CITY OF SEATTLE

ORDINANCE _________________

COUNCIL BILL ____________

AN ORDINANCE relating to low-income housing; requesting that a special election be held concurrent with the November 7, 2023 general election for submission to the qualified electors of the City of a proposition to lift the limit on regular property taxes under chapter 84.55 RCW in order to authorize the City to levy additional taxes for low-income housing for up to seven years; providing for interim financing pending tax receipts; creating a levy oversight committee; requiring annual progress reports; providing for implementation of programs with funds derived from the taxes authorized; exempting certain seniors, veterans with disabilities, and other people with disabilities who qualify under RCW 84.36.381; and ratifying and confirming certain prior acts.

WHEREAS, the $290,000,000 housing levy authorized in Ordinance 125028 and approved by the voters in 2016 expires with the collection of 2023 property taxes; and

WHEREAS, the $145,000,000 housing levy authorized in Ordinance 123013 was approved by the voters in 2009; and

WHEREAS, the $86,000,000 housing levy authorized in Ordinance 120823 was approved by the voters in 2002; and

WHEREAS, the $59,211,000 housing levy authorized in Ordinance 117711 was approved by the voters in 1995; and

WHEREAS, the $49,975,000 housing levy authorized in Ordinance 112904 was approved by the voters in 1986; and

WHEREAS, the $48,170,000 low-income elderly and handicapped housing bond issue authorized in Ordinance 110124 was approved by the voters in 1981; and

WHEREAS, the low-income elderly and handicapped housing bond approved in 1981 and four housing levies approved in 1986, 1995, 2002, and 2009 have all exceeded goals for producing and preserving housing, and the 2016 Housing Levy programs are meeting or exceeding goals for housing production and assistance; and

WHEREAS, according to the Market Rate housing Needs and Supply Analysis commissioned by the Office of Planning and Community Development and conducted by BERK Consulting in 2021, Seattle lacked approximately 29,710 safe, sanitary, and appropriate rental homes affordable to households earning 0-50 percent Area Median Income (AMI); and

WHEREAS, the King County Growth Management Planning Council projects that Seattle will need approximately 112,000 new homes, including roughly 70,726 homes affordable to households with incomes under 80 percent AMI, of which approximately 43,596 must be homes affordable to households under 30 percent AMI, including 15,024 Permanent Supportive Housing (PSH) units, to meet the housing needs of all housed and unhoused residents by 2044; and

WHEREAS, operators of PSH face significant workforce shortages and, according to an internal analysis conducted by the Office of Housing (OH), currently face unfilled jobs openings rates of approximately 20 percent; and

WHEREAS, the United States Department of Housing and Urban Development (HUD) in their Comprehensive Housing Affordability Strategy (CHAS) 2015-2019 estimates found that 87,405 Seattle homeowners and renters had incomes at or below 50 percent AMI and made up 26 percent of all Seattle residents, but that 49 percent of these low-income homeowners and renters were severely cost-burdened paying 50 percent or more of their income on housing costs; and

WHEREAS, the same HUD CHAS data shows that 18 percent of Seattle homeowners and renters who are Black, Indigenous, People of Color, or Multi-Racial are severely housing cost-burdened while 15 percent of the overall population of homeowners and renters in the city are severely cost-burdened; 21 percent of Black homeowners in Seattle are severely cost-burdened as opposed to 10 percent of all homeowners; and 27 percent of Black and Indigenous renters are severely cost-burdened compared with 19 percent of all renters in Seattle; and

WHEREAS, a worker making Seattle's $18.69 minimum wage for large employers would need to work 75.5 hours per week to afford the $1,881 fair market rent of a one-bedroom apartment in the Seattle-Bellevue HUD Metro Fair Market Rent Area; and

WHEREAS, the King County Regional Homelessness Authority's 2022 Point in Time Count found 13,368 sheltered and unsheltered people experiencing homelessness in King County; and

WHEREAS, chapter 84.55 RCW generally limits the dollar amount of regular property taxes that a city may levy in any year, but RCW 84.55.050 allows a city to levy taxes exceeding such limit by majority approval of the voters, and allows a city to include in the ballot proposition a limit on the purpose for which the additional taxes levied will be used and to provide for the expiration of the additional taxing authority; and

WHEREAS, RCW 35.21.685 authorizes a city to assist in the development or preservation of publicly or privately owned housing for persons of low income by providing loans or grants of general municipal funds to the owners or developers of the housing, including loans or grants to finance the acquisition, construction, or rehabilitation of low-income housing; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The City Council finds and declares:

A. The City of Seattle has insufficient safe, sanitary, and appropriate housing affordable to low-income households to meet the present and anticipated needs of such households, as documented in the Office of Planning and Community Development's Market Rate Housing Needs and Supply Analysis and projected by the King County Growth Management Planning Council.

B. Affordable rental housing for low-income households, including people experiencing homelessness, persons with special needs, families, and older adults, requires a commitment of City funds for affordable housing development, preservation, acquisition, operating, and other forms of assistance. More detail on programmatic investments can be found in Attachment A to this ordinance.

C. Permanent Supportive Housing and affordable housing serving extremely low-income households require ongoing investment to supplement rent paid by residents, to support annual operating, maintenance, and services costs, and to provide wage stabilization support for the workers needed to operate, maintain, and provide services for this housing.

D. Home ownership for low-income households prevents displacement, creates financial stability for families, and promotes mixed income neighborhoods. City investment is required to develop new high-quality homes regulated to be permanently affordable to low-income households, provide purchase assistance loans to low-income homebuyers coupled with homeownership education and counseling, provide grants to low-income homeowners to make critical health and safety repairs, and provide foreclosure prevention assistance.

E. Rental assistance combined with stabilization services supports low-income families and individuals to maintain stable housing, avoid eviction, and address homelessness.

F. The City supports short-term acquisition loans for cost-effective purchases of buildings or land for rental or homeownership development, to further expand the supply of affordable housing.

G. Providing funding to help develop, preserve, and finance housing affordable to low-income renters and homebuyers is also anticipated to support on-going employment opportunities, generate income for local businesses, create construction jobs, and advance labor equity goals – as well as identifying projects that will include the use of Community Workforce Agreements, with apprenticeship and priority hire provisions.

H. The additional taxes to be levied under this ordinance would help the City provide for the housing needs of low-income households and so help fulfill the purposes of federal, State, County, and City laws and policies, including without limitation the State Growth Management Act (GMA), the Countywide Planning Policies adopted under GMA, and the City's Comprehensive Plan.

Section 2. As used in this ordinance, unless the context requires otherwise:

"Household" means a single person, a family, or unrelated persons living together.

"Low-income household" means a household with income less than or equal to 80 percent of median income.

"Low-income housing" means housing that will serve low-income households.

"Median income" means annual median family income for the statistical area or division thereof including Seattle for which median family income is published from time to time by the U.S. Department of Housing and Urban Development, or successor agency, with adjustments according to household size in a manner determined by the Director of Housing. If an Administrative and Financial Plan adopted under Section 6 of this ordinance adopts a different definition of "median income," that definition shall apply to both the Plan and the rest of this ordinance instead of this definition.

To the extent permitted by State law, income determinations may take into account such exclusions, adjustments, and rules of computation as may be prescribed or used under federal housing laws, regulations, or policies for purposes of establishing income limits, or as may be established in City planning documents consistent with federal laws, regulations, or policies.

Section 3. The City submits to the qualified electors of the City a proposition as authorized by RCW 84.55.050, to exceed the levy limitation on regular property taxes contained in chapter 84.55 RCW for property taxes levied in 2023 through 2029 for collection in 2024 through 2030, respectively, raising up to $970,260,175 in aggregate over a period of up to seven years. The proposition shall be limited so that the City shall not levy more than $138,608,596 in additional taxes each year, in addition to the maximum amount of regular property taxes the City would have been limited to by RCW 84.55.010 in the absence of voter approval under this ordinance. Proceeds shall be used for the purposes specified in subsection 5.A of this ordinance. In accordance with RCW 84.36.381 and RCW 84.55.050, the City exempts the proposed increased regular property taxes for certain seniors, veterans with disabilities, or other persons with disabilities who qualify under RCW 84.36.381. Pursuant to RCW 84.55.050(5), the maximum regular property taxes that may be levied in 2030 for collection in 2031 and in later years shall be computed as if the limit on regular property taxes had not been increased under this ordinance.

Section 4. Levy revenues

A. Unless otherwise directed by ordinance, all revenues collected from the additional taxes authorized pursuant to this ordinance shall be deposited in the Low-Income Housing Fund to finance housing for low-income households and provide for the housing needs of low-income households, and in the Office of Housing Fund for administrative costs. The Finance Director is authorized to create other accounts within the Low-Income Housing Fund as may be needed or appropriate to implement the purposes of this ordinance.

B. Pending expenditure for the purposes authorized in this ordinance, amounts deposited in the Low-Income Housing Fund pursuant to this ordinance may be invested in any investments permitted by applicable law. All investment earnings on the balances shall be deposited into the Low-Income Housing Fund. Amounts received by the City from payments with respect to proceeds of sale or disposition of property, loans, recovery of grants, or insurance proceeds ("program income") shall be deposited into the Low-Income Housing Fund unless otherwise specified by ordinance. The Director of Housing or designee shall use any investment earnings and program income derived from revenues collected from the additional taxes authorized pursuant to this ordinance consistent with the provisions of any Administrative and Financial Plan (A & F Plan) adopted by the City Council under Section 6 of this ordinance.

Section 5. Administration; use of proceeds

A. Levy funds shall be used to finance affordable housing for low-income households, and otherwise to provide for the housing needs of low-income households, and for related administrative costs.

B. The Office of Housing shall administer programs funded with the additional taxes authorized pursuant to this ordinance, including through agreements with other departments, agencies, and organizations. Programs adopted by the City Council for use of the funds derived under this ordinance shall be referred to as "Levy Programs." Anticipated Levy Programs are shown in Attachment A to this ordinance.

C. The City Council, upon recommendation of the Oversight Committee described in Section 9 of this ordinance, or upon recommendation of the Mayor, or on its own, may review the timing of the allocations to particular Levy Programs and may by ordinance make changes to the programs, including but not limited to affordability levels and the amount of funds allocated to any program and/or additions and deletions of programs, consistent with the basic purposes of this ordinance and applicable law. Administration funding shown in Attachment A to this ordinance is intended to be used for administration of Levy Programs. In addition, administration funding may be used for monitoring performance of funded projects, administration of, or program support for, the Operating and Maintenance Program funding from prior levies, and administration related to the development and preservation of affordable housing.

