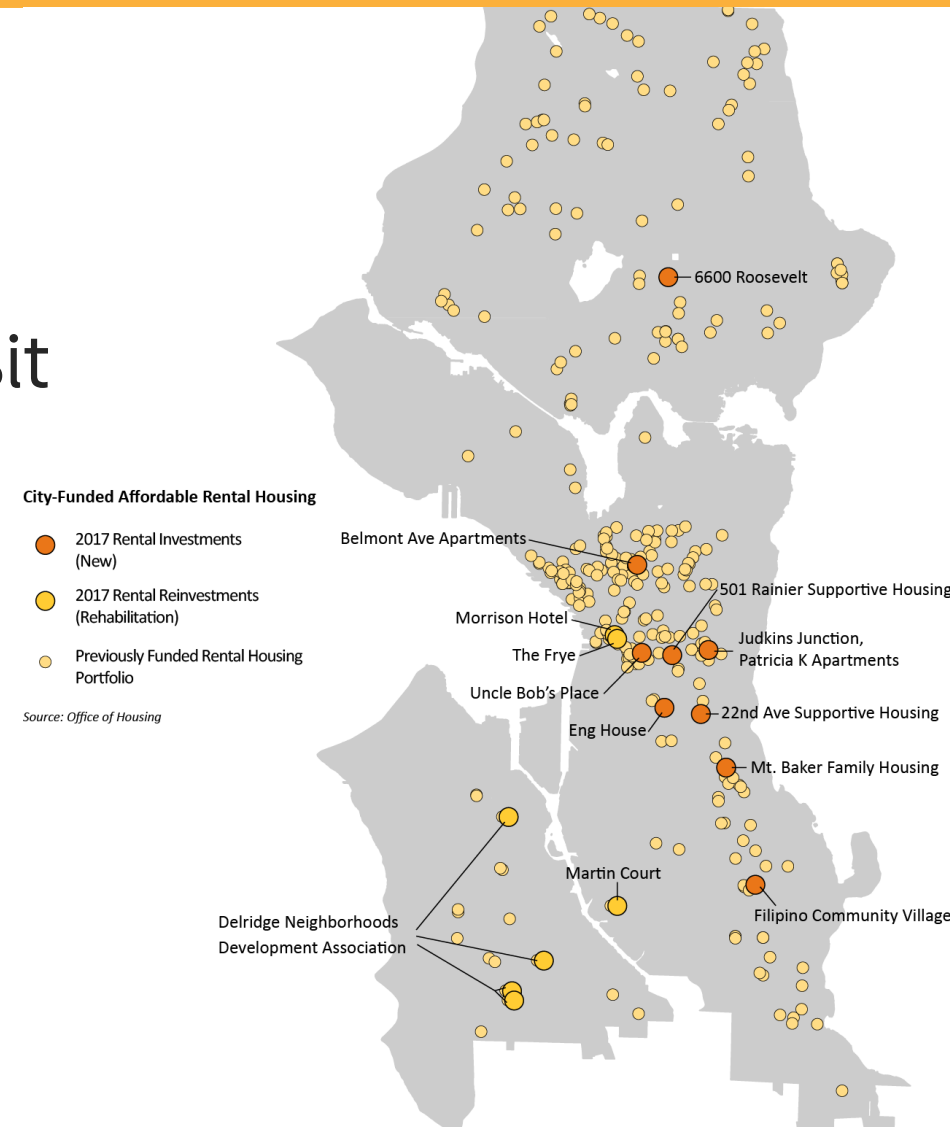


How the City Invests MHA Dollars

Locational Goals

- Furthering fair housing choice
- Locating in urban centers/villages, near transit
- Promoting economic opportunity and addressing displacement
- Locating near developments that generate cash contributions

Invest in projects to deliver on key City priorities



Key Priorities include: Family-Friendly Affordable Housing & Housing with Community-Oriented Uses



The Tony Lee – Lake City Family Housing
Low Income Housing Institute



Liberty Bank Building
Africatown/Capitol Hill Housing



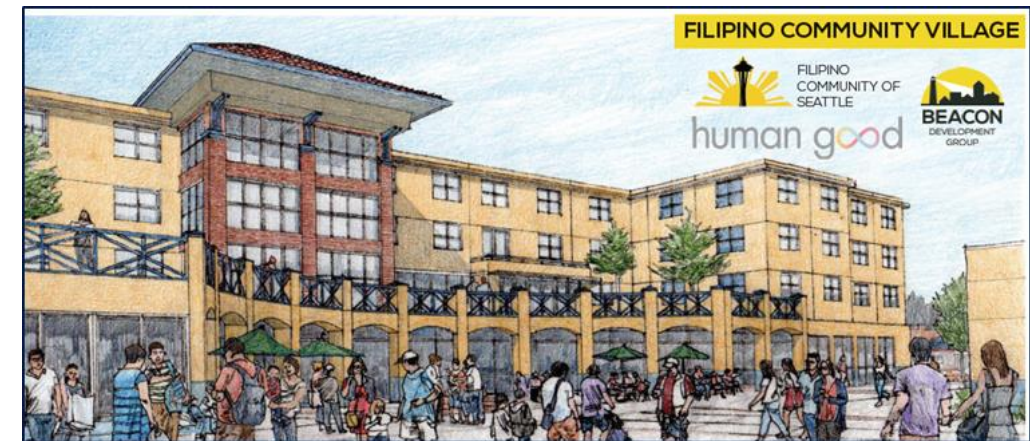
The Marion West
Low Income Housing Institute



Plaza Roberto Maestas
El Centro de la Raza/Beacon Development



Uncle Bob's Place
Interim Community Development Association



Filipino Community Village
Filipino Community of Seattle/Human Good

Affirmative Marketing

Housing providers/managers must:

- Market MHA unit vacancies to help households otherwise unlikely to apply for housing to know about and have the opportunity to rent affordable units
- Before general advertising, provide notice of vacancies to 3 community-based organizations and the Seattle Housing Authority



Mandatory Housing Affordability



Creating more **affordable housing** as we grow
6,000+ new affordable homes in ten years

thank you.