



SEATTLE CITY COUNCIL

Select Committee on 2023 Housing Levy

Agenda

Wednesday, June 7, 2023

9:30 AM

Council Chamber, City Hall
600 4th Avenue
Seattle, WA 98104

Teresa Mosqueda, Chair
Lisa Herbold, Vice-Chair
Debora Juarez, Member
Andrew J. Lewis, Member
Tammy J. Morales, Member
Sara Nelson, Member
Alex Pedersen, Member
Kshama Sawant, Member
Dan Strauss, Member

Chair Info: 206-684-8808; Teresa.Mosqueda@seattle.gov

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Select Committee on 2023 Housing Levy
Agenda
June 7, 2023 - 9:30 AM

Meeting Location:

Council Chamber, City Hall , 600 4th Avenue , Seattle, WA 98104

Committee Website:

<https://www.seattle.gov/council/committees/select-committee-on-the-2023-housing-levy>

This meeting also constitutes a meeting of the City Council, provided that the meeting shall be conducted as a committee meeting under the Council Rules and Procedures, and Council action shall be limited to committee business.

Members of the public may register for remote or in-person Public Comment to address the Council. Details on how to provide Public Comment are listed below:

Remote Public Comment - Register online to speak during the Public Comment period at the meeting at

<http://www.seattle.gov/council/committees/public-comment>. Online registration to speak will begin two hours before the meeting start time, and registration will end at the conclusion of the Public Comment period during the meeting. Speakers must be registered in order to be recognized by the Chair.

In-Person Public Comment - Register to speak on the Public Comment sign-up sheet located inside Council Chambers at least 15 minutes prior to the meeting start time. Registration will end at the conclusion of the Public Comment period during the meeting. Speakers must be registered in order to be recognized by the Chair.

Submit written comments to Councilmember Mosqueda at Teresa.Mosqueda@seattle.gov

Please Note: Times listed are estimated

A. Call To Order

B. Approval of the Agenda

C. Public Comment

D. Items of Business

1. [CB 120584](#) **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.**

Attachments: [Att A - 2023 Housing Levy Programs](#)
[Att B - 2023 Housing Levy Community Engagement Report](#)

Supporting Documents: [Summary and Fiscal Note Presentation](#)

Briefing, Discussion, and Possible Vote

Presenters: Traci Ratzliff and Jen LaBrecque, Council Central Staff

2. [Res 32093](#) **A RESOLUTION relating to low-income housing; accompanying an ordinance requesting the 2023 Housing Levy Renewal and providing further direction regarding reporting and implementation of the programs to be funded by such levy and other housing funds.**

Supporting Documents:

[Summary and Fiscal Note](#)

[Central Staff Memo](#)

[Amendment #1 \(CM Nelson\)](#)

[Amendment #2 \(CM Morales and CM Herbold\)](#)

Briefing, Discussion, and Possible Vote

Presenters: Traci Ratzliff and Jen LaBrecque, Council Central Staff

E. Adjournment



Legislation Text

File #: CB 120584, Version: 1

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.

Anne Frantilla, Interim City Clerk

(Seal)

Attachments:

Attachment A - 2023 Housing Levy Programs

Attachment B - 2023 Seattle Housing Levy Community Engagement Report

Attachment A 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	<ul style="list-style-type: none"> • 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 <i>No additional funding; Short-term loans will be made using Levy funds not yet reserved through other Levy programs.</i>		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.

Administration

- Program support staff and related costs
- Support the costs associated with maintaining land that is in city-possession prior to development.
- Fund predevelopment/consultant costs related to determining suitability of sites (city owned, publicly owned, etc.) and preparing sites for affordable housing development.

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.

Proposal Revision Process

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>).