Section 6. Administrative and Financial Plans

A. Every two years, or at another interval as the City Council may specify, the Director of Housing shall prepare an A & F Plan covering all Levy Programs. Such plans shall cover periods commencing in 2024 and continuing through 2030, and thereafter if the City Council specifies.

B. Unless the City Council otherwise requests, each A & F Plan shall include: amounts allocated to programs, which may vary from year to year in order to respond to changing housing market conditions, leveraging opportunities, or other circumstances; criteria for evaluating and selecting projects; guidelines for loans or grants, including any fees to be collected to defray costs; requirements for project sponsors; progress and performance reports for each Levy Program; program reviews to ensure that levy funds are used for their stated purposes; and guidelines for use of program income and investment earnings. An A & F Plan may include other information as the Mayor or Director of Housing may deem appropriate or the City Council may request.

C. The A & F Plan shall be submitted to the City Council for its approval, with such modifications as the City Council may require. All criteria, guidelines, and requirements contained in a previously approved A & F Plan shall remain in effect pending approval by City Council of a new A & F Plan, unless otherwise provided by ordinance.

Section 7. The Director of Housing or designee is authorized to:

A. Select projects for funding and to approve, make, and modify loans, grants, or other expenditures to carry out the Levy Programs, provided that such authority is subject to the appropriation of sufficient funds; and

B. Execute and deliver such documents and instruments as the department head or designee determines are necessary or appropriate to implement the financing of specific projects or to otherwise carry out the Levy Programs.

Section 8. To the extent permitted by applicable law, the City may issue bonds, notes, or other evidences of indebtedness payable wholly or in part from the proceeds of the additional taxes authorized under this ordinance, and apply such tax proceeds to the payment of principal of, interest on, and premium (if any) on such bonds, notes or other evidences of indebtedness and to the payment of costs associated with them.

Section 9. Oversight Committee

A. Conditioned upon voter approval of the ballot proposition submitted by this ordinance, there is established an Oversight Committee for the purpose of monitoring the progress of Levy Programs and reporting to the Mayor and the City Council on the progress of Levy Programs.

The Committee also shall perform monitoring and reporting functions for any funds remaining from the 2016 Housing Levy. The Committee shall inform the Mayor and the City Council of Levy Program accomplishments and challenges and make recommendations on the A & F Plan and on actions to be taken, including additions to or deletions of programs or amounts of funds allocated to the several programs, so that Levy Programs may be conducted in a timely and efficient manner. The Committee may elect officers and establish rules of procedure, including what shall constitute a quorum. The Director of Housing shall provide the Committee such information as is necessary for the Committee to determine the status of individual programs and projects. The Oversight Committee shall consist of 13 voting members, selected as follows: one shall be a City employee appointed by the Mayor or designee; one shall be a City employee appointed by the City Council; the remainder shall be persons outside City government, of whom six shall be appointed by the Mayor and five by the City Council. The appointing authority shall remove any member who is absent from two or more consecutive meetings without cause. The appointing authority may remove any member for cause or to ensure compliance with subsection 9.B of this ordinance.

B. No more than three Committee members appointed by the Mayor and no more than two Committee members appointed by the City Council shall: be an officer, director, board member, trustee, partner, or employee of an entity that receives or competes for funding under this ordinance; or be a member of the immediate family of, or an individual residing with, an officer, director, board member, trustee, partner, or employee of an entity that receives or competes for funding under this ordinance; or be a person seeking or having an arrangement concerning future employment with an entity that receives or competes for funding under this ordinance. For the purposes of this ordinance, an individual's "immediate family" means the individual's spouse, domestic partner, child, child of a spouse or domestic partner, sibling-in-law, parent, parent of a spouse or domestic partner, a person for whom the individual acts as a guardian, or a person claimed as a dependent on the individual's most recent federal income tax return. Subject to the preceding sentence and applicable law, an individual serving as an officer, director, board member, trustee, partner, or employee of an entity that receives or competes for funding under this ordinance, or who has an interest in such an entity, shall not thereby be disqualified from serving on the Committee, but shall fully disclose any such relationships and shall not vote on any matter in which the interest of such entity is directly involved. For purposes of this subsection 9.B, "entity" does not include a City department or office.

C. The City Council shall prescribe by ordinance or resolution the terms of office of Committee members, which may be staggered to provide continuity, and the initial committee members shall be selected within six months after voter approval of the proposition submitted by this ordinance. The City Council may prescribe such other rules relating to the operation of the Committee as shall be necessary or appropriate.

D. Upon the resignation, retirement, death, incapacity, or removal of a Committee member, the authority who appointed that member may appoint a replacement for the balance of the term.

E. Committee members shall serve without compensation.

F. The Oversight Committee shall continue in existence through 2030, and thereafter if so provided by ordinance.

Section 10. The Director of the Office of Housing will prepare and submit to the Oversight Committee, City Council, and the Mayor an annual progress report on the implementation of the Housing Levy.

Section 11. The City Council directs that the City Clerk file this ordinance with the King County Director of Elections, as ex officio supervisor of elections, requesting that the Director call and conduct a special election in the City in conjunction with the general election to be held on November 7, 2023, for the purpose of submitting to the qualified electors of the City the proposition set forth in this ordinance. The City Clerk is directed to certify to the King County Director of Elections the ballot title approved by the City Attorney in accordance with the City Attorney's responsibilities under RCW 29A.36.071. The following ballot title is submitted to the City Attorney for consideration:

Proposition No. 1

Property Tax Levy Renewal for Affordable Housing

The Mayor and Seattle City Council passed Ordinance XXXX, concerning renewal of the Seattle Housing Levy.

If approved, this proposition would replace the expiring Seattle Housing Levy and fund housing and housing services for low-income households, including seniors, working families, people with disabilities, and people experiencing homelessness.

It authorizes a seven-year property tax increase for collection beginning in 2024 at approximately $0.45/$1,000 in assessed value, up to a maximum $3.60/$1,000. The 2024 regular levy amount would be used to compute limitations for 2025-2030 levies. Seniors, veterans, and others qualified under RCW 84.36.381 are exempt.

Should this proposition be approved?

Yes

No

Those in favor shall vote "Yes"; those opposed shall mark their ballots "No".

Section 12. Section titles are for convenient reference only and do not modify or limit the text of a section.

Section 13. The provisions of this ordinance are declared to be separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section, or portion of this ordinance, or the invalidity of its application to any person or circumstance, does not affect the validity of the remainder of this ordinance or the validity of its application to other persons or circumstances, including the validity of authorizing additional taxes by levy.

Section 14. Any act consistent with the authority of this ordinance taken after its passage and prior to its effective date is ratified and confirmed.

Section 15. Those portions of this ordinance providing for the submission of a ballot proposition to the voters shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020. Those portions of this ordinance that are dependent upon voter approval of said ballot proposition shall take effect in accordance with applicable law.

Passed by the City Council the ________ day of _________________________, 2023, and signed by me in open session in authentication of its passage this ________ day of _________________________, 2023.

____

President ____________ of the City Council

Approved / returned unsigned / vetoed this _____ day of _________________, 2023.

____

Bruce A. Harrell, Mayor

Filed by me this ________ day of _________________________, 2023.

____

Elizabeth M. Adkisson, Interim City Clerk

(Seal)

Attachments:
Attachment A – 2023 Housing Levy Programs
Attachment B – 2023 Seattle Housing Levy Community Engagement Report

2023 Housing Levy Programs

PROGRAM	TOTAL FUNDING (7 Years)	ESTIMATED HOUSING PRODUCED/ HOUSHOLDS ASSISTED	POPULATION AND AFFORDABILITY LEVELS
Rental Production and Preservation	$707,270,379	3,516	• Families and individuals with incomes at or below 60% AMI. • At least 60% of the sum of Rental Production and OMS program funds support housing with rents affordable to individuals and families at or below 30% AMI.
Operating, Maintenance, and Services (OMS) & OMS Stabilization	$122,300,000	1,156	OMS support supplements rent paid by residents at or below 30% AMI
Homeownership	$50,689,796	367	Current and prospective homeowner households at or below 80% AMI
Prevention and Housing Stabilization	$30,000,000	4,500	Assistance for individuals and families at or below 50% AMI
Acquisition and Preservation	Up to $30,000,000 *No additional funding; Short-term loans will be made using Levy funds not yet reserved through other Levy programs.*		Rental or homeownership housing that will serve households at or below 80% AMI
Program Administration	$60,000,000	N/A	Program support staff and related costs
Total	$970,260,175	9,539	

PROGRAM DESCRIPTIONS

Rental Production and Preservation

- New construction of rental housing for low-income households, including people with disabilities, older adults, homeless individuals and families, low-wage working people, and families with children.
- Reinvestment in existing affordable housing to make critical capital improvements.
- Rehabilitation of existing multi-family housing with affordability requirements imposed.
- Acquisition of affordable subsidized and market-rate buildings for long-term affordable rental housing.

Operating, Maintenance, and Services (OMS) & OMS Stabilization

- Operating support for Levy-funded buildings, supplementing rent paid by residents, including formerly homeless and other residents with supportive service needs.
- Wage stabilization support for supportive housing workers serving residents who have experienced homelessness and who are living with extremely low incomes.

Homeownership

- Development of new, high-quality, permanently affordable homes.
- Emergency home repair grants to assist with maintaining stable housing.
- Foreclosure prevention assistance for homeowners who are at risk of losing their homes through foreclosure.
- Assistance to eligible home buyers through home purchase loans.
- Acquisition of affordable subsidized and market-rate rental buildings for the creation of homeownership opportunities.

Prevention and Housing Stabilization

- Rent assistance and stabilization services for low-income individuals and families to prevent eviction, support housing stability, and address homelessness.

Acquisition and Preservation

- Short-term acquisition loans for cost-effective purchases of buildings or land for rental or homeownership development. This program will prioritize the acquisition of occupied buildings.

2023 Seattle Housing Levy Community Engagement Report

Summary of community engagement conducted by the Office of Housing from February 2022 to January 2023, to inform 2023 Seattle Housing Levy proposal

The Office of Housing completed stakeholder and public engagement efforts between February 2022 and January 2023 to inform analysis and recommendations to the Executive, in the development of a proposal to renew the Housing Levy. During that time, Office of Housing staff engaged with staff and members of the public representing 49 organizations. Organizations represented in this engagement include non-profit affordable housing and service providers, for-profit developers, private funders, community-based organizations, housing and homelessness advocacy organizations, academic institutions, and government agencies. The Office of Housing hired consultant Sarah Rajski to support staff in the planning and facilitation of these stakeholder engagement efforts, including meetings of the Housing Levy Leadership Group, focus groups, and Housing Levy Technical Advisory Committee.

