



SEATTLE CITY COUNCIL  
**CENTRAL STAFF**

# Initiative 135 – Seattle Social Housing Developer

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SEATTLE CITY COUNCIL  
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# I-135 Overview

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- If enacted, would establish the “Seattle Social Housing Developer,” a new public development authority (PDA) to develop, own, and maintain publicly financed mixed-income social housing developments
- Social Housing
  - Owned by the PDA
  - Mixed income - affordable to households earning 0% to 120% of Area Median Income
  - Allows tenants to remain in housing even if household income changes
  - Rental rates set based on operations, maintenance, and loan service on the building
  - Residents allowed opportunities for restorative justice conflict resolution prior to eviction proceedings
  - Cannot be sold or transferred to a private entity or public-private partnership
  - Residents have opportunities to participate in decision making
  - New developments built to passive housing standards

# I-135 Overview (cnt'd)

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- Additional Provisions
  - Creates 13-member PDA board
  - Initial board will be appointed by Seattle Renters Commission (7), MLK Jr County Labor Council (1), El Centro de la Raza (1), City Council (2), Mayor's Office (1) and Green New Deal Oversight Board (1)
  - After initial appointments, half of board members would be residents of PDA housing
  - Each multi-family development will have a governance council to serve as a conduit for communicating residents' perspectives and have a say in some financial matters, such as determining how the budget for common spaces and social events will be spent and approving renovation projects
  - PDA would be required to "use union labor" to the extent possible
- If passed, initiative would take effect through Mayoral proclamation within five days of the certification of the election

# I-135 City Obligations

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City would be required to:

1. Fund the salary and benefits of the Chief Executive Officer (CEO) and Chief Financial Officer (CFO) for 18 months along with limited in-kind support, an estimated cost of \$750,000
  - Funding currently provided to existing PDAs cannot fulfill the funding requirements
  - I-135 does not require additional City funding, but does not prohibit it
2. Conduct a feasibility study whenever considering the sale or gift of public land.
  - Current City Council policy (Resolutions 31829 and 31837), and the City's procedures for evaluation of reuse and disposal of the City's real property require the prioritization of affordable housing development when disposing of surplus City property
  - City could add to those procedures that the evaluation must assess the feasibility of transferring the property to the Public Developer

# Council Initiative Options

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**Article IV, Section 1, C:** COUNCIL MAY ENACT OR REJECT BUT NOT MODIFY; COUNCIL MAY PASS SUBSTITUTE:

The City Council may enact, or reject, any initiative bill or measure, but shall not amend or modify the same. It may, however, after rejection of any initiative bill or measure, propose and pass a different one dealing with the same subject.

# Council Initiative Options (cnt'd)

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The Council must either:

1. Enact
  - File Certificate of Sufficiency (CF 315404)
  - Adopt an Ordinance enacting the provisions of I-135
2. Reject (aka Not Enacting)
  - File Certificate of Sufficiency (CF 315404)
  - Adopt a Resolution placing the Initiative on the ballot (Proposed Res 32069)

The Council may:

1. Upon rejection, create an alternative to be place on the ballot with I-135
2. Adopt a resolution in support or opposition of I-135

# RES 32069

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- On Introduction and Referral Calendar on September 13, 2022
- Would place I-135 on the February 14, 2023 special election ballot
- Policy Options - Council may consider:
  - No change
  - Amend RES 32069 to place I-135 on the November 7, 2023 general election ballot

# Timeline for Council Action

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August 26 – Certification of Signatures by King County Elections

September 13 – Filing of Report of the City Clerk on the Certificate of Sufficiency

RES 32069 on Introduction and Referral Calendar

September 20 – Potential vote on RES 32069

October 28 – Deadline for Council Action



# Questions?