



SEATTLE CITY COUNCIL

Legislative Summary

Res 31609

Record No.: Res 31609

Type: Resolution (Res)

Status: Adopted

Version: 1

In Control: City Clerk

File Created: 08/12/2015

Final Action: 10/05/2015

Title: A RESOLUTION declaring the City Council's intent to consider strategies to increase the availability of affordable housing in The City of Seattle; and requesting the State Legislature to adopt new policies or modify existing policies in order to provide additional opportunities for cities and counties to increase the availability of affordable housing.

Notes:

Date
Filed with City Clerk: 10/5/2015

Mayor's Signature: 10/2/2015

Sponsors: O'Brien

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

Attachments: ATT A - Council Work Plan for HALA Recommendations

Drafter: patrick.wigren@seattle.gov

Filing Requirements/Dept Action:

History of Legislative File

Legal Notice Published: Yes No

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Clerk	08/13/2015	sent for review	Council President's Office			
	Action Text: The Council Bill (CB) was sent for review. to the Council President's Office						
	Notes:						
1	Council President's Office	08/13/2015	sent for review	Select Committee on Housing Affordability			
	Action Text: The Council Bill (CB) was sent for review. to the Select Committee on Housing Affordability						
	Notes:						
1	Full Council	08/17/2015	referred	Select Committee on Housing Affordability			
	Action Text: The Resolution (Res) was referred. to the Select Committee on Housing Affordability						
	Notes:						

- 1 Select Committee on Housing Affordability 09/18/2015 adopt Pass
Action Text: The Committee recommends that Full Council adopt the Resolution (Res).
In Favor: 7 Chair O'Brien, Vice Chair Okamoto, Councilmember Burgess, Councilmember Bagshaw, Councilmember Godden, Councilmember Harrell, Councilmember Licata
Opposed: 0
- 1 Full Council 09/28/2015 adopted Pass
Action Text: The Resolution (Res) was adopted by the following vote and the President signed the Resolution:
Notes:
In Favor: 9 Councilmember Bagshaw, Council President Burgess, Councilmember Godden, Councilmember Harrell, Councilmember Licata, Councilmember O'Brien, Councilmember Okamoto, Councilmember Rasmussen, Councilmember Sawant
Opposed: 0
- 1 Full Council 09/28/2015
- 1 City Clerk 09/29/2015 submitted for Mayor
Mayor's signature
Action Text: The Resolution (Res) was submitted for Mayor's signature. to the Mayor
Notes:
- 1 Mayor 10/05/2015 returned unsigned
Action Text: The Resolution (Res) was returned unsigned.
Notes:
- 1 Mayor 10/05/2015 returned City Clerk
Action Text: The Resolution (Res) was returned. to the City Clerk
Notes:
- 1 City Clerk 10/05/2015 attested by City Clerk
Action Text: The Resolution (Res) was attested by City Clerk.
Notes:
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**Legislative Department
Office of City Clerk
Memorandum**

Date: October 9, 2015
To: Councilmember
From: Emilia M. Sanchez and Jodee Schwinn, Deputy City Clerks
Subject: Mayor's Return of Resolution 31609, Declining Concurrence

On October 5, 2015, the Mayor returned Resolution 31609, relating to City of Seattle's intent to consider strategies to increase the availability of affordable housing in the City of Seattle, to the City Clerk without his concurrence. This Resolution was adopted by Council on September 28, 2015. Resolution 31622, repealing Resolution 31609 was brought forward for adoption on October 5, 2015.

The absence of the Mayor's concurrence, when requested, does not invalidate a Resolution, and no further action is required of Council.

Attachment: Res. 31609

CITY OF SEATTLE
RESOLUTION 31609

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5 A RESOLUTION declaring the City Council's intent to consider strategies to increase the
6 availability of affordable housing in The City of Seattle; and requesting the State
7 Legislature to adopt new policies or modify existing policies in order to provide
8 additional opportunities for cities and counties to increase the availability of affordable
9 housing.