Initial Stakeholder Engagement: February – July 2022

Between February and July 2022, Office of Housing staff convened meetings with representatives from various affordable housing and partner agencies to understand the greatest needs and challenges currently faced by organizations that provide affordable housing. Below is a description of each of the groups that were convened, along with their meeting dates.

An overall summary of the feedback collected during this initial stakeholder engagement period is as follows:

- **Significant increase in resources** is needed to meet community needs across the entire affordable housing ecosystem
- **Costs of new development** have increased and **long-term maintenance needs** of existing City-funded affordable housing need to be addressed
- There are needs and opportunities for **targeted equity investments and support** for organizations rooted in BIPOC communities
- Both **workers and residents of affordable housing need more support** to sustain and maintain buildings, and to grow over time

Following this initial period of stakeholder engagement, Office of Housing staff synthesized and analyzed all feedback collected. This feedback—along with extensive data analysis of current housing needs, average development costs for current affordable housing projects, and projected availability of other sources of funding and leverage—informed the development of an Initial Proposal to Renew the Housing Levy, which would be reviewed and further refined by the Technical Advisory Committee (TAC). This Initial Proposal, along with all subsequent proposals considered by the TAC, may be viewed on the Office of Housing's website (https://seattle.gov/housing/levy).

Housing Levy Leadership Group

The Housing Levy Leadership Group was the first group convened to discuss renewing the Housing Levy and consisted of leaders in Seattle and King County's affordable housing sector, including representatives from King County, the Seattle Housing Authority (SHA), affordable housing providers, funders, and other local housing and homelessness policy experts. 15 organizations (17 participants) were represented in this leadership group.

Meeting dates:
February 18, 2022
March 25, 2022
June 17, 2022

Homeownership Focus Group

The Homeownership Focus Group consisted of representatives from organizations that currently develop (or are pursuing development of) permanently affordable for-sale homes, or that provide financial support and other services to low-income homeowners and homebuyers. 14 organizations (18 participants) were represented in this focus group.

Meeting dates:
April 28, 2022
June 8, 2022

Rental Housing Focus Group

The Rental Housing Focus Group included representatives from organizations that develop, own, and operate affordable rental housing, including permanent housing with supports and other low-income housing, as well as stakeholders from Seattle Housing Authority, King County, funders, and other local housing and homelessness policy experts. 16 organizations (21 participants) were represented in this focus group.

Meeting date:
June 2, 2022

Equity Focus Group

The Equity Focus Group consisted of representatives from organizations rooted in Black, Indigenous, and People of Color (BIPOC) communities, including those that currently develop, own, and operate affordable housing, as well as those organizations that are interested in embarking on affordable housing development, ownership, and operations. 15 organizations (16 participants) were represented in this focus group.

Meeting dates:
May 16, 2022
July 11, 2022

Housing Levy Oversight Committee

The Housing Levy Oversight Committee is a 13-member committee whose purpose is to monitor the progress of Housing Levy programs, provide input on funding policies, and oversee annual reporting to the Mayor, City Council, and the public. Members include one City employee appointed by the Mayor, one City employee appointed by the City Council, six community members appointed by the Mayor, and five community members appointed by City Council

Meeting dates:
April 18, 2022
June 28, 2022

Technical Advisory Committee (TAC), Open House Events, and Public Comment Period: October 2022 – January 2023

The Housing Levy Technical Advisory Committee (TAC) was convened from October to December 2022, with its purpose being to bring technical and subject matter expertise to analysis and discussion of different investment and programmatic options for the Housing Levy. Notices for public meetings of the TAC were placed in the Daily Journal of Commerce, the City of Seattle's Boards and Commissions calendar, and Office of Housing communications channels, including the Office of Housing website and messages to all e-mail subscribers. All agendas and meeting materials for public TAC meetings may be viewed on the Office of Housing's website (https://seattle.gov/housing/levy).

Members of the public were invited to share feedback on OH's Initial and Revised Housing Levy Proposals during a public comment period from October 26, 2022 – January 13, 2023 (80 days). Public comments were accepted through in-person testimony at TAC meetings and written comments received via e-mail. Office of Housing staff also organized three Open House events during this period, at which members of the public were invited to learn more about the Housing Levy and share feedback. 38 formal public comments were received during the public comment period, and a summary of public comments received can be found in the Appendix.

<u>Proposal Revision Process</u>

As stated above, feedback collected during the initial stakeholder engagement period (February to July 2022) informed the development of the Initial Proposal to renew the Housing Levy. Staff presented this Initial Proposal to TAC members at the first public TAC meeting on October 28, 2022. All TAC and public comments collected on the Initial Proposal were reviewed and analyzed in the development of the Revised Proposal, presented at the second TAC meeting on November 18, 2022. Similarly, all TAC and public comments collected on the Revised Proposal informed the development of three hypothetical funding scenarios presented to TAC members for discussion on December 16, 2022. Finally, all TAC feedback collected over the course of the three public TAC meetings, along with public comments received during the 80-day public comment period, was synthesized to inform the Office of Housing's final analysis and recommendations to the Executive.

A summary of the most-frequently received feedback collected during this proposal revision process is as follows:

- **Support for larger Housing Levy size** to meet rising needs
- **Support for increased investments across the entire spectrum** of affordable housing needs, including:
    - Operations, Maintenance, and Services (OMS), including workforce stabilization – This was the single most-frequently cited program area called out for increased investment.
    - Rental Housing Production and Preservation
    - Homeownership
- **Support for advancing racial equity** outcomes through Housing Levy investments
- **Questions and concerns about:**
    - Reduced investment to any category, with a particular emphasis on Rental Housing Production and Preservation, OMS, and Homeownership
    - How Housing Levy funds will work with other available local funds, including JumpStart/Payroll Expense Tax

The diagram below illustrates this feedback collection and proposal revision process, which occurred between October 2022 and February 2023. The Initial Proposal, Revised Proposal, and hypothetical funding scenarios considered by the TAC may be viewed on the Office of Housing's website (https://seattle.gov/housing/levy).

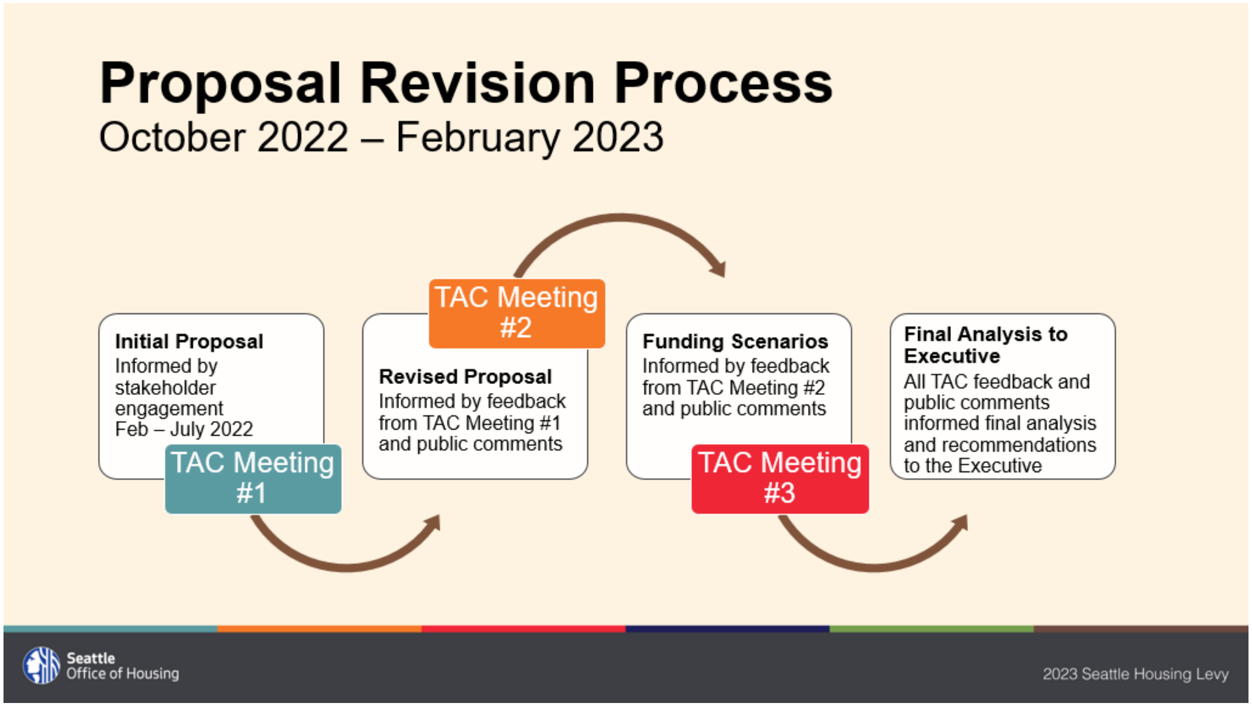
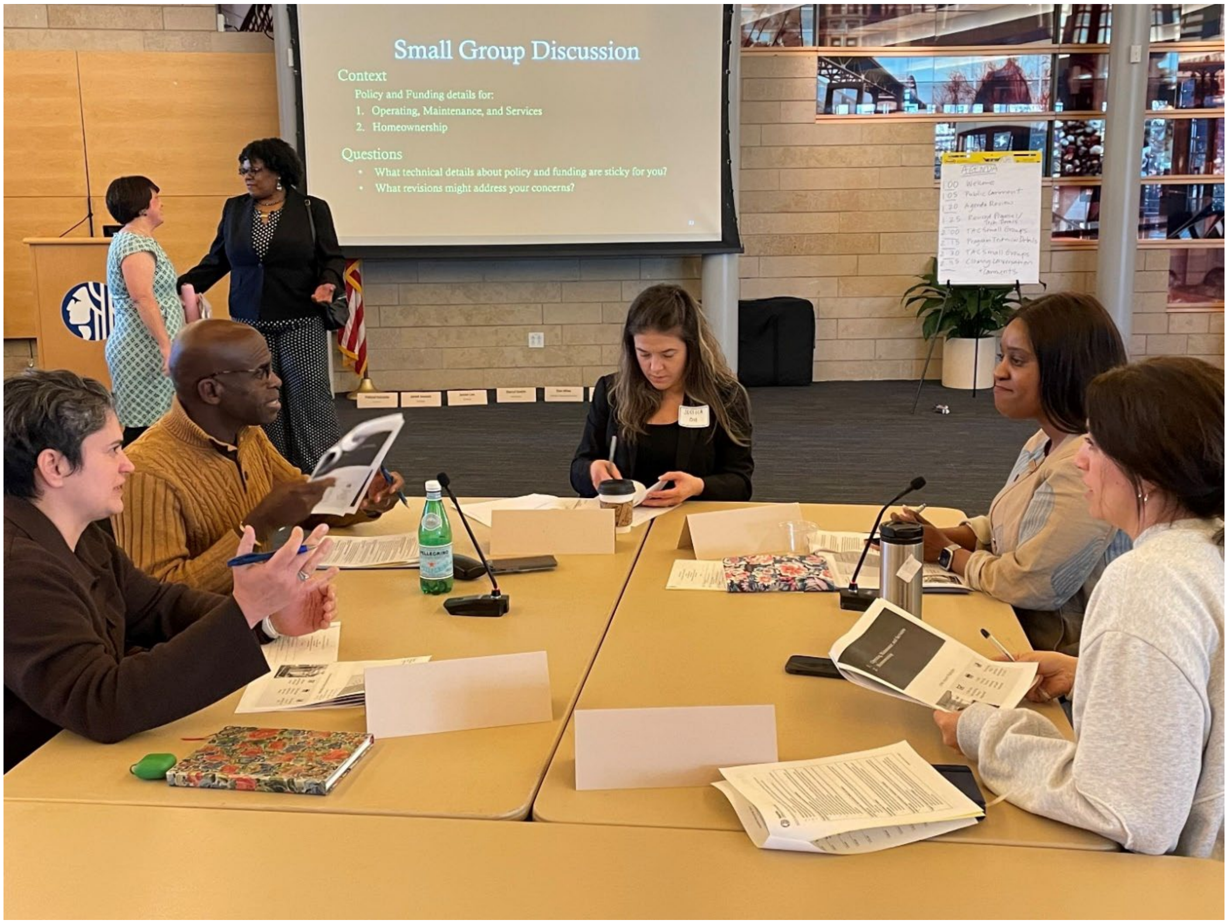