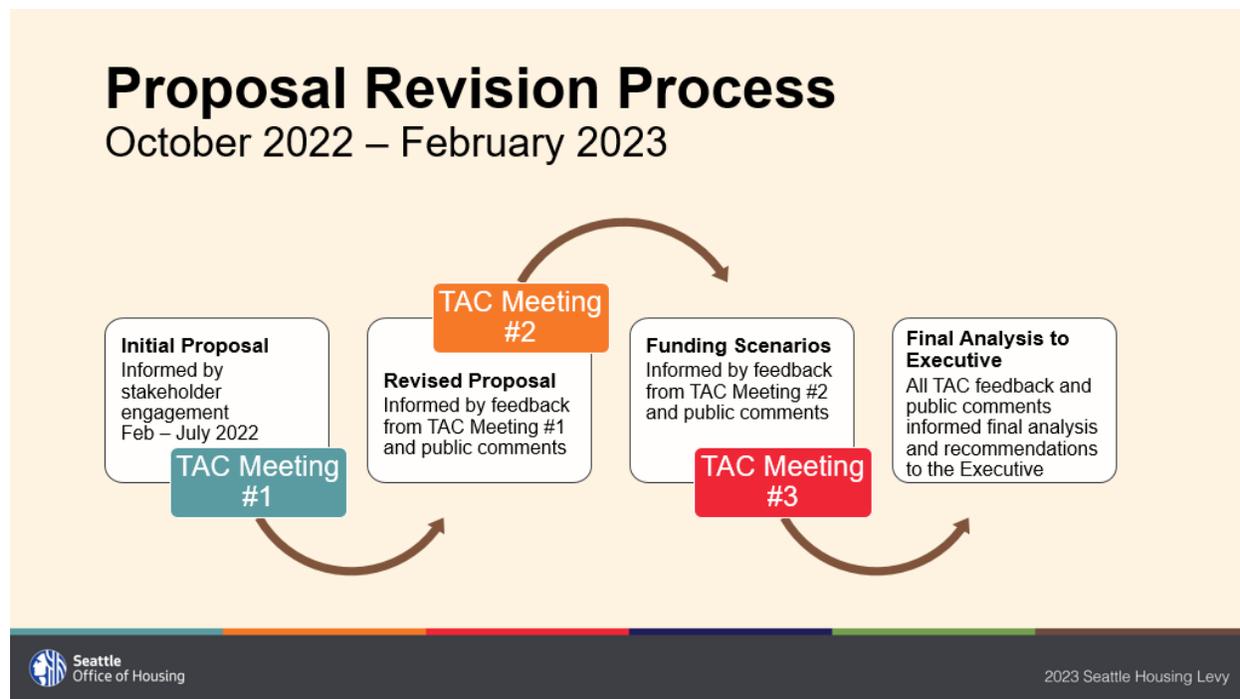


Diagram illustrating the flow of initial stakeholder feedback, TAC feedback, and public comments into Housing Levy proposals

Housing Levy Technical Advisory Committee (TAC) Members

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

TAC public meeting dates

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

Open House event dates

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 Burién	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@northavenseniiorliving.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 Frocket, 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



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

 Chief Communications Officer
p 206-334-4687
w marysplaceseatle.org e linda@marysplaceseatle.org
No one's child should sleep outside

f t @ in v a

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

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 its 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



*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, including holding costs and predevelopment costs for land in the City's possession.

2. CAPITAL IMPROVEMENT PROGRAM

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

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? Yes 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.



SEATTLE CITY COUNCIL
CENTRAL STAFF

2023 Housing Levy Legislation and Proposed Amendments Council Bill 120584 & Resolution 32093

TRACI RATZLIFF AND JENNIFER LABRECQUE, CENTRAL STAFF ANALYSTS
SELECT COMMITTEE ON 2023 HOUSING LEVY
JUNE 7, 2023

Council Bill 120584

No Amendments

Proposed Amendment to RES 32093

Amendment #	Description	Sponsor
1	Requests OH to explore the need for additional housing for people in recovery who need to live in a substance-free environment.	Nelson

Proposed Amendment to RES 32093

Amendment #	Description	Sponsor
2	Modifies language regarding how housing investments can support broader community development goals to include additional specific examples of such goals, such as commercial or non-profit groceries, home goods, and cultural anchors.	Morales, Herbold & Mosqueda

Next Steps

Tuesday, June 13th 2 p.m.

- City Council vote on 2023 Housing Levy legislation

Questions?



Legislation Text

File #: Res 32093, **Version:** 1

CITY OF SEATTLE

RESOLUTION _____

A RESOLUTION relating to low-income housing; accompanying an ordinance requesting the 2023 Housing Levy Renewal and providing further direction regarding reporting and implementation of the programs to be funded by such levy and other housing funds.

WHEREAS, since 1981 Seattle voters have approved six ballot measures to provide affordable housing for low-income residents; and

WHEREAS, the Office of Housing (OH) strives to affirmatively further fair housing for the City of Seattle, increase and preserve the supply of affordable homes, and ensure access to safe, healthy housing for residents living with very low incomes and residents experiencing homelessness; and

WHEREAS, all of the prior housing levy measures have met or exceeded established production goals for units developed and households assisted; and

WHEREAS, the *Market Rate Housing Needs and Supply Analysis* conducted by the Office of Planning and Community Development in partnership with BERK Consulting in 2021 found that Seattle lacked approximately 29,710 safe, sanitary, and appropriate rental homes affordable to households earning 50 percent or less of area median income (AMI); and

WHEREAS, the King County Growth Management Planning Council projects that Seattle will need approximately 70,726 more housing units, including roughly 15,024 units of permanent supportive housing (PSH), to meet the needs of residents with incomes at or below 80 percent of AMI by 2044; and

WHEREAS, in an effort to meet the need for affordable housing, the Mayor proposes an approximately \$970

million, seven-year low-income housing levy (“2023 Housing Levy”); and

WHEREAS, social equity has been one of the core values guiding The City of Seattle’s (“City”)

Comprehensive Plan since its adoption in 1994, and the displacement of longtime residents and community anchors undermines the City’s commitment to equity; and

WHEREAS, the City recognizes that housing instability and displacement have negative impacts on the health and well-being of families and individuals; and

WHEREAS, the purchase of buildings serving households at or below 60 percent of AMI will preserve affordable housing units that would otherwise be lost from the City’s affordable housing stock; and

WHEREAS, data from the United States Department of Housing and Urban Development’s (HUD) Comprehensive Housing Affordability Strategy (CHAS) data for 2015-2019 estimates show that Black, Native, and Hispanic/Latin(a)(o)(x) residents of Seattle have homeownership rates of approximately 25 percent, whereas the average for all Seattle residents is over 46 percent; and

WHEREAS, the City has expressed a desire to support the creation of more affordable housing developed by organizations that are led by and primarily serve residents who are Black, Indigenous, and other people of color (BIPOC), address disproportionate burdens faced by BIPOC residents and others in the housing market, and create communities that are inclusive and culturally responsive; and

WHEREAS, the 2023 Housing Levy provides the opportunity to implement innovative anti-displacement strategies; and

WHEREAS, it is important to the City to develop and support career opportunities in the human services, housing, and construction industries, particularly for women and people of color who often face disproportionate unemployment and barriers to higher-paying career opportunities; and