10
11 WHEREAS, from 2011 to 2015 rental rates for existing units open more than a year in Seattle
12 increased by 25 percent according to Dupree + Scott Apartment Advisors Annual
13 Apartment Reports; and

14 WHEREAS, in Seattle, 27,750 households at 0-50 percent of Area Median Income (AMI) and an
15 additional 1,750 households at 50-80 percent of AMI spend more than half their income
16 on housing, according to the *2006-2010 Five Year American Community Survey Data*;
17 and high rental housing costs make it more difficult for lower-income households to
18 remain in the city; and

19 WHEREAS, there is an estimated need for an additional 70,000 housing units over the next 20
20 years, with approximately 18,000 of those units needed for households at 0-50 percent of
21 AMI and 9,500 units needed for households at 50-80 percent of AMI according to *Seattle*
22 *2035: Updating Seattle's Comprehensive Plan Background Report, February 2014*; and

23 WHEREAS, in recognition of the growing housing affordability challenge in the city, the
24 Council has taken numerous actions over the last several years to develop strategies for
25 addressing this problem; and

1 WHEREAS, in May 2013, the Council adopted Resolution 31444, calling for a thorough review
2 and update of Seattle's incentive zoning and affordable housing programs and policies
3 focused on creating affordable workforce housing; and

4 WHEREAS, in response to the completed review and update of the incentive zoning program,
5 the Council adopted Resolution 31551 in October 2014 stating the City's intent to
6 implement an affordable housing linkage fee program, establishing policy parameters for
7 such a program, and directing the Department of Planning and Development and the
8 Office of Housing to develop regulations implementing an affordable housing linkage fee
9 program; and

10 WHEREAS, in response to the recommendations included in the report on affordable housing
11 programs and policies operating nationwide, the Council adopted Resolution 31547 in
12 September 2014 stating its intent to authorize \$1 million in funding for the Central Puget
13 Sound Regional Equitable Development Initiative Fund (REDI) to finance the acquisition
14 of land for the development of affordable housing along transit lines and requesting the
15 Department of Planning and Development to explore the expansion of the development
16 of accessory dwelling units and detached accessory dwelling units; and

17 WHEREAS, the Council authorized \$1 million in funding for the REDI Fund as part of the
18 City's 2015 Adopted Budget; and

19 WHEREAS, recognizing the legal complexity of policies and practices designed to create more
20 affordable housing, including state and federal constitutional questions, the Council urged
21 the City Attorney in December 2014 to create a senior legal team composed of Assistant
22 City Attorneys and outside legal experts to review potential policies and practices and
23 advise city government; and

1 WHEREAS, in recognition that further strategies were needed to address the affordable housing
2 challenge, in September 2014, the Council adopted Resolution 31546, establishing the
3 Housing Affordability and Livability Agenda (HALA) Advisory Committee to evaluate
4 potential strategies to support the development and preservation of a diversity of housing
5 types and rents/prices for the residents of the City over the next ten years; and

6 WHEREAS, the HALA Advisory Committee examined an array of potential strategies the City
7 can implement on its own, and some that will require state action in order to implement,
8 and has issued a report with recommendations to the Council and Mayor; and

9 WHEREAS, the Mayor has submitted a set of recommendations based on the HALA's report
10 that attempts to meet the goal of building or preserving 20,000 rent- and income-
11 restricted units affordable to households from 0 – 80 percent of AMI and 30,000 units of
12 market rate housing affordable to households above 80 percent of AMI over the next 10
13 years; NOW, THEREFORE,

14 **BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THE**
15 **MAYOR CONCURRING, THAT:**

16 Section 1. The City Council is ready to expeditiously consider strategies recommended
17 by the Housing Affordability and Livability Agenda (HALA) Advisory Committee and the
18 Mayor that will accomplish the following objectives:

19 A. Increase the number of rent and income restricted units for households at or below
20 60 percent of AMI and explore changes to development regulations to increase the supply and
21 variety of housing types.

22 B. Implement programs and policies to preserve existing affordable housing,
23 particularly in neighborhoods where low-income families are at risk of displacement.

1 C. Adopt programs or policies that reduce barriers for tenants seeking housing who
2 have insufficient incomes, involvement with the criminal justice system, or unconventional
3 sources of income.

4 D. Explore programs to assist existing homeowners to remain in their homes or to
5 provide homebuyer programs to meet the need of those unable to access conventional mortgage
6 programs.

7 E. Streamline existing project review programs and permitting activities.

8 Attached as Attachment A to this resolution is the Council Work Plan for HALA
9 Recommendations, which includes the specific strategies the Council intends to pursue and
10 includes the draft work plan, deliverables, and estimated timeline for action on each of these
11 strategies.