Diagram illustrating the flow of initial stakeholder feedback, TAC feedback, and public comments into Housing Levy proposals

<u>Housing Levy Technical Advisory Committee (TAC) Members</u>

1. Andrea Sato, Kantor Taylor
2. Ann Melone, U.S. Bank
3. Bob Peterson, Washington State Housing Finance Commission
4. Dan Wise, Catholic Community Services
5. Daniel Malone, DESC
6. Darryl Smith, HomeSight
7. Dennis Sills, Plymouth Housing
8. Derrick Belgarde, Chief Seattle Club
9. Emily Alvarado, Enterprise Community Partners
10. Emily Thompson, GMD Development
11. Felicia Salcedo, We Are In
12. Gordon McHenry, Jr., United Way of King County
13. Gregg Colburn, University of Washington
14. Jamie Lee, SCIDpda
15. Lindsay Grad, SEIU 1199NW
16. Marc Dones, King County Regional Homelessness Authority
17. Michael Brown, Civic Commons
18. Patience Malaba, Housing Development Consortium
19. Rod Brandon, Seattle Housing Authority
20. Susan Boyd, Bellwether Housing



Housing Levy Technical Advisory Committee meeting, November 18, 2022

<u>TAC public meeting dates</u>
October 28, 2022 – in-person at Seattle City Hall and virtually on Zoom
November 18, 2022 – in-person at Seattle City Hall and virtually on Zoom
December 16, 2022 – virtual meeting on Zoom

<u>Open House event dates</u>
December 6, 2022 – in-person at DESC Hobson Place (1911 22nd Ave S)
December 14, 2022 – in-person at Northaven Senior Living (11045 8th Ave NE)
January 5, 2023 – virtual meeting on Zoom

Housing Levy Open House at Hobson Place, December 6, 2022

External Events

In addition to the meetings convened by the Office of Housing, described above, staff also presented and received feedback on the Housing Levy at the following events sponsored by organizations external to the Office of Housing.

Housing Development Consortium Affordable Housing Week Event: May 11, 2022
Housing Development Consortium Learn at Lunch: June 22, 2022
We Are In External Partners Group: August 11, 2022
Housing Washington Conference: October 2-3, 2022
Seattle Planning Commission, Housing & Neighborhoods Committee: November 3, 2022
Seattle Planning Commission: December 8, 2022
Third Door Coalition Meeting: December 13, 2022

Appendix

Public Comments Received (October 2022 – January 2023)

All written comments received by e-mail are included below. Recordings of testimony provided at public Technical Advisory Committee (TAC) meetings may be viewed on the Office of Housing's website (https://seattle.gov/housing/levy).

Comment Number	Name of Commenter	Affiliation	Date Received	Comment Method
1	Ryan Donohue	Habitat for Humanity	10/28/2022	In-person testimony at public TAC meeting
2	Kathleen Hosfeld	Homestead Community Land Trust	10/28/2022	In-person testimony at public TAC meeting
3	Andy Burien	DESC	10/28/2022	In-person testimony at public TAC meeting
4	John Grant	Low Income Housing Institute	10/28/2022	In-person testimony at public TAC meeting
5	Alison Eisinger	Seattle/King County Coalition on Homelessness	10/28/2022	Virtual testimony at public TAC meeting
6	Jesse Simpson	Housing Development Consortium	10/28/2022	In-person testimony at public TAC meeting
7	John Rios	DESC	10/28/2022	In-person testimony at public TAC meeting
8	Bill Dorn	Northaven Senior Housing	11/16/2022	Written comment received by e-mail
9	Matthew Cazier	University of Washington and Plymouth Housing Board	11/18/2022	Written comment received by e-mail
10	Marlo Klein	United Way of King County	11/18/2022	Written comment received by e-mail
11	Karen Peterson	Plymouth Housing	11/18/2022	Written comment received by e-mail
12	Jesse Simpson	Housing Development Consortium	11/18/2022	In-person testimony at public TAC meeting
13	Kimberly Arrington-White	Plymouth Housing	11/18/2022	In-person testimony at public TAC meeting
14	Kathleen Hosfeld	Homestead Community Land Trust	11/18/2022	In-person testimony at public TAC meeting
15	Bill Dorn	Northaven Senior Housing	11/18/2022	Virtual testimony at public TAC meeting
16	Katie Randall	Mercy Housing Northwest	11/18/2022	Virtual testimony at public TAC meeting
17	Tamara Knox	Frolic Communities	11/18/2022	Virtual testimony at public TAC meeting
18	Brian Lloyd	Beacon Development Group	11/18/2022	Virtual testimony at public TAC meeting

19	Jon Grant	Low Income Housing Institute	11/18/2022	Virtual testimony at public TAC meeting
20	Terry Galiney	Seattle Housing Authority	11/18/2022	Virtual testimony at public TAC meeting
21	Lainey Sickinger	Plymouth Housing (Board Member)	11/18/2022	Virtual testimony at public TAC meeting
22	Omar Cuevas Vega	OPEIU Local 8	11/21/2022	Written comment received by e-mail
23	Sara Levin	United Way of King County	11/28/2022	Written comment received by e-mail
24	Kate Smith	SMR Architects	12/16/2022	Virtual testimony at public TAC meeting
25	Lisa Bogardus	Seattle Building and Construction Trades Council	12/16/2022	Virtual testimony at public TAC meeting
26	Jesse Simpson	Housing Development Consortium	12/16/2022	Virtual testimony at public TAC meeting
27	Katie Garrow	MLK Labor Council	12/16/2022	Virtual testimony at public TAC meeting
28	Ryan Donohue	Habitat for Humanity	12/16/2022	Virtual testimony at public TAC meeting
29	Linda Mitchell	Mary's Place	12/16/2022	Virtual testimony at public TAC meeting; Written comment received by e-mail
30	Billy Hetherington	Laborers Local 242	12/16/2022	Virtual testimony at public TAC meeting
31	Kathleen Hosfeld	Homestead Community Land Trust	12/16/2022	Virtual testimony at public TAC meeting
32	Jon Grant	Low Income Housing Institute	12/16/2022	Virtual testimony at public TAC meeting
33	IBEW 46 – submitted by Nicole Grant	IBEW 46	12/30/2022	Written comment received by e-mail
34	Mecedes Fernandez, Maria Barrientos, Rick Hooper	Uptown Alliance	1/10/2023	Written comment received by e-mail
35	Habitat for Humanity, Homestead CLT, Washington Homeownership Resource Center, HomeSight, Parkview Services - submitted by Ryan Donohue	Habitat for Humanity, Homestead CLT, Washington Homeownership Resource Center, HomeSight, Parkview Services	1/13/2023	Written comment received by e-mail

36	Lauren Fay	DESC	1/13/2023	Written comment received by e-mail
37	Dennis Sills	Plymouth Housing	1/13/2023	Written comment received by e-mail
38	Alison Eisinger	Seattle/King County Coalition on Homelessness	1/13/2023	Written comment received by e-mail

Written Comments Received by E-Mail (October 2022 – January 2023)

Bill Dorn – 11/16/2022

From: William Dorn
To: Antonio, Nathan
Subject: RE: November 18th Levy Hearing
Date: Wednesday, November 16, 2022 4:11:08 PM
Attachments: image001.png
image004.png
image003.png
Housing Levy Testimony 11182022.docx

CAUTION: External Email

Nathan,

Here is an updated version of what I submitted yesterday. Do I need to upload it somewhere else for the record or will you do that?

Thanks.

Bill

William H Dorn IV
Director of Development
206.334.9820 (cell)
bdorn@northavenseniorliving.org

Request for Housing Voucher for Medicaid Dependent Seniors in Assisted Living

Northaven Senior Living is an independent non-profit dedicated to providing low income housing and services for seniors in the Northgate area with a 50 year old 196 unit independent living community, a just opened a new 82 unit community next door, and a 40 unit assisted living community that used to be 90% dedicated to Medicaid dependent seniors.

Maintaining that level of dedicated Medicaid units has become untenable as the gap between the actual cost of housing and services and Medicaid reimbursement rates continues to widen and now fewer than 40% of our residents are Medicaid eligible. We turn tearful families away every day. This is not what we want to do but, unless we can find a different way to fund seniors who have no financial resources left, we must continue to decrease our Medicaid population or close as 17 assisted living communities in Washington whose populations were heavily Medicaid dependent have done in the past couple of years.

We are one of the only remaining communities in Seattle, and the only one north of the Ship Canal, still accepting residents who are Medicaid dependent. These folks have nowhere else to go. **Assisted living for Medicaid dependent seniors is low-income housing with services for elders** whose only other option is couch surfing or worse.

Please include project based vouchers for Medicaid dependent seniors needing assisted living care in the next levy.*

How much would the voucher need to be?
Our cost of care per month is $4,700
Medicaid currently pays $3,640**
That leaves a gap of $1,060.
With a ***$1,060*** per month voucher would break even at today's costs and Medicaid rate.