WHEREAS, according to the study *Wage Equity for Non-Profit Human Services Workers*, conducted by students and faculty of the University of Washington School of Social Work in 2023 in partnership with the City’s Human Services Department, Washington State workers in non-profit human services fields

have median annual pay that is 37 percent less than workers in non-care industries; and

WHEREAS, according to the same wage equity study, women and Black people in King County are disproportionately employed in human services fields, with women comprising 79 percent of the human services workforce compared with 39 percent in non-care fields, and Black people comprising 13 percent of the human services workforce compared with five percent in non-care fields; and

WHEREAS, operators of PSH face workforce shortages and, according to an internal analysis conducted by OH, currently operate with open position rates of approximately 20 percent, which is harmful to both the workforce and the residents they serve; and

WHEREAS, OH aims to stabilize on-site services and operations of supportive and affordable housing, to support continuity of care for residents and adequate compensation for essential workers providing support in City-funded buildings; and

WHEREAS, union representation has important benefits for workers, particularly for workers of color, including better pay, benefits, working conditions, and job security; and

WHEREAS, the Department of Finance and Administrative Services (FAS) executed Ordinance 125368 in 2017 for the City's Priority Hire program; and

WHEREAS, in 2018, OH and FAS executed an amendment to the City's community workforce agreement (CWA) to be included in the PSH project on City-owned property at 2nd and Mercer ("K-Site"); and

WHEREAS, pursuant to Ordinance 125852 an assessment report for the outcomes of the 2nd and Mercer CWA was required and was published in 2022; and

WHEREAS, OH engaged with, and incorporated feedback from local providers and developers, labor partners, the Housing Development Consortium, FAS, and the City Council throughout the production of the assessment report to ensure impacts and outcomes of the CWA were adequately captured; and

WHEREAS, the assessment of the 2nd and Mercer CWA identified impacts on apprenticeship utilization, rates of hours worked by women, and utilization of woman- and minority-owned businesses (WMBE); and

WHEREAS, OH aims to strengthen its partnership with labor partners and affordable housing providers, while continuing to support the production of high-quality affordable housing at a scale responsive to Seattle’s ongoing housing and homelessness crisis; and

WHEREAS, OH seeks to collect more information on the impact of CWAs on affordable housing projects; and

WHEREAS, OH and FAS will evaluate affordable housing projects with CWAs for labor equity outcomes, such as BIPOC and woman member representation, as well as subcontractor diversity; NOW, THEREFORE,

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

Section 1. The Mayor has submitted Council Bill 120584 to the City Council, to place a proposition to authorize a seven-year, approximately \$970 million low-income housing levy (“2023 Housing Levy”) on the ballot in November 2023. The intended uses of levy funds are described in Attachment 1 to Council Bill 120584. This resolution details certain activities the Executive will complete to assure successful implementation of the programs to be funded by the 2023 Housing Levy, if the ballot measure is approved by the voters.

Section 2. The Office of Housing (OH) has a goal of confronting the inequities at the intersection of our work with tenants, housing sponsors led by Black, Indigenous, and other people of color, housing operations and services workforce, and construction labor. OH will further explore expanding its responsibility as a steward of public funds for housing and economic justice.

Section 3. OH, with the assistance of City Council staff, the City Budget Office, and other relevant Executive departments, shall develop an Administrative and Financial Plan (“A&F Plan”) for the 2023 Housing Levy. OH should submit the A&F Plan to the City Council’s Finance & Housing Committee or successor committee, in the second quarter of 2024 for consideration and adoption by ordinance. The A&F Plan shall be consistent with the program descriptions and affordability levels established in Council Bill 120584.

In preparing the A&F Plan for submittal to the City Council, OH is requested to develop policies and

guidelines for the following programs and activities:

- Rental Production and Preservation
- Operating, Maintenance, and Services (OMS) and OMS Stabilization
- Homeownership
- Prevention and Housing Stabilization
- Acquisition and Preservation

OH will submit a proposed A&F Plan and Housing Funding Policies that includes the following specific policies:

A. Efforts will be made to encourage the geographic distribution of low-income housing developed with 2023 Housing Levy programs throughout Seattle, with a focus on areas with a high risk of displacement and underserved by previous affordable housing development.

B. OH will continue work with community partners and affordable housing developers to explore how housing investments can complement broader community development goals including but not limited to child care, health services, affordable commercial space, and other desired community services. OH is requested to work with the Office of Economic Development (OED), the Office of Planning and Community Development (OPCD), and Department of Early Learning and Education (DEEL) to facilitate and coordinate different funding sources and requirements of such mixed-use projects.

C. OH will continue work with providers of affordable housing to explore the needs they are experiencing on site, and to examine the scope, definition, and funding of resident services in affordable housing, with a competitive funding process anticipated in 2024. OH is requested to submit a report to the City Council on how the providers spent the funding, particularly as it relates to wages and other items including total spending (across all funding sources), need, and metrics that demonstrate the impact to programs and residents. OH is requested to use this information in the development of 2023 Housing Levy A&F Plan policies

that will guide the funding included in the Levy for non-PSH housing providers and to include this same information in the annual Levy report and the Housing Investment report.

