

2021 Seattle City Council Statement of Legislative Intent

Council Budget Action: Agenda

Tab	Action	Option	Version
SDCI	010	B	002

Budget Action Title: Report by SDCI and OH on Mandatory Housing Affordability Program production

Ongoing: Yes Has Attachment: No

Primary Sponsor: Alex Pedersen

Council Members: Lisa Herbold, Kshama Sawant, Andrew Lewis

Staff Analyst: Ketil Freeman

Date		Total	LH	TM	KS	AP	DJ	DS	AL	BC	LG
	Yes	0									
	No	0									
	Abstain	0									
	Absent	0									

Statement of Legislative Intent:

This Statement of Legislative Intent would request that the Seattle Department of Construction and Inspections (SDCI) and the Office of Housing (OH) report to the Council's Finance and Housing Committee on payment and performance to-date under the Mandatory Housing Affordability program.

This reporting is consistent with the requirements of Ordinance 125108, which states, “[i]f the Council determines that developers of projects, other than smaller projects and projects inside of the Downtown and South Lake Union Urban Centers, favor the payment option, the Council will consider raising payment amounts to avoid a bias towards payment, consistent with statutory authority. Units produced under the mandatory housing affordability program provided in Chapter 23.58C shall be measured as net new units. Existing rent- and income-restricted affordable units demolished for development subject to the program are subtracted from the target production.”

The report should (1) detail the option selected at the Master Use Permit stage for all projects, (2) distinguish smaller projects and those located inside the Downtown and South Lake Union Urban Centers from all other projects, and (3) quantify the percentage of larger projects outside of the Downtown and South Lake Union Urban Centers that selected performance (i.e. development of affordable units in the project) versus those that selected to make an in-lieu payment.

This report is in addition to the annual Incentive Zoning and Mandatory Housing Affordability Report provided by the Office of Housing.

Responsible Council Committee(s):

Finance & Housing

Date Due to Council: February 1, 2021