

CITY OF SEATTLE
ORDINANCE 126588
COUNCIL BILL 120318

AN ORDINANCE relating to appropriations for the Executive Department; amending Ordinance 126490, which adopted the 2022 Budget; changing appropriations and creating new positions in the Office of Housing; all by a 3/4 vote of the City Council.

WHEREAS, the Mayor and City Council are committed to ensuring everyone in Seattle has access to safe, stable, and affordable homes; and

WHEREAS, affordable housing helps to address The City of Seattle’s long history of displacement and segregation caused by government-supported colonialism, racial covenants, and redlining leading to the restriction of where Black, Indigenous and other people of color (BIPOC) may live and purchase homes and disparities in access to affordable homes, as well as education, living-wage employment, healthy environment, and transportation; and

WHEREAS, 22,850 renters earning less than 30 percent of Area Median Income and 6,535 renters earning between 30 percent and 50 percent of Area Median Income are severely cost-burdened, paying more than 50 percent of their income for rent in Seattle.¹ An additional 17,000 renters earning up to 50 percent of Area Median Income in Seattle are moderately cost-burdened, paying 30 to 50 percent of their income for rent; and

WHEREAS, there is an estimated shortage of 26,620 rental units affordable and available to renter households at or below 30 percent of Area Median Income and the King County Regional Affordable Housing Task Force found that 156,000 affordable homes were

¹ Source: *Market Rate Housing Needs and Supply Analysis*, Berk Consulting, April 2021

1 needed immediately, and another 88,000 homes by 2040, to ensure that no low-income
2 households were cost-burdened in the region; and

3 WHEREAS, in King County 40,800 people experienced homelessness at some point in 2019 and
4 45,300 people experienced homelessness at some point in 2020 and were living in unsafe
5 conditions outside and in shelters in our region, and affordable housing and permanent
6 supportive housing provide an end to homelessness; and

7 WHEREAS, to respond for the critical need for affordable homes, City investments in affordable
8 housing development, preservation, and acquisition managed by the Office of Housing
9 have quadrupled from the 2014 to the 2022 Budget, creating higher transactional volume,
10 new policy and programmatic initiatives, and increased requests for data and information;
11 and

12 WHEREAS, \$100 million dollars of the Office of Housing's total \$208 million 2022 Adopted
13 Budget is supported by Jumpstart Payroll Expense Tax Fund revenue and this is an on-
14 going source of funds; and

15 WHEREAS, the increased investment in affordable homes results in additional pre-development
16 work to identify opportunities to build and acquire affordable homes and create a pipeline
17 of projects, increased real estate transactions to build, preserve, and acquire new
18 affordable multifamily homes, and permanently affordable homeownership and
19 monitoring of construction activity; and

20 WHEREAS, permanently affordable homeownership is essential to ensure low-income and
21 BIPOC community members have opportunities to own homes, build wealth, and prevent
22 displacement; and

1 WHEREAS, provision of technical support and capacity building is necessary to ensure
2 development by and ownership of multifamily affordable homes for-rent and
3 permanently affordable for-sale homes by BIPOC-led and community-based
4 organizations; and

5 WHEREAS, compliance monitoring and asset management is critical to ensure rent and income
6 restrictions and health and safety standards are met for over 15,500 affordable homes
7 directly funded with City resources and over 6,500 homes created through incentive
8 programs; and

9 WHEREAS, The City of Seattle has a goal to become a carbon-neutral city by 2050 to address
10 the climate crisis and the greatest and most harmful impacts of climate change are falling
11 disproportionately on lower-income communities and communities of color globally;
12 however, these communities have contributed the least to the cumulative global
13 emissions that are causing climate change and are least equipped to adapt to the impacts;
14 and

15 WHEREAS, focus on the critical need to create affordable housing and higher investment levels
16 results in increased requests for information, public disclosure, analysis, and data from
17 elected officials, peer agencies, media, and community members, and staff capacity is
18 necessary to develop data systems, provide publicly available information and
19 visualizations, and timely responses to requests; and

20 WHEREAS, in 2009 The City of Seattle established the Race and Social Justice Initiative (RSJI)
21 through Resolution 31164, affirming the City’s race and social justice work and directing
22 City departments to use available tools to assist in the elimination of racial and social
23 disparities across key indicators of success, including health, education, criminal justice,

1 the environment, employment, and the economy, and to promote equity within the City
2 workplace and in the delivery of City services; and