D. OH will continue work with permanent supportive housing (PSH) providers on implementation of the PSH OMS Workforce Stabilization Fund, which was launched in 2023 with \$25 million of JumpStart/Payroll Expense Tax funds. Funds are allocated by formula to PSH providers proportional to the number of PSH apartments they operate, which reflects the number of staff employed. It is the goal for this fund to primarily support increases in worker wages and workforce stabilization, while also supporting other operating and maintenance needs occurring in PSH. OH will continue to review and analyze impacts through early implementation and make program, policy, and funding adjustments as needed. In addition, OH will develop specific reporting and performance measures such as worker retention or turnover, employee vacancy rate, wage rates paid over time to specific positions, etc., that track impacts of the funding provided to ensure that the intended goal of reducing vacancies and turnover at such projects is being achieved. PSH housing providers shall provide this information on an annual basis. This information shall be included in the annual 2023 Housing Levy report.

E. At the end of each calendar year, OH will calculate investment earnings on the 2023 Housing Levy Rental Production and Preservation (RPP) Program fund balance. OH may allocate such earnings to support predevelopment costs for projects developed by small, community-based non-profit housing developers who have barriers to accessing other sources of pre-development funding. Any unused portion of this funding may be retained in the RPP Program or proposed for use for other 2023 Housing Levy programs, if the need arises.

F. OH, as part of the annual City budget process, will provide information on proposed expenditures of Levy administrative funds for the upcoming year, relative to available revenues. This annual review will ensure funds designated for administrative costs are needed and that there are no surplus funds that could be re-directed to other Levy-funded programs.

G. Priorities for the RPP Program include, but are not limited to: (1) support for project sponsors

working to address housing inequities through connections with Black, Indigenous, and other communities of color and other historically excluded from equitable access to housing; and (2) development of family-sized units utilizing City-owned or publicly owned land and other incentives to reduce costs of such units.

H. Funds for affordable homeownership opportunities may be used to serve households with incomes at or below 80 percent of AMI, with a focus on those at risk of displacement from their communities or who have faced barriers to equitably accessing homeownership in all parts of Seattle due to past discriminatory policies and practices, such as redlining, mortgage lending discrimination, or restrictive racial covenants. In addition, OH will encourage the development of family-sized units, utilizing City-owned or publicly owned land and other incentives to reduce the cost of such units.

I. As part of the development of policies for the homelessness prevention program, OH will explore the length of time rental assistance is provided by the program and consider whether a period longer than 12 months should be authorized to ensure that families and individuals achieve housing stability.

J. Together, OH and the Department of Finance and Administrative Services (FAS) shall work with the affordable housing community and labor partners to create an amendment to the City's CWA that establishes criteria specific to affordable housing projects funded by OH, with a focus on projects on City-owned sites. This will require collaborative relationship building where goals of OH, FAS, the affordable housing community, and labor partners are understood and honored.

K. It is anticipated that CWAs will be applied to between four and six OH-funded new rental construction projects and OH will prioritize work on these projects early in the 2023 Housing Levy period. OH will pursue CWAs for additional projects pending review of project data and analysis.

L. Quantitative and qualitative analysis will be performed by a neutral third-party to compare CWA and equivalent non-CWA projects. The following labor equity goals and other measures are anticipated to be tracked and reported as part of this analysis:

- Apprenticeship utilization for all labor hours
- Pre-apprenticeship graduates working on the projects
- Priority Hire utilization
- Gender, race, and ethnicity for both journey-level workers and apprentices
- Workers receiving health care and/or retirement benefits on the projects - with analysis of worker benefit eligibility after project completion
- WMBE subcontractors
- Number of bids (both prime and subcontractors)
- Cost per unit and impacts on unit production
- Residential and commercial wages paid
- Construction timelines
- Other metrics as appropriate

CWA projects are anticipated to have labor equity and equity goals for the following activities:

- Apprenticeship utilization
- Priority Hire utilization
- Diverse worker representation for Black, Indigenous, and other workers of color and women
- WMBE utilization

M. The City and labor partners understand and acknowledge that Seattle faces an affordable housing and homelessness crisis and that the City must produce as many units of high-quality affordable housing as quickly and safely as possible, while also promoting labor equity. Labor partners are committing to ensure sufficient diverse journey-level workers and apprentice hires will be available through the hiring hall and apprenticeship programs for affordable housing projects with CWAs. OH and labor partners understand it is

complex to meet these goals and will work in partnership with contractors and other key partners to address any challenges or barriers.

N. OH and FAS shall work in partnership to implement the CWA and related FAS monitoring and FAS enforcement. Additional resources are provided by OH administration funds to support increased monitoring and enforcement.

O. OH shall report to Council the results of this work on CWAs and submit proposed updates to the City's Housing Funding Policies to incorporate additional labor equity provisions.

Section 4. OH is requested to submit proposed Housing Funding Policies that include the following specific policies:

A. OH will establish a goal for the acquisition of buildings that would apply to all housing revenue sources, including, but not limited to, the 2023 Housing Levy. The proposed goal would be included in the City's Housing Funding Policies. Acquisitions covered by this goal would include: affordable, unsubsidized housing and/or land owned by private, for-profit entities; and newly constructed buildings available for purchase from private, for-profit entities. In addition, one of the stated priorities for this program would include a focus on the acquisition of buildings in areas at high risk for displacement and areas underserved by previous affordable housing development. OH will explore the need for additional staff or consultants to operationalize this effort.

