

Today's briefing

- Origin of this proposal
- Eligibility and affordability requirements
- What we heard from stakeholders
- Summary of proposed Land Use Code changes
- Potential impact

A new affordable housing tool to help faith communities address displacement and support affordability.

What does it do?

Create flexibility in our land use rules to support religious organizations redeveloping their property with long-term income- and rent-restricted housing.

How did it arise?

Faith organizations advocated for a state bill, adopted in 2019, requiring cities to allow additional density for affordable housing on religious organization land. This local tool would fulfill the requirements of SHB 1377.

Why focus on faith organizations?

- Direction from state legislation (RCW 36.70A.545)
- Supporting their low-income neighbors aligns with mission
- Underdeveloped land throughout Seattle

SUBSTITUTE HOUSE BILL 1377

AS AMENDED BY THE SENATE

Passed Legislature - 2019 Regular Session

State of Washington

66th Legislature

2019 Regular Session

By House Housing, Community Development & Veterans (originally sponsored by Representatives Walen, Barkis, Jenkin, Harris, Springer, Macri, Wylie, Ryu, Reeves, Robinson, Griffery, Appleton, Bergquist, Jinkins, Tharinger, Slatter, Kloba, Doglio, Goodman, Leavitt, Ormsby,

READ FIRST TIME 02/08/19.

- AN ACT Relating to affordable housing development on religious 2 organization property; adding a new section to chapter 35.63 RCW; 3 adding a new section to chapter 35A.63 RCW; adding a new section to
- 3 adding a new section to chapter 35A.63 RCW; adding a new section to 4 chapter 36.70A RCW; and adding a new section to chapter 44.28 RCW.
- 5 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:
- <u>NEW SECTION.</u> Sec. 1. A new section is added to chapter 35.63 RCW to read as follows:
- (1) A city planning under this chapter must allow an increased density bonus consistent with local needs for any affordable housing development of any single-family or multifamily residence located on real property owned or controlled by a religious organization
- 12 provided that: 13 (a) The affordable housing development is set aside for or 14 occupied exclusively by low-income households;
- (b) The affordable housing development is part of a lease or 6 other binding obligation that requires the development to be used 7 exclusively for affordable housing purposes for at least fifty vears.
- 18 even if the religious organization no longer owns the property; and
- 9 (c) The affordable housing development does not discriminate
-) against any person who qualifies as a member of a low-incom
- 21 household based on race, creed, color, national origin, sex, veteran

n. 1 SHB 1377

Eligibility & affordability

For development using this new tool, the state bill establishes the following requirements:

- Property must be owned or controlled by a religious organization
- All housing created must be income-restricted
- Housing can be rental or ownership
- 80 percent of area median income (AMI)
- Affordability term of at least 50 years, including if property is sold

Engagement

Stakeholders

- Faith organizations exploring redevelopment
- Neighborhood-based efforts in the Central District
- Affordable housing developers
- Public outreach

What we heard

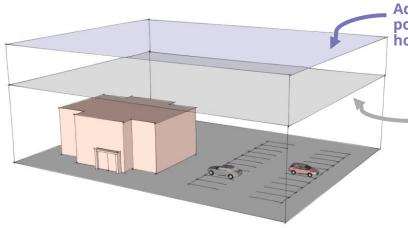
- Desire to include community spaces
- Need for financial, technical, and regulatory support
- Intent to engage directly with community



Faith-owned property

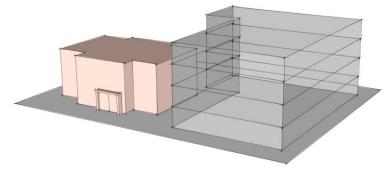
- Located throughout Seattle
- Variety in property size
- About 1% of Seattle land
- This new affordable housing tool would be available citywide, tailored to specific zones and contexts
- Completed environmental analysis as part of SEPA process, with public hearing scheduled June 23

How it works

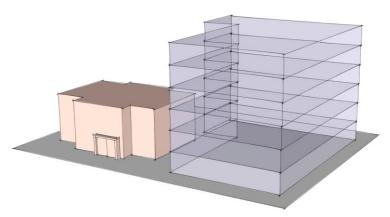


A religious organization may have a portion of land they want to redevelop, like an underused surface parking lot. Added development potential for affordable housing

Existing development potential



Currently, development on faith-owned land is limited to the height and size allowed under existing zoning. With this new tool, additional height and floor area helps faith organizations compete more effectively for public funds and build more affordable housing than otherwise possible.



Proposal summary

Development options for affordable housing on religious organization property

Zone type	Under existing zoning	Under the proposal
Multifamily zones	 Maximum height 3-8 stories 	 1 additional floor
Mixed-use commercial zones	 Maximum height 3-8 stories 	• 1-3 additional floors
Zones with height limits above 85 feet	 Maximum height 12-44 stories 	 Up to 6 additional floors
Single-family zones	 Maximum height 3 stories Maximum density 1 unit per 2,000-9,600 square feet of lot area 	 No change in height* 1 unit per 1,250-1,500 sq ft of lot area Housing type flexibility (e.g., affordable for-sale townhomes) * on certain large sites near more intensive zones or frequent transit, up to 1 additional floor

Potential impact

- Helps faith institutions repurpose their real estate assets to support their missions and address their congregations' changing needs
- Increases project financial feasibility and creates a more predictable regulatory environment
- Responds to community stability and antidisplacement work by organizations
- Helps maximize outcomes when faith-owned land is available for affordable housing