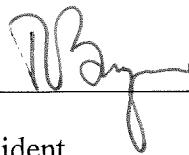
12 Section 2. The City implores the Washington State Legislature to adopt new policies or
13 modify existing programs that could assist the City to significantly increase the availability of
14 rental housing, particularly rent- and income-restricted units for those earning 60 percent of
15 median income or below, including the following: authorize a 0.25 percent increase in the Real
16 Estate Excise Tax to fund affordable housing; authorize an increase in the Housing Trust Fund;
17 and authorize a new housing preservation tax exemption to create rent- and income-restricted
18 affordable homes in existing buildings. The City Council requests the Mayor and the Office of
19 Intergovernmental Relations to coordinate discussions and planning to advance the measures in
20 this resolution during the next session of the Washington State Legislature and to incorporate
21 these in the City's 2016 State Legislative Agenda.

22 Section 3. The City Council concurs in the goal of producing 20,000 net new rent- and
23 income-restricted housing units and 30,000 net new market rate housing units by December

1 2025, and requests that in implementing specific strategies the City aim to ensure at least 75
2 percent of rent- and income-restricted units are affordable to households earning 0-60 percent of
3 median income. The City Council requests that the Mayor establish a method for annually
4 tracking and reporting on progress towards producing rent- and income-restricted and market
5 rate units.

6

1 Adopted by the City Council the 28th day of September, 2015, and signed
2 by me in open session in authentication of its adoption this 28th day
3 of September, 2015.

4 
5 President _____ of the City Council

6
7 The Mayor concurred the _____ day of _____, 2015.

8
9 **Returned Unsigned by Mayor**

10 Edward B. Murray, Mayor

11
12 Filed by me this 5th day of OCTOBER, 2015.

13 
14 _____

15 Monica Martinez Simmons, City Clerk

16
17 (Seal)

18 Attachment A: Council Work Plan for HALA Recommendations

ATTACHMENT A

**Council Work Plan for
HALA Recommendations**

Strategy	Deliverable	Timeline for Council Action	Comment
<i>Increase the number of rent and income restricted units for households at or below 60 percent of AMI and explore changes to regulations to increase the supply and variety of housing options</i>			
a) Implement a Commercial Linkage Fee Program	<ul style="list-style-type: none"> ▪ Framework legislation ▪ Implementing upzones or changes in development standards 	<ul style="list-style-type: none"> ▪ 4th quarter 2015 ▪ 2017 	
b) Adopt a Mandatory Inclusionary Housing Program	<ul style="list-style-type: none"> ▪ Policy resolution ▪ Implementing upzones or changes in development standards 	<ul style="list-style-type: none"> ▪ 3rd quarter 2015 ▪ 2017 	
c) Renew and consider modifications to the City's Multifamily Property Tax Exemption Program (MFTE)	<ul style="list-style-type: none"> ▪ Legislation 	<ul style="list-style-type: none"> ▪ 3rd quarter 2015 	
d) Significantly increase the voter approved Housing Levy	<ul style="list-style-type: none"> ▪ Legislation authorizing placement on ballot in 2016 	<ul style="list-style-type: none"> ▪ 2nd quarter 2016 	
e) Develop credit enhancement program for the development of replacement housing units by the Seattle Housing Authority at Yesler Terrace	<ul style="list-style-type: none"> ▪ Legislation authorizing credit enhancement program 	<ul style="list-style-type: none"> ▪ 1st quarter 2016 	
f) Use publicly owned properties for development of affordable housing	<ul style="list-style-type: none"> ▪ Legislation authorizing transfer of specific city owned property for development of 	<ul style="list-style-type: none"> ▪ Ongoing 	The Finance and Administrative Services Department and the Office of Housing (OH) will explore whether Resolution