B. OH will work with housing providers to encourage participation in the Housing Connector Program, when appropriate.

C. OH is requested to develop a formal program that seeks to preserve existing City-funded affordable housing projects that are coming to the end of the mandated affordability requirements. The goal of this program would be to preserve as many of these projects as possible as long-term affordable housing. The proposed program would be included in the City's Housing Funding Policies. The program would include the following elements:

- Establish formal process for tracking when affordability requirements on City-funded projects will end;
- Conduct outreach to housing providers in advance of lapsing affordability requirements to explore how and whether OH can support the provider to extend the affordability requirements;
- Develop a package of options that could be offered to providers of such buildings that could support the continuation of affordability requirements; and
- Conduct outreach to tenants of such buildings in advance of lapsing affordability requirements about the status of the building, assistance and support for potential tenant purchase, and relocation assistance in the event affordability requirements will cease.

In addition, OH is requested to consider whether a set-aside of funding, beyond what is provided in the proposed preservation program, could be made available to support housing providers who agree to extend affordability requirements. Such funding could be used for deferred maintenance and capital needs.

D. OH will collect vacancy information no less frequently than annually from City-funded projects, will assess such vacancy data, and will make it available to the King County Regional Homelessness Authority. With a goal of assisting in minimizing vacancies, assessment by OH may include relevant trends following the COVID pandemic that may warrant further support for providers beyond the workforce stabilization and resident services included in the 2023 Housing Levy, which are anticipated to help address issues related to vacancies such as staff turnover and maintenance needs. OH will report to the City Council on the data and identify trends or issues warranting policy modifications or support beyond what is proposed to be funded by the 2023 Housing Levy.

Section 5. OH shall submit a progress report to the Mayor and the City Council by June 30 every year. The report will include: information about progress in meeting 2023 Housing Levy program goals; details about projects awarded Levy investment; and information about those served by Levy programs.

Adopted by the City Council the _____ day of _____, 2023, and signed by

me in open session in authentication of its adoption this _____ day of _____, 2023.

President _____ of the City Council

The Mayor concurred the _____ day of _____, 2023.

Bruce A. Harrell, Mayor

Filed by me this _____ day of _____, 2023.

Anne Frantilla, Interim City Clerk

(Seal)

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: A RESOLUTION relating to low-income housing; accompanying an ordinance requesting the 2023 Housing Levy Renewal and providing further direction regarding reporting and implementation of the programs to be funded by such levy and other housing funds.

Summary and Background of the Legislation: The Mayor has submitted Council Bill **XXXXXX** to the City Council to place a proposition to authorize a seven-year approximately \$970 million low-income housing levy on the ballot in November 2023. If the bill is approved by City Council and the Levy measure is approved by the voters, the Executive will submit to the City Council for approval a new Levy Administrative and Financial Plan (A & F Plan) and Housing Funding Policies that provide guidance for all OH investments and program areas. This Resolution provides additional information and guidance about policy and programmatic work to ensure the successful implementation of the Housing Levy and other fund sources administered by OH.

2. CAPITAL IMPROVEMENT PROGRAM

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

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? Yes 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?
No.

Are there financial costs or other impacts of *not* implementing the legislation?
Provisions regarding 2023 Housing Levy programs, the Operating, Maintenance, and Services and Workforce Stabilization Fund, the use of Community Workforce Agreements, the Administrative and Financial Plan, and reporting requirements are specified in the Resolution. The Resolution provides detail and clarity for these notable provisions.

4. OTHER IMPLICATIONS

- a. Does this legislation affect any departments besides the originating department?**
The Resolution requires the Department of Finance and Administrative Services to collaborate with the Office of Housing to implement future Community Workforce Agreements and other data collection and analysis related to this work.
- b. Is a public hearing required for this legislation?**
No.
- 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.
- 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 Operating, Maintenance, and Services Workforce Stabilization Fund is intended to support increased wages and workforce stability for staff who work in Permanent Supportive Housing. These workers are more likely to be women and BIPOC and are paid less on average than workers in other fields. The Community Workforce Agreement provisions specify the inclusion of labor equity goals as we collaborate to construct new projects. Finally, the new Administrative and Financial Plan for the 2023 Housing Levy will present an opportunity to implement innovative anti-displacement strategies.
- 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)?**
The Office of Housing will work collaboratively with housing providers, developers, labor, other City departments, and other key partners to assess impacts for workers, residents, and project costs. OH will continue refining data collection and reporting requirements to inform subsequent decision making. The Levy Administrative and Financial Plan and Housing Funding Policies will provide additional detail on these goals and reporting requirements.

May 24, 2023

MEMORANDUM

To: Select Committee on 2023 Housing Levy
From: Traci Ratzliff and Jennifer LaBrecque, Analysts
Subject: Summary of 2023 Housing Levy Legislation as Introduced and Proposed Amendments

On May 3, the Select Committee on the 2023 Housing Levy discussed the Mayor’s Proposed 2023 Housing Levy, initial policy issues and options identified by Central Staff, and Councilmember’s initial proposed amendments to the Housing Levy legislation. This information is fully described in the [April 28th Central Staff Memo](#).

Councilmember Mosqueda, chair of the Select Committee, incorporated a number of the proposals discussed at the May 3 committee meeting into Council Bill (CB) 120584 and Resolution (RES) 32093 that will be introduced next week. Exhibit A shows changes made to Attachment A of CB 120584 and Exhibit B show changes made to RES 32093. These changes are also summarized in Tables 1 and 2. In addition, technical corrections recommended by the Law Department were made to the resolution that are not shown in track changes. There are additional Councilmember proposed amendments that were not included in the legislation, and those amendments are described in Tables 3 and 4. Exhibit C and Exhibit D show the specific language included in these additional amendments.