Northaven would still need to fundraise as labor and food costs, etc. increase and for long term building maintenance.

The vouchers must be project based. If it went to the senior it would be counted as an asset which would push them out of Medicaid eligibility.

* Existing voucher programs in Seattle are tapped out. Alice Kimbowa, Project Director for Voucher Programs at Seattle Housing, has said there are no project based vouchers available.

**Medicaid eligible seniors have less than $2,000 in assets and any income….Social Security, pension…goes to the State of Washington. The resident is allowed to keep $60 per month for personal expenses. The state augments whatever garnished income is to reach the $3,640.

***There is not a politically viable way to significantly increase Medicaid reimbursement rates. I have been working with our legislative delegation - Senator Frockt, Representative Pollet and Representative Valdez – toward a way to use housing money to help us get back to our mission of providing care to poor seniors. But any solution there is several sessions away.

****The assisted living community, Park Place, in Seattle has, for years, had project based vouchers. Evergreen Court in Bellevue has project based vouchers from King County and Cascade in Tacoma has project based vouchers from the City of Tacoma.

Matthew Cazier – 11/18/2022

From: matthew cazier
To: Antonio, Nathan
Cc: Dennis Sills
Subject: Public Comment for TAC meeting
Date: Friday, November 18, 2022 10:48:06 AM

CAUTION: External Email

Good afternoon Office of Housing representatives and Technical Advisory Committee members. My name is Matthew Cazier and I am a current Board of Trustees member with Plymouth Housing. On behalf of more than 1,100 residents and 250 staff at Plymouth Housing, thank you for the opportunity to comment on the Seattle Housing Levy proposal.

Plymouth's work would not be possible without support from the Housing Levy. Since 2020, we have opened three new buildings that house more than 300 individuals who formerly experienced homelessness. We will open two more buildings in the next year to house nearly 200 more individuals experiencing homelessness.

The Housing Levy supported both the development of these new buildings and Operations, Maintenance, and Services for several Plymouth buildings. We hope to build on the many successes of previous Housing Levies.

Plymouth is grateful for the overall new levy proposal of $840 million over 7 years compared to the initial proposal of $758 million. We know the true need to be at least $1.2 billion. We urge the Office of Housing to pursue a bold proposal that addresses true need.

Permanent Supportive Housing requires wraparound services to serve residents. We appreciate consideration of additional investment in OMS and JumpStart funds to support OMS renewals and frontline housing workers. Robust, sustainable, guaranteed, and long-term funding is needed. We ask you to increase the per unit, per year amount to fully fund OMS, and ask that you provide at least $25 million per year of JumpStart funds to support PSH workforces.

Thank you!

Best,
Matthew

Matthew Cazier, RN, BSN, CCRN
Clinical Nurse Educator, Trauma-Surgical ICU,
Professional Development & Nursing Excellence
Harborview Medical Center– UW Medicine
325 Ninth Avenue, Box 359733
Seattle, Washington 98104
Email: mcazier@uw.edu
Voice Mail: 206-744-4571
Pager/text: 206-540-3349
Fax: 206-744-2043
Pronouns: He, Him, His

Marlo Klein – 11/18/2022

From: Marlo Klein
To: Antonio, Nathan
Subject: Public Comment Seattle Housing Levy renewal
Date: Friday, November 18, 2022 11:34:53 AM

CAUTION: External Email

Hi Nathan –

On behalf of United Way of King County, I am writing to request that rent assistance funding be increased in the Seattle Housing Levy renewal. The benefits of adequately funding rent assistance cannot be overstated. Rent assistance keeps low-income renters in their homes, is a cost-effective eviction diversion strategy and plays a paramount role in preventing homelessness. We know that the cost of rent has risen beyond the reach of many, including those who work full-time and have two incomes. Since 2021, rent prices have increased 20% and the average rent in Seattle now stands at a shocking $2,774. Given that the Seattle Housing Authority wait list is closed, the staggering dearth of affordable housing for those that need it, the time it takes to build new affordable housing, inflation, and that homelessness is unabated – increasing rent assistance in the Seattle Housing Levy will ensure housing security for thousands of Seattle renters each year. It will also help affordable housing providers meet their operating costs and small landlords who play an important role in our housing system. In addition, multiple studies throughout the country and locally have shown that Black and Latinx renters in general, and women in particular, are disproportionately threatened with eviction, are disproportionately evicted from their homes and are thus, overrepresented in our homeless system. Increasing funding for rent assistance will lead to a more racially just community.

Thank you for your time and consideration.

Marlo Klein
Senior Community Impact Manager
Eviction Prevention & Housing Stability
United Way of King County
mklein@uwkc.org
(206) 461-5082
Web | Blog | Facebook | Twitter | COVID-19 Updates

Karen Peterson – 11/18/2022

From: Karen Peterson
To: Antonio, Nathan
Subject: Housing Levy -- Public Comment Submission
Date: Friday, November 18, 2022 1:47:57 PM
Attachments: image001.png

CAUTION: External Email

Nathan:

Thank you for the opportunity submit public comments on the Housing Levy.

I must start by sharing my appreciation for the new levy proposal of $840 million over 7 years. I want to highlight the need to devote more resources to preservation of our affordable housing stock. The current commitment of 587 preserved homes is far below the actual need. Plymouth alone has an estimated need of $70M to address our portfolio with an excess of 500 units. We must adequately fund both the creation of new units and preservation of affordable units, especially those units that are coupled with federal subsidy. Without investment, we will not reach a net gain of units if we are losing units and potential subsidies on the back side.

It is uniquely critical that we be intentional about committing funds to preservation projects because there are limited options to reposition aging affordable buildings. Preservation projects are not very competitive for new capital dollars because the projects formerly homeless residents are considered housed. Public preference is to create new units, so preservation projects are generally not very competitive for capital dollars even though these developments receive subsidies and assisted units are still restricted upon turnover to persons experiencing homelessness."

Thank you for this opportunity and I encourage supporting efforts to size the funding to meet the current needs.

Karen Peterson

Karen Peterson
Chief Real Estate Officer
She/Her/Hers
O: (253) 346-0075
M: (651) 263-5086
kpeterson@plymouthhousing.org

Plymouth Housing
Building Hope. Transforming Lives.

Omar Cuevas Vega – 11/21/2022

From: Omar Cuevas Vega
To: Antonio, Nathan
Subject: RE: Seattle Housing Levy TAC Meeting 2 Zoom Participation Information
Date: Monday, November 21, 2022 9:00:38 AM
Attachments: image001.png
image003.png
image004.png
TAC Testimony 11.18.22.docx

CAUTION: External Email

Hi Nathan,

I had to step away unfortunately and missed the public comment portion of the meeting. Please find attached my written comments. Please let me know if you have any questions.

Best,

Omar Cuevas Vega
Organizer | he/they
OPEIU Local 8 | AFL-CIO
NEW ADDRESS
2900 Eastlake Ave E. #220, Seattle, WA 98102
(206) 441-8880 ext 116 | @opeiu8.org

Find Local 8 on Facebook:
www.facebook.com/OPEIULocal8

Good afternoon members of the Technical Advisory Committee and guests,

For the record my name is Omar Cuevas Vega I live in North Seattle and I am an organizer with the Office and Professional Employees International Union Local 8. We represent hundreds of members throughout the city of Seattle, including but not limited to workers at YouthCare, Low Income Housing Institute, and Plymouth Housing.

I am here to speak in support for a Housing Levy and additional city commitments that sustain current Permanent Supportive Housing and expand deeply affordable housing and services for Seattle residents who need them.

This requires sustained and significant commitments to the people who staff those buildings, from the maintenance workers to the case managers, the administrative support staff to the overnight shift. A strong stable workforce can help ensure our most vulnerable residents can have what they need to thrive.

These investments are smart, necessary, and good to build to pay for the current and new workforce in the Housing Levy AND into complementary city funding for housing and services through JumpStart Seattle.

Please invest in the buildings to ensure they're high-quality construction that provide good homes for residents and serve our city well for years. And invest in the people who do this work now and in the future for the same reasons.

Thank you for your time.

Sara Levin – 11/28/2022

From: Sara Levin <slevin@uwkc.org>
Sent: Monday, November 28, 2022 7:30 AM
To: Velasco, Stephanie <Stephanie.Velasco@seattle.gov>
Cc: Klein, Marlo <mklein@uwkc.org>; Gordon McHenry, Jr. <gmchenryjr@uwkc.org>
Subject: public comment: Seattle Housing Levy

CAUTION: External Email

Hello Office of Housing team - On behalf of United Way of King County, I am writing to request that rent assistance funding be increased in the Seattle Housing Levy renewal. The benefits of adequately funding rent assistance cannot be overstated. Rent assistance keeps low-income renters in their homes, is a cost-effective eviction diversion strategy and plays a paramount role in preventing homelessness. We know that the cost of rent has risen beyond the reach of many, including those who work full-time and have two incomes. Since 2021, rent prices have increased 20% and the average rent in Seattle now stands at a shocking $2,774. Given that the Seattle Housing Authority wait list is closed, the staggering dearth of affordable housing for those that need it, the time it takes to build new affordable housing, inflation, and that homelessness is unabated – increasing rent assistance in the Seattle Housing Levy will ensure housing security for thousands of Seattle renters each year. It will also help affordable housing providers meet their operating costs and small landlords who play an important role in our housing system. In addition, multiple studies throughout the country and locally have shown that Black and Latinx renters in general, and women in particular, are disproportionately threatened with eviction, are disproportionately evicted from their homes and are thus, overrepresented in our homeless system. Increasing funding for rent assistance will lead to a more racially just community.

The United Way team appreciates all that the OH staff and City of Seattle do to support keeping people housed. We've deeply appreciated our partnership with you on distribution of rent assistance funds. Levy renewal is an important opportunity to continue to scale the resources needed to keep people in their homes, alongside the other important housing strategies the City is prioritizing. Thanks for your hard work and your consideration.

Sara

Sara Levin
She/Her/Hers
Chief Impact Officer
United Way of King County
slevin@uwkc.org
(206) 461-3643

Web | Blog | Facebook | Twitter | COVID-19 Updates

Linda Mitchell – 12/16/2022

From:	Linda Mitchell
To:	Antonio, Nathan
Subject:	Housing Levy TAC #3 Comments
Date:	Friday, December 16, 2022 4:03:40 PM
Attachments:	image001.png image002.png image003.png image004.png image005.png image006.png image007.png image008.png

CAUTION: External Email

Thank you for the opportunity to provide feedback to the current Seattle Housing Levy proposal.