Strategy	Deliverable	Timeline for Council Action	Comment
	housing		29799, which governs disposition of surplus property, should be revised to prioritize affordable housing development.
g) Explore development of a local employers fund for affordable housing.	<ul style="list-style-type: none"> ▪ Report to Council 	<ul style="list-style-type: none"> ▪ 3rd quarter 2016 	
h) Remove barriers to development of detached and attached accessory dwelling units and explore regulation of the market for short term rentals.	<ul style="list-style-type: none"> ▪ Report to the Council on options for short term rental regulation ▪ Legislation amending development standards to facilitate production of attached and detached accessory dwelling units and ▪ Legislation establishing regulations for the short term rental market 	<ul style="list-style-type: none"> ▪ 1st quarter 2016 ▪ 3rd quarter 2016 ▪ 4th quarter 2016 	
i) Explore reducing or removing minimum parking requirements for residential development in urban centers, urban villages, and areas served by frequent transit.	<ul style="list-style-type: none"> ▪ Legislation 	<ul style="list-style-type: none"> ▪ 2017 	
j) Participate in the transit oriented development (TOD) Regional Equitable Development Initiative (REDI) revolving loan fund to support land acquisition.	<ul style="list-style-type: none"> ▪ Legislation adopting governing MOU with regional partners 	<ul style="list-style-type: none"> ▪ 4th quarter 2015 	

Strategy	Deliverable	Timeline for Council Action	Comment
<i>Implement programs and policies to preserve existing affordable housing, particularly in neighborhoods where low income families are at risk of displacement.</i>			
k) Develop an Affordable Housing Preservation Program	<ul style="list-style-type: none"> ▪ Report to Council, legislation may be required 	<ul style="list-style-type: none"> ▪ 3rd quarter 2016 	OH will explore options including: opportunities to acquire existing affordable multifamily housing; development of a low-cost rehab loan program to assist private owners in maintaining existing, affordable housing and implementation of an affordable housing tax exemption program.
l) Make strategic investments in housing, economic development, transit and education in areas at high risk for displacement	<ul style="list-style-type: none"> ▪ Report to Council 	<ul style="list-style-type: none"> ▪ Ongoing, report in 3rd quarter 2016 	
<i>Adopt programs or policies that reduce barriers for tenants seeking housing who have insufficient incomes, involvement with the criminal justice system, or unconventional sources of income.</i>			
m) Remove barriers and increase access to housing for people with criminal histories	<ul style="list-style-type: none"> ▪ Legislation 	<ul style="list-style-type: none"> ▪ 1st – 2nd quarter 2016 	
n) Protect renters from discrimination based on source of income	<ul style="list-style-type: none"> ▪ Legislation 	<ul style="list-style-type: none"> ▪ 2nd - 3rd quarter 2016 	
o) Strengthen the Tenant Relocation Assistance Ordinance (TRAO)	<ul style="list-style-type: none"> ▪ Legislation or Report 	<ul style="list-style-type: none"> ▪ 1st or 2nd quarter 2016 	DPD will explore options including: providing assistance to tenants with language barriers or those with disabilities; revising definition of “tenant household” and payment under TRAO
p) Explore the expansion of	<ul style="list-style-type: none"> ▪ Report 	<ul style="list-style-type: none"> ▪ 3rd quarter 2016 	This action is contingent on identification

Strategy	Deliverable	Timeline for Council Action	Comment
rental/operating subsidies to assist the lowest income households			of a funding source. Potential sources could include an affordable housing levy renewal or changes to state law authorizing a real estate excise tax increase.
<i>Explore programs to assist existing homeowners to remain in their homes or to provide homebuyer programs to meet the need of those unable to access conventional mortgage programs.</i>			
q) Consider options for increasing access to Sharia-compliant loan products	<ul style="list-style-type: none"> ▪ Report 	<ul style="list-style-type: none"> ▪ Ongoing 	
r) Consider programs to prevent displacement of low-income homeowners with financial hardships	<ul style="list-style-type: none"> ▪ Report 	<ul style="list-style-type: none"> ▪ 3rd quarter 2016 	Contingent on identification of a funding source.
<i>Streamline existing project review programs and permitting activities.</i>			
s) Consider changes to the Design Review program	<ul style="list-style-type: none"> ▪ Legislation 	<ul style="list-style-type: none"> ▪ 2nd quarter 2016 	
t) Consider changes to the historic preservation review program	<ul style="list-style-type: none"> ▪ Legislation 	<ul style="list-style-type: none"> ▪ 2017 	
u) Improve coordination of permitting activities between city departments	<ul style="list-style-type: none"> ▪ Report 	<ul style="list-style-type: none"> ▪ Ongoing 	