The proposed CB 120584 and RES 32093, as introduced, and additional Councilmember proposed amendments will be discussed at the May 31 Select Committee meeting.

Table 1. Amendment included in CB 120584 (Exhibit A)

Amendment	Sponsor	Page
<p>Description: Modify the description of Administrative Costs in Attachment A to allow holding costs and predevelopment costs for land in the City’s possession to be covered by administrative funding.</p> <p>Effect: Clarifies that costs associated with maintaining land in City possession prior to development and predevelopment/consultant costs related to determining suitability of affordable housing development on City-owned or publicly owned sites are legal uses of administrative funds.</p>	Mosqueda	1

Table 2: Amendments included in RES 32093 (Exhibit B)

Amendment	Sponsor	Page #
<p>Description: Add language to the Levy Administration and Financial (A&F) Plan authorizing the Office of Housing (OH) to use investment earnings from the Rental Production and Preservation (RPP) program for pre-development costs for projects being developed by small community based non-profit housing developers.</p> <p>Effect: Allows OH to use anticipated investment earnings for predevelopment costs for projects being developed by small community based non-profit housing developers. If funds are not needed for this purpose, they would be used in the RPP program or for other Levy programs if the need arises. The RPP program is estimated to generate over \$25 million in investment earnings over the seven-year Levy period.</p>	Mosqueda	7
<p>Description: Add language to the Levy A&F Plan requesting OH to provide information on proposed expenditures of Levy administrative revenues as part of the annual budget process.</p> <p>Effect: Requests OH to specifically provide information on planned expenditures of administrative revenues to ensure that funds targeted for administrative costs are needed and that there are no surplus funds that could be re-directed to other Levy-funded housing programs in the annual budget process.</p>	Mosqueda	8
<p>Description: Add language to the Levy A&F Plan that establishes priorities for the RPP program that include, but are not limited to: 1) Support for project sponsors grounded in Black, Indigenous, People Of Color (BIPOC) communities; and 2) Development of family-sized units utilizing City-owned or publicly owned land and other incentives to reduce costs of such units.</p> <p>Effect: Sets out Council’s intent concerning two key priorities, along with others, for the RPP program. The Levy proposal assumes the development of two- and three-bedroom units in the RPP program, with additional units developed with JumpStart funding, but the production of more of these units is desired. The development of large units can be costly, so any effort to reduce costs by use of free or discounted publicly owned land or other potential cost-saving measures could help to support the further development of such units.</p>	Mosqueda	8
<p>Description: Add language to the Levy A&F Plan for the Homeownership program that encourages the development of family-sized units utilizing City-owned or publicly owned land and other incentives to reduce the cost of such units.</p> <p>Effect: Sets out Council’s interest in encouraging the development of family-sized units. The Levy proposal assumes development of two-, three-, and four-bedroom units in the Affordable Homeownership program, but more units of that size are desired. As previously noted, development of large units can be costly, so any effort to reduce costs by use of free or discounted publicly owned land or other measures could help to support the further development of such units.</p>	Mosqueda	8

Amendment	Sponsor	Page #
<p>Description: Add language to the Levy A&F Plan for the Homeownership program that establishes a focus for those at risk of displacement from their communities or who have faced barriers to equitably accessing homeownership in all parts of the city due to past discriminatory policies and practices, such as redlining, mortgage lending discrimination, or restrictive racial covenants.</p> <p>Effect: Sets out Council’s intent for the Homeownership program to assist in addressing key race and social equity goals along with meeting the overall homeownership needs of those with incomes at or below 80% of Area Median Income (AMI).</p>	Herbold/ Mosqueda	8
<p>Description: Add language to the Levy A&F Plan to encourage OH to work with community partners and affordable housing developers to explore mixed-use projects that include broader community development goals, such as childcare, health services, affordable commercial space, and other community services. OH is also requested to work with relevant City departments to facilitate and coordinate different funding sources and requirements to support such mixed-use projects.</p> <p>Effect: States Council’s interest in encouraging development of mixed-use projects that include affordable housing and community development services desired by community members.</p>	Herbold/ Mosqueda	6
<p>Description: Add language to the A&F Plan to encourage geographic distribution of low-income housing developed with Levy programs throughout the city, with a focus on areas with a high risk of displacement and underserved by previous affordable housing development.</p> <p>Effect: States Council’s interest in encouraging development of affordable housing throughout the city, including in areas at high risk of displacement and those currently underserved with affordable housing.</p>	Herbold	6
<p>Description: Requests OH to provide a report to the Council on the use of resident services funding that was provided to non-Permanent Supportive Housing (PSH) projects in 2021. OH would be requested to use information from this report to develop policies for the Levy A&F Plan that would guide use of funding included in the 2023 proposed Levy for such services in non-PSH projects.</p> <p>Effect: Requests report that would show how non-PSH providers have used 2021 funding, in particular, to support staff wages and other spending. This report would inform policies regarding the use of the 2023 Levy funds for this purpose. OH would also be requested to report on the use of this funding in the annual Levy report.</p>	Herbold/ Mosqueda	6