At Mary's Place, our mission is that no child should sleep outside, and we believe that best way to keep people from becoming homeless, is to keep them in their homes. We've operated emergency family shelter in King County for more than 10 years and provided shelter and services for thousands of women and families, and we know the trauma that homelessness can cause, and the lasting impacts that it can have, particularly on children. The most significant predictor of homelessness is prior homelessness.

We know we can do better, we can stop the generational cycle of homelessness, and we believe that prevention is critical to that. And we've learned through pilot projects and federal ERAP funds that we helped to distribute during COVID, that providing rental assistance along with stability supports is effective, and much more cost effective than operating shelters.

We appreciate the bigger, bolder Housing Levy proposal presented in TAC #2. We strongly support the need for more affordable housing and hope that polling research will support scaling up even further to meet more of the growing need in our community.

In particular, we hope that additional funding can be allocated to increase the amount of Prevention, Rental Assistance, and Stabilization, and specifically that:

- The requirement of 50% of AMI is raised to reflect the reality of many struggling with inflation and rising rents on what was once a livable wage
- The cap for assistance is raised to at least $10,000 per HH
- The funds remain available to all Seattle families

Thank you for your consideration, we're grateful for the hard work that you're doing to address our homelessness crisis.

Linda Mitchell
she/her

MARY'S PLACE

Chief Communications Officer

p 206-334-4687
w marysplaceseattle.org e linda@marysplaceseattle.org

No one's child should sleep outside

IBEW 46 – submitted by Nicole Grant – 12/30/2022

International Brotherhood of Electrical Workers • Local 46
19802 62nd Ave S, Suite 1 OS • Kent, WA 98032
253-395-6500 (voice) • 253-872-7059 (fax)
www.ibew46.org

MEMORANDUM FOR PUBLIC COMMENT

FROM: The International Brotherhood of Electrical Workers, Local Union 46

TO: Nathan Antonio, City of Seattle Housing Levy Planning and Development Analyst

DATE: December 30, 2022

RE: Public Comment for the City of Seattle's Office of Housing Revised Housing Levy Proposal for the 2023 Seattle Housing Levy

SENT: Submitted via email to Nathan.Antonio@Seattle.gov

With the 2016 Housing Levy set to expire at the end of 2023, the City of Seattle's Office of Housing ("City") and its Director, Maiko Winkler-Chin, are now developing a Revised Housing Levy Renewal Proposal ("Proposal") for the 2023 Seattle Housing Levy ("Housing Levy"). The Housing Levy Technical Advisory Committee ("TAC") has solicited public comments on the most recent draft of this Proposal to inform the Director's final Proposal on the renewed Housing Levy to Mayor Bruce Harrell.

The International Brotherhood of Electrical Workers, Local Union 46 ("IBEW 46"), and its 6,200 local members have supported the City's affordable housing efforts for many years. IBEW 46, the MLK Labor Council and other area labor organizations played a prominent role in the passage of the 2016 Housing Levy and have been long-time supporters of the City's Mandatory Housing Affordability ("MHA") program and the City's Housing Affordability and Livability Agenda ("HALA").

Labor organizations like ours have prioritized ongoing engagement around the City's affordable housing efforts with support for MHA program legislation and principles advanced by the HALA team. Because of IBEW 46's commitment to improving the lives of electrical workers and their families, it will continue to advocate for high-quality affordable housing opportunities that contribute to the revitalization of the City's low-income communities through targeted development and preservation of affordable housing, such as the Housing Levy.

In accordance with this commitment, IBEW 46 offers its full support of the Housing Levy at the level of $840 million dollars over seven years and the current draft Proposal. However, IBEW 46 has one revision request: to include a Community Workforce Agreement ("CWA") that would cover all projects funded by the Housing Levy. IBEW 46 submits this Memorandum for Public Comment ("Memorandum") in support of its revision request and asks for the City's due consideration of this Memorandum in finalizing the Proposal for Mayor Harrell's review.

IBEW 46 Strongly Encourages the City to include a Community Workforce Agreement that Would Cover all Housing Levy Funded Projects.

Creating affordable housing to meet the City's growing housing crisis is challenging. It is a complex and multilevel problem. But the advantage of multilevel problems is that there are multilevel solutions. The current Proposal offers some progressive and pragmatic multilevel solutions to address Seattle's housing crisis over the next seven years, but the absence of one crucial component, a CWA, will seriously undermine the sustainability of the City's affordable housing efforts. While IBEW 46 supports the City's most recent draft Proposal for the Housing Levy, IBEW 46 urges the City to require a CWA cover all affordable housing projects funded by the Housing Levy.

The City has long recognized and utilized CWAs in its public works projects as an effective mechanism to help its low-income residents and disadvantaged workers secure gainful employment that provide growth opportunities for their income and assets. Since 2015, the City's CWA with the Seattle King County Building and Construction Trades Council and Northwest National Construction Alliance II has created economic opportunities for thousands of the City's historically disadvantaged workers by fostering construction careers that serve as a powerful pathway out of poverty.[1] It requires all construction contractors and subcontractors of whatever tier engaged in construction work for projects that are subject to this CWA to sign a letter of assent which binds them to the CWA as a condition of performing work on the project. This CWA also supports the intent set forth in Seattle Municipal Code ("SMC") Chapter 20.42, to promote and ensure access for woman and people of color to meaningful work on City public works projects.

A critical and necessary component of this CWA is the Priority Hire program which requires targeted local hires from specific ZIP codes as directed by SMC 20.37. These priority hire requirements put people living in economically distressed communities to work on the City's construction projects. According to the City's October 27, 2022 completed priority hire overview on public works projects, the CWA and its priority hire requirements have helped ensure that roughly 50% of the City's completed public works projects have met their employment goals with respect to woman-identified employees. Additionally, more than 60% of the City's completed public works projects have met their goals for the employment of people of color.

Aimed at reducing the employment barriers that women and people of color regularly face, this population of disadvantaged workers consistently enjoy more equitable access to career opportunities and economic growth which are otherwise unavailable without priority hiring requirements. For instance, most jobs that pay living wages with the opportunity for upward growth require postsecondary education. The Priority Hire program offers a pathway to these jobs for women and people of color living in economically distressed communities through state-registered construction apprenticeship programs. By focusing on the entire worker development process – from pre-training to construction careers, the Priority Hire program ensures higher rates

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[1] This CWA covers every City of Seattle administered public works project estimated to cost $5 million dollars or more at time of bid when including any contingency budget, except when a project is exempted by the Director of City Purchasing and Contracting Services for the Department of Finance and Administrative Services under conditions established by SMC 20.37. The City of Seattle CWA Extension 2021 which can be accessed online: https://www.seattle.gov/Documents/Departments/FAS/PurchasingAndContracting/Labor/Seattle_CWA_final.pdf

of employment for women and people of color and invests tax dollars back into the communities that need it most.

As a result of these positive and measurable gains in economic opportunities and workforce development of the City's women and people of color, requiring a CWA for the City's capital projects is now standard practice. Given this practice's proven track record at achieving the City's goals for creating more job opportunities in the building trades for women and people of color, it stands to reason that the City seize this opportunity and continue those efforts in the development of affordable housing for years to come.

IBEW 46 urges the City to incorporate a CWA and priority hire requirements for the affordable housing projects funded by the renewed Housing Levy. Whether the City elects to apply the terms of its existing public works CWA to Housing Levy-funded projects or develop a separate CWA and priority hire requirements that are specific to its affordable housing program needs, IBEW 46 believes the agreed-upon procedures and priority hire requirements of a CWA are necessary components to the Housing Levy's success. The addition of this crucial component will create economic opportunities for disadvantaged workers while also developing affordable housing in the same communities where many of these disadvantaged workers live.

The City has Compelling Reasons to Include a CWA as a Necessary Component in its Housing Levy Proposal.

While the primary focus of the Housing Levy is to fund affordable rental housing for low-income residents that are being displaced, the sustainability of the affordable housing that it develops also requires real opportunities to increase the earning potential and economic mobility of its immediate low-income residents.

Projects developed with Housing Levy funds will create affordable housing opportunities for existing low-income residents working in low-income jobs who might otherwise live far from the City. It will also fund the development of affordable housing for people with disabilities, seniors, families with children, formerly unhoused individuals and families, and people working in low-income jobs who do not have access to affordable housing in the community in which they work. Many of the residents that are at risk of being displaced by redevelopment and rising housing costs in Seattle are also the same population of disadvantaged workers that CWAs provide equitable access to meaningful work and economic opportunities to.

In order for people to achieve financial stability and subsequently improve their socio-economic status, they need the training and skills to secure good paying jobs. Given the proven ability of a CWA to provide sustainable, living wages and the potential for upward economic mobility, they are an important conduit for economic mobility and social parity. If the City's current low-income residents do not have a viable pathway out of poverty, the affordable housing gap will expand exponentially as Seattle's population continues to grow.

Future low-income residents will not have access to the affordable housing opportunities the Housing Levy will provide, unless the City takes affirmative steps to disrupt the inevitable housing crisis cycle now. To quote Councilmember Teresa Mosqueda, if the City is merely "meeting today's [affordable housing] need," it would "mean we wouldn't be planning for and building the housing needed for our growing population and the projected influx of residents in the near future."[2] Since the City already has a tried-and-true mechanism for providing gainful employment opportunities to disadvantaged workers, the addition of a CWA component will maximize the benefits it will produce without having to reinvent the proverbial wheel in order to achieve the same results.

Put simply, the inclusion of a CWA and attendant priority hire requirements will ensure that affordable housing funds are dispersed in a way that supports gainful employment of disadvantaged, marginalized, historically underrepresented and vulnerable people in our community who historically earn low wages. As such, IBEW urges the City to prioritize the employment of those low-income and disadvantaged workers who reside in the communities where affordable housing is being developed by providing equitable access to economic opportunities and workforce development through a CWA.

Failing to Incorporate the Crucial CWA Component Will have a Detrimental and Long-Lasting Effect on the City's Affordable Housing Efforts.

Failing to include a CWA requirement will undoubtedly result in more harm to the City's affordable housing ecosystem by perpetuating the very circumstances that created and continue to exacerbate the very housing crisis that these funds are designed to ameliorate. Without the protections and safeguards of a CWA , Housing Levy development funds will be subject to a "low bid wins" scenario which only perpetuates the dearth of economic opportunities for the very residents that it is intended to benefit. In this scenario, there is a strong incentive for contractors to assemble the lowest cost, oftentimes the most vulnerable and exploitable, workforce possible. This is why we now have an epidemic of exploitation in the construction industry. Wage theft and misclassification of employees as "independent contractors" in order to avoid the payment of taxes and benefits is rampant on projects that do not have the stability and oversight protections that a CWA provides.

