

Amendment 1 Version #1 to CB 120591 – Office of Housing Land Use Code Omnibus

Sponsor: Councilmember Morales

Add a Land Use Code definition of social housing

**Effect:** This amendment would add a definition of Social Housing to the Land Use Code. Social housing would be defined as a category of low-income housing in which affordable units are maintained in perpetuity.

CB 120591 would consolidate the definitions of low, very low, and moderate income housing into a single definition: “Housing, low-income.” That definition would encompass structures with at least 40 percent of rental or owned units at up to 60 percent of area median income or 80 percent of Area Median Income (AMI), respectively.<sup>1</sup>

In November the Council adopted [Resolution 32069](#) requesting that King County place on the Ballot Initiative 135 establishing a Social Housing Public Development Authority (PDA). Initiative 135 was approved by the voters in February 2023. The mission of the Social Housing PDA is to “develop, own and maintain publicly finance mixed-income social housing development.” Housing owned by the PDA would be available to households at a range of incomes between 0 and 120 percent of AMI.

By defining social housing as a category of low-income housing, social housing would have the same regulatory benefits afforded to low-income housing developments by CB 120591, such as a permanent exemption from Design Review, allowance as a street-level use in designated pedestrian zones, and certain Floor Area Ratio exemptions.

This amendment would amend Section 70 of CB 120591 as follows:

Section 70. Section 23.84A.016 of the Seattle Municipal Code, last amended by

Ordinance 126685, is amended as follows:

**23.84A.016 “H”**

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<sup>1</sup> For 2023, a two-person household at 60 percent of Area Median Income (AMI) has a household income no greater than \$65,750 annually. A two-person household at 80 percent AMI has a household income no greater than \$80,750.

"Household" means a housekeeping unit consisting of any number of non-transient persons composing a single living arrangement within a dwelling unit as provided in Section 23.42.048, not otherwise subject to occupant limits in group living arrangements regulated under state law, or on short-term rentals as provided in Section 23.42.060.

~~("Household, low income" means a household whose income does not exceed eighty (80) percent of median income.~~

~~"Household, moderate income" means a household whose income does not exceed median income.~~

~~"Household, very low income" means a household whose income does not exceed fifty (50) percent of median income.~~

~~"Housing, affordable" means a housing unit for which the occupant is paying no more than thirty (30) percent of household income for gross housing costs, including an allowance for utility costs paid by the occupant.)~~

"Housing, low-income" means ~~((housing affordable to, and occupied by, low income households))~~ any one or more of the following:

1. A ~~a~~ structure or structures for which:

~~1. a.~~ An application for public funding for the capital costs of development or rehabilitation of the structure(s) has been or will be submitted; and

~~2. b.~~ Public funding is awarded prior to issuance of the first building permit that includes the structural frame for each structure and is conditioned on one or more regulatory agreements, covenants, or other legal instruments, enforceable by The City of Seattle, King County, State of Washington, Washington State Housing Finance Commission, or other

public agency if approved by the Director of Housing, being executed and recorded on the title of the property that includes the low-income housing and such legal instruments either:

~~a. 1)~~ For a minimum period of 40 years, require rental of at least 40 percent of the dwelling units, small efficiency dwelling units, or congregate residence sleeping rooms as restricted units with rent and income limits no higher than 60 percent of median income; or

~~b. 2)~~ For a minimum period of 50 years, require at least 40 percent of the dwelling units as restricted units sold to buyers with incomes no higher than 80 percent of median income at prices (initial sale and resale) to allow modest growth in homeowner equity while maintaining long-term affordability for income-eligible buyers, all as determined by the Director of Housing.

2. Social housing, which means housing affordable to households with incomes between 0 percent and 120 percent of median income that is developed, with or without public funding; publicly owned; and maintained in perpetuity by a public development authority. Social Housing is intended to promote social cohesion, sustainability, and social equity through an intentional distribution of units to households with a broad mix of income ranges and household sizes.

~~(("Housing, moderate income" means housing affordable to, and occupied by, moderate-income households.~~

~~"Housing, very low income" means housing affordable to, and occupied by, very low-income households)).~~

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