Amendment	Sponsor	Page #
<p>Description: Requests OH to develop specific reporting and performance measures for workforce stabilization funding that would be included in the Levy A&F Plan.</p> <p>Effect: Establishes reporting and performance measures for the new Workforce Stabilization program that will be provided to PSH housing projects. The intent is to track impacts of the funding provided to ensure that the goal of reducing vacancies and turnover at such projects is achieved. Reporting measures could include: worker retention or turnover, employee vacancy rate, and wage rates paid over time to specific positions. PSH housing providers would provide this information on an annual basis. This information would be included in the annual Levy report.</p>	Nelson	7
<p>Description: Requests OH to explore extending the length of time rental assistance could be provided by the Homelessness Prevention program.</p> <p>Effect: Requests that OH explore providing a longer period of rental assistance to those served by the Homelessness Prevention program in order to ensure long-term housing stability. The City’s current Homelessness Prevention program provides up to 12 months of assistance over a 36-month period. This may not be adequate for some households to achieve housing stability.</p>	Nelson	8
<p>Description: Requests language be added to the Housing Funding Policies requesting OH to work with housing providers to encourage participation in the Housing Connector program, when appropriate.</p> <p>Effect: Requests OH to encourage non-profit housing providers to participate in the Housing Connector program in an effort to increase the number of OH-regulated units available through this program, when appropriate. The Housing Connector program works with community-based organizations to connect homeless and formerly homeless individuals with case management services and placement in both private and non-profit owned rental housing units.</p>	Mosqueda	11
<p>Description: Requests language be added to the Housing Funding Policies that will require OH to: 1) collect vacancy information at least annually from City-funded projects, 2) make the data available to the King County Regional Homelessness Authority, 3) assess such vacancy data, and 4) report to the Council on trends or issues warranting policy modifications or support beyond what is currently supported by the 2023 proposed Housing Levy.</p> <p>Effect: Requests that OH evaluate relevant trends following the COVID pandemic that may warrant other support or policies beyond the workforce stabilization and resident services funding already included in the Levy, with the goal of minimizing vacancies.</p>	Mosqueda/ Pedersen	12

Amendment	Sponsor	Page #
<p>Description: Requests language be added to the Housing Funding Policies to establish a formal program that seeks to preserve existing City-funded affordable housing projects that are reaching the end of their mandatory affordability requirements. In addition, requests OH to consider whether a set aside of additional funding, beyond what is provided in the proposed Preservation program, could be made available to housing providers who agree to extend affordability requirements. Funding could be used for deferred maintenance and capital needs for such projects.</p> <p>Effect: Establishes formal program, with a goal of preserving as many City-funded projects, as feasible, as long-term affordable housing. Includes providing information and support to tenants of such housing. The proposal incorporates activities already being performed by OH.</p>	Herbold	11
<p>Description: Requests OH to establish a goal for the acquisition of buildings that would apply to all housing revenue sources, including, but not limited to, the Housing Levy. One of the stated priorities for acquisitions would include a focus on the acquisition of buildings in areas at high risk for displacement and areas underserved by previous affordable housing development. OH will explore the need for additional staff or consultants to operationalize this effort.</p> <p>Effect: Acquisitions covered by this goal would include affordable, unsubsidized housing and/or land owned by private, for-profit entities and newly constructed buildings available for purchase from private, for-profit entities.</p>	Herbold	10

Table 3: Additional proposed Amendment to CB 120584 (Exhibit C)

#	Proposed Amendment	Sponsor
1	<p>Description: Add language in Attachment A to CB 120584 authorizing up to 10 percent of the Rental Production program to be used to develop workforce housing serving households from 61–80 percent of AMI.</p> <p>Effect: Allows up to \$9 million over seven years to be used for rental housing for households with incomes between 61–80 percent of AMI. The current Levy proposal restricts funding to rental housing at or below 60 percent AMI. Both the 2002 and 2009 Levies allowed a portion of funds to be used for households up to 80 percent AMI. The usefulness of this amendment to developers will depend in part on the amount of other leveraged funds, if they need higher income units to subsidize the project costs and whether or not units need to average to 60 percent AMI, as required by the Low-Income Housing Tax Credit program. The City administers other housing programs which provide income and rent restricted rental units for households between 61–80 percent AMI, including the Multi-Family Tax Exemption program.</p>	Nelson

Table 4: Additional proposed Amendment to RES 32093 (Exhibit D)

#	Proposed Amendment	Sponsor
2	<p>Description: Requests OH to explore the need for housing for people in recovery from drug and alcohol addiction who need to live in a substance-free environment. If there is an identified need for such housing, OH would be requested to encourage additional development of this type of housing.</p> <p>Effect: Requests exploration of the need for housing specifically for those recovering from substance abuse addictions. Several non-profit providers provide housing for such individuals, but this may not meet the need for this type of housing.</p>	Nelson

Next Steps

On June 7, the Select Committee will meet to discuss and possibly vote on the Housing Levy legislation package and proposed amendments.

Attachments:

- Exhibit A. Amendment included in CB 120584, as introduced
- Exhibit B. Amendments included in RES 32093, as introduced
- Exhibit C. Additional proposed amendment to CB 120584
- Exhibit D. Additional proposed amendment to RES 32093

cc: Esther Handy, Director
 Aly Pennucci, Deputy Director
 Brian Goodnight, Lead Analyst

Exhibit A

Amendment to CB 120584- Low-Income Housing Levy
Sponsor: Councilmember Mosqueda

Attachment A
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	<ul style="list-style-type: none"> • 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 <i>No additional funding; Short-term loans will be made using Levy funds not yet reserved through other Levy programs.</i>		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.

Administration

- Program support staff and related costs
- Support the costs associated with maintaining land that is in city-possession prior to development.
- Fund predevelopment/consultant costs related to determining suitability of sites (city owned, publicly owned, etc.) and preparing sites for affordable housing development.

