

**2016 Seattle City Council Statement of Legislative Intent**

**Ready for Notebook**

Tab	Action	Option	Version
28	1	A	1

**Budget Action Title:** OH Monitoring Program for Un-subsidized Rental Housing in Seattle

**Councilmembers:** Licata; O'Brien; Sawant

**Staff Analyst:** Esther Handy; Traci Ratzliff

Date		Total	SB	BH	JO	TR	NL	TB	JG	MO	KS
	Yes										
	No										
	Abstain										
	Absent										

**Statement of Legislative Intent:**

The Council requests the Office of Housing (OH) with the assistance of the Office of Planning and Community Development (OPCD) develop a program to monitor un-subsidized rental housing in Seattle affordable to households earning 80% Area Median Income (AMI) and below.

The Council requests the program provide as much information as feasible about the housing stock including information such as age, condition, unit size (i.e. number of bedrooms), and location as well as rent levels (30%, 50%, 60% and 80% AMI). This information should be updated as frequently as is feasible to monitor changes in the availability and affordability of this housing.

In developing this program, the Executive should identify data that is available or could be available from different sources including: local rental market research experts; U.S. Census Bureau; City programs, such as the Multifamily Tax Exemption Program, the Tenant Relocation Assistance program, or building or demolition permit issuance. In addition, the Executive should review similar programs operating in other cities to inform the development of a monitoring program.

The Council requests that the Executive develop recommendations for a monitoring program and submit such recommendations to the Select Committee on Housing Affordability by March 31, 2016

## **Background**

Older housing stock that is affordable without subsidy to low-income households is critical to meeting the housing needs of Seattle.

In September 2015, the Council passed [Resolution 31622](#), concurring with the Mayor's goal of creating 20,000 net new rent and income restricted units and an additional 30,000 market rate units by 2025. In order to understand the effectiveness of these programs in advancing affordability and minimizing displacement, it is important to obtain regular information on both the rent-and-income restricted housing stock and the un-subsidized, market-rate affordable housing stock.

The City currently does not know how much un-subsidized, market rate housing is affordable to lower-income households and does not have a mechanism to track what happens to these units in terms of rent changes, demolition or conversions. This SLI aims to increase the data available to the City to monitor this sector of housing, in order to inform program evaluation and policy decision.

**Responsible Council Committee(s):** Select Committee on Housing Affordability

**Date Due to Council:** March 31, 2016