3 WHEREAS, RSJI and staff time to perform RSJI-related training, toolkit development and
4 monitoring, and Change Team participation was explicitly included in each Office of
5 Housing job description; and

6 WHEREAS, increased funding, staffing, and policy and programming development leads to an
7 increased need for administrative support to perform basic office management functions;
8 and

9 WHEREAS, increased development of affordable homes increases the need for wage monitoring
10 to ensure an equitable residential construction workforce and to monitor utilization of
11 apprenticeships, women- and minority-owned businesses (WMBEs), and priority hire in
12 affordable housing development; and

13 WHEREAS, increased funding results in additional real estate transactions and documents
14 requiring legal review and advice; and

15 WHEREAS, since 1981 Seattle voters have approved one bond and five property tax levies to
16 create affordable housing, and the Seattle Housing Levy is a nationally recognized local
17 financing tool and the cornerstone of affordable housing creation for the Office of
18 Housing; and

19 WHEREAS, the 2016 Seattle Housing Levy is on track to meet or exceed goals; and

20 WHEREAS, the Seattle Housing Levy is up for voter consideration in 2023 and dedicated
21 staffing capacity and resources are necessary to convene stakeholders, community
22 members, and technical advisors to inform programming and provide subject matter
23 expertise, produce reports and materials to communicate, with equitable language access,

1 achievement of goals and continued need, draft legislation, and provide modeling for
2 affordable housing production goals under various funding scenarios; and

3 WHEREAS, the Office of Housing needs additional staff to support the City’s efforts to acquire,
4 build, preserve, and maintain affordable housing; and

5 WHEREAS, the Jumpstart Payroll Expense Tax Fund provides administrative dollars that will be
6 used to cover the on-going staff and related administrative costs; NOW, THEREFORE,

7 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

8 Section 1. The following new positions are created in the Office of Housing:

Department	Position Title	Position Status	Number
Office of Housing	Admin Staff Analyst	Full-time	1
Office of Housing	Community Development Specialist	Full-time	2
Office of Housing	Grants and Contracts Specialist, Sr	Full-time	1
Office of Housing	Management Systems Analyst	Full-time	1
Office of Housing	Management Systems Analyst, Sr	Full-time	1
Office of Housing	Manager 1	Full-time	1
Office of Housing	Planning & Development Specialist	Full-time	2
Office of Housing	Planning & Development Specialist, Sr	Full-time	1
Office of Housing	Public Relations Specialist	Full-time	1
Office of Housing	Strategic Advisor 1	Full-time	1
Office of Housing	Strategic Advisor 1	Part-time	1

9 The Director of the Office of Housing is authorized to fill these positions subject to
10 Seattle Municipal Code Title 4, the City’s Personnel Rules, Civil Service rules, and applicable
11 employment laws.

12 Section 2. The appropriations for the following items in the 2022 Adopted Budget are
13 modified as follows:

Item	Department	Fund	Budget Summary Level	Amount
2.1	Executive (Office of Housing)	Payroll Expense Tax (14500)	Multifamily Housing (14500-BO-HU-3000)	(\$732,667)
		Payroll Expense Tax (14500)	Leadership and Administration (14500-BO-HU-1000)	\$671,273
		Payroll Expense Tax (14500)	Homeownership & Sustainability (14500-BO-HU-2000)	\$61,394
Total				\$0

1 Section 3. In order to pay for necessary costs and expenses incurred or to be incurred in
 2 2022, but for which insufficient appropriations were made due to causes that could not
 3 reasonably have been foreseen at the time of the making of the 2022 Budget, appropriations for
 4 the following items in the 2022 Budget are increased from the funds shown, as follows:

Item	Department	Fund	Budget Summary Level	Amount
3.1	Executive (Office of Housing)	Office of Housing Fund (16600)	Leadership & Administration (16600-BO-HU-1000)	\$392,000
Total				\$392,000

1 Section 4. This ordinance shall take effect and be in force 30 days after its approval by
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by a 3/4 vote of all the members of the City Council the 24th day of
5 May, 2022, and signed by me in open session in authentication of its
6 passage this 24th day of May, 2022.

7 
8 _____

President _____ of the City Council

9 Approved / returned unsigned / vetoed this 26th day of May, 2022.

10 
11 _____

Bruce A. Harrell, Mayor

12 Filed by me this 26th day of May, 2022.

13 
14 _____

Monica Martinez Simmons, City Clerk

15 (Seal)