By adopting a CWA, all construction contractors and subcontractors of whatever tier engaged in construction work for all Housing Levy-funded projects will have to sign a letter of assent and be bound to its terms as a condition performing work. This will severely limit opportunities to engage in exploitative employment practices and it will protect an already vulnerable workforce. It will stabilize wages, hours and working conditions for craft workers, and it will ensure workers on Housing Levy-developed projects enjoy the same working conditions. It will also encourage close cooperation between the City, Labor Organizations and Contractors, for a satisfactory, continuous and harmonious relationship between all involved on Housing Levy-funded projects.

[2] See the December 7, 2022 PubliCola article "*Seattle's Housing Levy, On the Ballot Next Year, Could Rise to $840 Million or More*" by Erica C. Barnett which can be found here: https://publicola.com/2022/12/07/seattles-housing-levy-on-the-ballot-next-year-could-rise-to-840-million-or-more/.

Finally, a CWA will also encourage the timely completion of projects with skilled workers and agreed-upon procedures and eliminate the threat of work stoppages that can result in costly delays. The labor strife of recent history should serve as a cautionary tale for the City, as the value of a no strike clause that is frequently included in a CWA cannot be understated.

Here, the City has an amazing opportunity to advance equitable workforce development for its low-income residents and disadvantaged workers while also creating affordable housing opportunities in the very same communities in which those low-income residents and disadvantaged workers live. If the Housing Levy is renewed without a CWA in place to cover the development of it affordable housing projects, the circumstances identified above will only perpetuate the poverty that the Housing Levy ultimately seeks to undo. It will also make the City's future affordable housing burdens even greater than those we are facing today.

Years of insufficient housing construction, coupled with Seattle's seemingly endless cost-of-living increases mean even the anticipated affordable housing developments that will be funded by the renewed Housing Levy still will not be enough to meet the City's current housing needs. Seattle continued to grow during the pandemic, and City planners anticipate our population will swell to 1 million in the next twenty years.[3] Moreover, as building materials and construction costs hit historic heights, the need for more affordable housing options is not slowing down. Given the severity of the current housing crisis, the City must be intentional in the method and manner of how the renewed Housing Levy funds will be spent. Now more than ever, it is imperative that the City protect the taxpayers' affordable housing investment and require all Housing Levy-funded projects be subject to the protections and stability afforded by a CWA.

In closing, the IBEW 46 appreciates the opportunity to comment on the Housing Levy Proposal and looks forward to providing its continued support for the City's affordable housing efforts through the renewed Housing Levy. If there are any questions regarding this Memorandum, please feel free to contact Nicole Grant, IBEW's Director of Governmental Affairs, by email at nicolegrant@ibew46.com or by phone at (253) 340-7680.

[3] Excerpt also from the PubliCola article "*Seattle's Housing Levy, On the Ballot Next Year, Could Rise to $840 Million or More*" by Erica C. Barnett.

Mecedes Fernandez, Maria Barrientos, Rick Hooper – 1/10/2023

Uptown is a vibrant and dynamic neighborhood. Uptown businesses, restaurants, shops, parks, arts and cultural activities remain open during construction of the New Arena at Seattle Center.

UPTOWN ALLIANCE LAND USE REVIEW COMMITTEE

To: Maiko Winkler-Chin, Office of Housing, City of Seattle
From: Uptown Alliance Land Use Review Committee (UP-LURC)
Re: Office of Housing's Proposal to Renew the Housing Levy in 2023

Action: We are asking OH to incorporate our comments below into actions for the next 2023 proposed Housing Levy. Uptown Alliance and the Uptown community is very excited to incorporate supportive and affordable housing into the mix of new residences. We see the need for housing of all types and work diligently to promote diversity as part of the housing model.

1) We would like to see more housing with integrated services such as the most recently constructed Kristen Benson Place on 2nd Avenue developed by Plymouth Housing with *Path with Art* as an anchor first floor tenant. Uptown Arts and Culture Coalition assisted OH in facilitating Path with Art as a high priority community use for the ground floor, showing how the Housing Levy builds housing but also uses ground floor space to address complimentary community needs.

   We would like to see more robust and intentional interaction with the neighborhood communities/residences and local councils to identify opportunities to build partnerships with local businesses and integrated services.

2) There is a current and growing need to provide mental and general health care to the population benefiting from the Housing Levy. Given the current headlines in Seattle and nationally, mental health is a definite priority and must be integrated into the housing equation. Our communities have seen the mental health crisis become a front- line issue.

   In the past few years housing providers have partnered with medical facilities to fill a growing need for mental and health care within the housing model.

   Two projects most recently built or ready to open: Plymouth's Blake House has partnered with Swedish to provide health care and DESC's Hobson Place partnered with Harborview to provide extensive services (including pharmacy).

Uptown Alliance asks that the Office of Housing emphasize and support unique partnerships as important additions to the housing model. We would hope to see more opportunities with integrative services within the housing model. Uptown will be part of the Sound Transit expansion link and receive a new station. There will be many new opportunities to develop affordable housing as part of the TOD guidelines and as a forward-looking neighborhood we hope to see expanded services that will help the at-risk population thrive.

Maria Barrientos
Co-Chair, UP-LURC

Mercedes Fernandez
Co-Chair, UP-LURC

Rick Hooper
President, Uptown Alliance

Habitat for Humanity, Homestead CLT, Washington Homeownership Resource Center, HomeSight, Parkview Services – submitted by Ryan Donohue – 1/13/2023

Seattle Office of Housing
700 5th Avenue
Suite 5700
Seattle, WA 98104

1/13/2023

To Director Winkler-Chin and whom else it may concern,

As affordable homeownership developers and service providers, we are writing to provide public comment on the upcoming Seattle Housing Levy renewal.

We know better than most just how impactful the Seattle Housing Levy is as a groundbreaking tool for producing affordable housing. Thanks to the levy, over 15,000 affordable homes have been created and preserved. Within the homeownership section alone, we have exceeded all expectations well ahead of schedule and are continuing to provide even more affordable homeownership opportunities moving into the future. Between Habitat for Humanity, Homestead Community Land Trust, and HomeSight alone, we've built or are actively building over 350 permanently affordable homeownership units across the city of Seattle under the current iteration of the levy. The Washington Homeownership Resource Center and housing counseling partners have provided foreclosure prevention services for 375 homeowners since July 2021. Illustrating the importance of homeownership in the housing continuum, Parkview Services has been able to use levy funds to support 30 special needs households to become homeowners in the City of Seattle. The levy is working and can work even better with the increased funding.

The Office of Housing and the levy are models for other jurisdictions to follow when directly addressing the scarcity of housing in Washington state and around the country. The lack of affordable housing continues to be at the heart of the ongoing housing crisis, and yet the City of Seattle, thanks in part to the Seattle Housing Levy, has made Seattle one of the easiest places in Washington to build affordable homeownership projects.

Looking to 2023 and the hoped-for levy renewal, we urge you to ensure that we are expanding the levy to as substantive a level as possible and increase the homeownership allocation to at least $50 million. This form of housing could serve up to 40% of the households who need affordable housing, but has historically received less than 5% of public affordable housing investment. Increased funding will increase production of resale-restricted homes, as well as homeownership opportunities for people with disabilities, down payment assistance for low-income households, and stabilization for existing low-income homeowners with home repair support.

Despite the success of past levies and the addition of JumpStart and Mandatory Housing Affordability funding, current levy funding levels simply do not meet the need for affordable housing in Seattle. Figures from the Department of Commerce show Seattle needs to add over 72,000 affordable homes by 2044, over 3,000 every year. We need a significant increase in resources to meet community needs across the affordable housing continuum. By scaling up rental housing production goals while also allocating significant funding for permanently affordable homeownership to the level of $50 million or more in the revised levy proposal, substantial progress can be made to provide homeownership opportunities for Seattleites across the city, not just the lucky wealthy few.

We all benefit when the people who work in Seattle can live close to their jobs, transit, and opportunities. Our homeowners benefit every single day from this levy. If we continue to support and expand this levy then numerous families who would not otherwise be able to afford housing will have the opportunity to own their home in the same city where they work and play. These families need your leadership to make Seattle a city that lives its proclaimed values of equity and inclusion by supporting a revised levy that fully funds Seattle's housing needs and supports homeownership for everyday people.

Thank you for your time and consideration.

Habitat for Humanity Seattle-King & Kittitas Counties
Homestead Community Land Trust
Washington Homeownership Resource Center
HomeSight
Parkview Services

Habitat for Humanity® Seattle–King & Kittitas Counties

HOMESTEAD Community Land Trust

Washington Homeownership Resource Center

HomeSight

Parkview Services

Lauren Fay – 1/13/2023

From:	Lauren Fay
To:	Winkler-Chin, Maiko; Antonio, Nathan
Cc:	Daniel Malone
Subject:	DESC Public Comment on Seattle Housing Levy
Date:	Friday, January 13, 2023 2:56:03 PM

CAUTION: External Email

Dear Director Winkler-Chin,

We wish to thank the Seattle Office of Housing for their hard work and dedication in overseeing the process to renew the Seattle Housing Levy. We know that our community is in dire need of more affordable housing, and the thoughtful process you and your team have led will ensure that thousands more of our neighbors find greater housing stability in the years ahead. We are writing with three recommendations for your consideration as you finalize the levy package:

First, as developers and operators of Permanent Supportive Housing (PSH) throughout the City of Seattle, we are in full support of a renewed levy of $970,000,000. We are especially eager to see strong and substantial investment in PSH Operations, Maintenance, and Services. Continuing to provide support to the City's existing housing for people living on extremely low-incomes is crucial as we simultaneously look at our need to add many more affordable units.

Our existing buildings and tenants--and the workforce that provides daily support to both--are experiencing unprecedented levels of financial hardship due to inflation, wage and contract stagnation over the years, and direct competition with other sectors that can pay the same or more but offer a far less challenging environment to work in. With this in mind, **we ask that final levy plans include significant investment in Operations, Maintenance, and Services**, so our buildings can be well maintained, our workers who provide operational and specialized service support have dignified wages, and our tenants have the adequate support and living conditions they need to thrive.

Second, in addition to ensuring the levy can continue to adequately support existing affordable housing stock, we also ask you to ensure that all future PSH capital development and investment includes paired funding for Operations, Maintenance, and Services at levels that will ensure programmatic success of these affordable units, and strong support to the tenants who will live there.

Last, and very importantly, we ask that final levy plans include **specified investment to PSH workforce stabilization.** In the past few years, we have continued to answer the call to meet the needs of the community. We build new units, operate new units, and provide services to individuals who have experienced the traumas of chronic homelessness. Throughout this time, the size of our overall workforce has remained stagnant. We have created many new positions to take on additional work, but due to inadequate wage levels our contracts afford, we are struggling to fill those positions and consequently are stretching our existing workforce more and more thin. We must see significant investment in our current workforce so we can stabilize then continue to grow to meet the needs of Seattle.

Thank you so much again, for your commitment to developing a strong levy that we can all be proud to support. We look forward to continued collaboration in the years to come.

Sincerely,

Lauren Fay on behalf of DESC

Lauren Fay
she/her pronouns
Senior Business Manager
DESC
515 3rd Avenue

Dennis Sills – 1/13/2023

From:	Dennis Sills
To:	Winkler-Chin, Maiko
Cc:	Karen Lee; Rainelle Sizemore; Antonio, Nathan; Larsen, Kelli; Velasco, Stephanie
Subject:	Plymouth Housing Public Comment on Seattle Housing Levy
Date:	Tuesday, January 17, 2023 9:29:45 AM

CAUTION: External Email

Dear Director Winkler-Chin,

On behalf of more than 1,100 Plymouth Housing residents and more than 250 staff, I write to thank the Seattle Office of Housing for its diligence in leading the process for renewing the Seattle Housing Levy in 2023. Plymouth appreciated participating on the Technical Advisory Committee (TAC) and providing comment through the TAC process.

Overall funding level

Plymouth strongly supports a renewed levy of $970,000,000 or more. The need for affordable housing in our city continues to grow and bold action is needed to provide homes and housing stability to our neighbors.

Production and Preservation

Increased production and preservation will be possible with this bold proposal. Plymouth intends to continue to develop to address the increasing demand for permanent supportive housing (PSH), which is only possible with support from the Seattle Housing Levy. Additionally, Plymouth has buildings that are approximately 100 years old or have single room occupancy (SRO) units that lack kitchens, bathrooms, or both. For people to live safely and in dignity, we are grateful the proposal will help support upgrading and converting those venerable units.

Permanent Supportive Housing (PSH) Operations, Maintenance, and Services

Plymouth serves chronically homeless adults who have experienced prolonged homelessness and often have a disability. We provide trauma informed care through voluntarily accessible wrap-around services, and funding for operations, maintenance, and services (OMS) enables us to offer those resources to residents. We are grateful that the Office of Housing is proposing significant investments in PSH OMS funding. Plymouth also has several buildings nearing the end of their OMS contracts. We appreciate the investment being proposed to renew funding for those buildings and ensure the contract reflect current market pressures.

We encourage the Office of Housing and Seattle officials to ensure that OMS funding is paired with all future capital investment in PSH to ensure programmatic success. The coupling of this support is essential to support the services our residents utilize.

PSH workforce supports

Plymouth appreciates the Office of Housing is proposing targeted investment for PSH workforce stabilization. For providers to continue to answer the call of providing more units for chronically homeless in Seattle and supportive services, this investment is necessary. PSH providers must compete with other organizations that can pay far more, resulting in vacancies and staff turnover. Hiring and retention challenges occur at all levels of our organization from in-building workers to administrative positions. We must have human resources and finance workers to recruit and hire in-building staff, and we must have leasing office staff to find homes for potential new residents. We encourage meaningful investment for compensation for all staffing areas.

We are grateful for conversations about supplementing the Seattle Housing Levy's mission with other revenue sources. Our most significant, long-term costs come from operating costs (including workforce). The levy is the most dependable long-term funding source when renewed. It is challenging to make long-term funding decisions, including raising wages, without knowing that a revenue source can be counted on in the future.

Thank you for working on a Seattle Housing Levy proposal that we can all be proud to support. We look forward to continued collaboration.

Sincerely,

Dennis

Dennis Sills
Plymouth Housing
Director of Strategic Initiatives and Government Relations
2113 Third Avenue - Seattle, WA 98121
(206) 210-0419 – Work
I'm working remotely so please use Work phone.

Alison Eisinger – 1/13/2023

From:	Alison Eisinger
To:	Antonio, Nathan
Cc:	Sara Robbins
Subject:	Input for City of Seattle RE: Renewal of Seattle Housing Levy
Date:	Friday, January 13, 2023 11:54:32 PM

CAUTION: External Email

Dear Nathan –

On behalf of the Coalition's member organizations, the people they house and shelter, and people in need of homes in our community, I write to offer a few specific points for consideration in this next stage of planning the renewal of our Seattle Housing Levy.

In 2023 voters will want to support a proposal that is a wise use of public dollars to create good, affordable, accessible homes for Seattle residents who need them. We are hopeful that the Seattle Housing Levy renewal proposal that Mayor Harrell will soon transmit to the City Council, and that Council will put before Seattle voters later this year, will be a robust commitment to create, sustain, and operate homes that will assure people stability, safety, and dignity through strategic use of public funds. The Coalition on Homelessness supports a Levy that is the right size and the right plan to:

- ensure quality services and safe environments in existing levy-funded buildings through funding operations, maintenance, and services
- create more new rental homes than the last levy, with a clear focus on housing that keeps people who live on no or extremely low incomes (20-30% AMI and below) safe, healthy, and housed
- commit to fund non-profit housing operators adequately in order to pay living wages and provide institutional support to the people who work in levy-funded housing programs in order to reduce staff turnover and vacancy rates, and provide operational stability and quality services for residents.

The Coalition on Homelessness wishes to see our Seattle Housing Levy renewed at at least $1 billion in order to pass a crucial test: the 2030 test. When it is time to renew this levy seven years from now, will we see that this proposal was bold, targeted towards those who will never secure homes without public subsidies and supports, and well-administered? We look forward to working with elected officials as well as our members to inform and shape a strong, excellent proposal, and to ensuring this renewal is one we can all agree with strengthen current and future residents and essential workers, as well as our whole city community.

Thank you,

Alison

Alison Eisinger
Executive Director
Seattle/King County Coalition on Homelessness

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact:	CBO Contact:
Office of Housing	Kelli Larsen	Nick Tucker

** Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

1. BILL SUMMARY

Legislation Title: AN ORDINANCE relating to low-income housing; requesting that a special election be held concurrent with the November 7, 2023 general election for submission to the qualified electors of the City of a proposition to lift the limit on regular property taxes under chapter 84.55 RCW in order to authorize the City to levy additional taxes for low-income housing for up to seven years; providing for interim financing pending tax receipts; creating a levy oversight committee; requiring annual progress reports; providing for implementation of programs with funds derived from the taxes authorized; exempting certain seniors, veterans with disabilities, and other people with disabilities who qualify under RCW 84.36.381; and ratifying and confirming certain prior acts.

Summary and Background of the Legislation: The proposed ordinance would submit a $970,260,175, seven-year levy package to the voters of Seattle for their approval in the fall of 2023. The proposed levy would be raised under the provisions of RCW 84.55.050, which allows a city to obtain voter approval to exceed the “lid” on regular property taxes for any purposes. Levy proceeds would be used for the following anticipated programs, subject to any changes approved by the Council:

- **Rental Production and Preservation: $707,270,379**
  Capital funding for new production of affordable rental housing, acquisition of structures to create or preserve affordable housing, and reinvestment in existing affordable housing to make critical capital improvements.
- **Operating, Maintenance, and Services: $122,300,000**
  Operating support for Housing Levy-funded buildings for 20 years, supplementing rent paid by extremely low-income residents, including formerly homeless residents and other residents with supportive service needs. Wage stabilization support for supportive housing workers serving residents who have experienced homelessness and who are living with extremely low incomes.
- **Homeownership Program: $50,689,796**
  Assistance to low-income homeowners to maintain stable housing through emergency home repair grants, assistance to eligible homebuyers through home purchase loans, and development subsidy loans for the development of new resale-restricted homes.
- **Prevention and Housing Stabilization: $30,000,000**
  Rent assistance and stabilization services for low-income individuals and families to prevent eviction, support housing stability, and address homelessness.
- **Acquisition and Preservation: Up to $30,000,000** (no additional funding)
  Short-term acquisition loans for cost-effective purchases of buildings or land for rental or homeownership development.
- **Administration: $60,000,000**

Funding for administration of all programs.

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project? **___ Yes _X_ No**

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? **___ Yes _X__ No**

Does the legislation have other financial impacts to The City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?
This legislation does not directly result in appropriation or position changes. If the proposed levy is passed by Seattle residents, the budgets for the Office of Housing and any other relevant departments will reflect the corresponding appropriation and revenue amounts in 2024 and subsequent years.

Are there financial costs or other impacts of *not* implementing the legislation?
The Seattle Housing Levy is the foundational revenue tool for developing and preserving affordable housing in the city. The current 2016 housing levy expires with the collection of 2023 property taxes. The City's capacity to respond to the significant need for affordable housing would be sharply reduced starting in 2024 if this legislation is not implemented.

4. OTHER IMPLICATIONS

a. Does this legislation affect any departments besides the originating department?
No.

b. Is a public hearing required for this legislation?
A public hearing is not required, but in the process of drafting the proposal, different iterations were presented and feedback solicited from a Technical Advisory Committee at three public meetings where public comment was also received. The draft levy proposal was also on the agenda of two Housing Levy Oversight Committee meetings, which were open to the public. Finally, two open house events at Levy funded buildings and one virtual were held to educate members of the public about the Levy; participants were invited to leave

formal and informal feedback. Public comment received via any other method outside of formal opportunities was also accepted through January 13, 2023.

c. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?
No.

d. Does this legislation affect a piece of property?
No. The Housing Levy does not implicate any specific piece of property, but it does create funding and programs that can be used to develop, preserve, stabilize, improve, or otherwise affect housing at many yet to be determined sites throughout the city.

e. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities? What is the Language Access plan for any communications to the public?
The distribution of program funds in the Housing Levy will improve access to rental housing and homeownership opportunities for Seattle's lowest income and most at-risk households, who are disproportionately Black, Indigenous, or other people of color. The investments made in the Housing Levy are intended to address historical inequities in access to housing. Some share of Housing Levy funds will go to community-based organizations to support work to create or preserve housing of the type they want in and is most appropriate for their communities based on their own assessment.

f. Climate Change Implications

1. **Emissions: Is this legislation likely to increase or decrease carbon emissions in a material way?**
   No.

2. **Resiliency: Will the action(s) proposed by this legislation increase or decrease Seattle's resiliency (or ability to adapt) to climate change in a material way? If so, explain. If it is likely to decrease resiliency in a material way, describe what will or could be done to mitigate the effects.**
   No.

g. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s)?
Please see Attachment A – 2023 Housing Levy Programs.