1 Exhibit B

2 Amendment to RES 32093 - Relating to Low-Income Housing Levy

3 Sponsor: Councilmember Mosqueda

4
5 **CITY OF SEATTLE**

6 **RESOLUTION 32093**

7 ..title

8 A RESOLUTION relating to low-income housing; accompanying an ordinance requesting the
9 2023 Housing Levy Renewal and providing further direction regarding reporting and
10 implementation of the programs to be funded by such levy and other housing funds.

11 ..body

12 WHEREAS, since 1981 Seattle voters have approved six ballot measures to provide affordable
13 housing for low-income residents; and

14 WHEREAS, the Office of Housing (OH) strives to affirmatively further fair housing for the City
15 of Seattle, increase and preserve the supply of affordable homes, and ensure access to
16 safe, healthy housing for residents living with very low incomes and residents
17 experiencing homelessness; and

18 WHEREAS, all of the prior housing levy measures have met or exceeded established production
19 goals for units developed and households assisted; and

20 WHEREAS, the *Market Rate Housing Needs and Supply Analysis* conducted by the Office of
21 Planning and Community Development in partnership with BERK Consulting in 2021
22 found that Seattle lacked approximately 29,710 safe, sanitary, and appropriate rental
23 homes affordable to households earning 50 percent or less of area median income (AMI);
24 and

25 WHEREAS, the King County Growth Management Planning Council projects that Seattle will
26 need approximately 70,726 more housing units, including roughly 15,024 units of

1 permanent supportive housing (PSH), to meet the needs of residents with incomes at or
2 below 80 percent of AMI by 2044; and

3 WHEREAS, in an effort to meet the need for affordable housing, the Mayor proposes an
4 approximately \$970 million, seven-year low-income housing levy (“2023 Housing
5 Levy”); and

6 WHEREAS, social equity has been one of the core values guiding The City of Seattle’s (“City”)
7 Comprehensive Plan since its adoption in 1994, and the displacement of longtime
8 residents and community anchors undermines the City’s commitment to equity; and

9 WHEREAS, the City recognizes that housing instability and displacement have negative impacts
10 on the health and well-being of families and individuals; and

11 WHEREAS, the purchase of buildings serving households at or below 60 percent of AMI will
12 preserve affordable housing units that would otherwise be lost from the City’s affordable
13 housing stock; and

14 WHEREAS, data from the United States Department of Housing and Urban Development’s
15 (HUD) Comprehensive Housing Affordability Strategy (CHAS) data for 2015-2019
16 estimates show that Black, Native, and Hispanic/Latin(a)(o)(x) residents of Seattle have
17 homeownership rates of approximately 25 percent, whereas the average for all Seattle
18 residents is over 46 percent; and

19 WHEREAS, the City has expressed a desire to support the creation of more affordable housing
20 developed by organizations that are led by and primarily serve residents who are Black,
21 Indigenous, and other people of color (BIPOC), address disproportionate burdens faced
22 by BIPOC residents and others in the housing market, and create communities that are
23 inclusive and culturally responsive; and

1 WHEREAS, the 2023 Housing Levy provides the opportunity to implement innovative anti-
2 displacement strategies; and

3 WHEREAS, it is important to the City to develop and support career opportunities in the human
4 services, housing, and construction industries, particularly for women and people of color
5 who often face disproportionate unemployment and barriers to higher-paying career
6 opportunities; and

7 WHEREAS, according to the study *Wage Equity for Non-Profit Human Services Workers*¹,
8 conducted by students and faculty of the University of Washington School of Social
9 Work in 2023 in partnership with the City's Human Services Department, Washington
10 State workers in non-profit human services fields have median annual pay that is 37
11 percent less than workers in non-care industries; and

12 WHEREAS, according to the same wage equity study, women and Black people in King County
13 are disproportionately employed in human services fields, with women comprising 79
14 percent of the human services workforce compared with 39 percent in non-care fields,
15 and Black people comprising 13 percent of the human services workforce compared with
16 five percent in non-care fields; and

17 WHEREAS, operators of PSH face workforce shortages and, according to an internal analysis
18 conducted by OH, currently operate with open position rates of approximately 20 percent,
19 which is harmful to both the workforce and the residents they serve; and

20 WHEREAS, OH aims to stabilize on-site services and operations of supportive and affordable
21 housing, to support continuity of care for residents and adequate compensation for
22 essential workers providing support in City-funded buildings; and

¹ <https://socialwork.uw.edu/wageequitystudy>

1 WHEREAS, union representation has important benefits for workers, particularly for workers of
2 color, including better pay, benefits, working conditions, and job security; and
3 WHEREAS, the Department of Finance and Administrative Services (FAS) executed Ordinance
4 125368 in 2017 for the City’s Priority Hire program; and
5 WHEREAS, in 2018, OH and FAS executed an amendment to the City’s community workforce
6 agreement (CWA) to be included in the PSH project on City-owned property at 2nd and
7 Mercer (“K-Site”); and
8 WHEREAS, pursuant to Ordinance 125852 an assessment report for the outcomes of the 2nd and
9 Mercer CWA was required and was published in 2022; and
10 WHEREAS, OH engaged with, and incorporated feedback from local providers and developers,
11 labor partners, the Housing Development Consortium, FAS, and the City Council
12 throughout the production of the assessment report to ensure impacts and outcomes of the
13 CWA were adequately captured; and
14 WHEREAS, the assessment of the 2nd and Mercer CWA identified impacts on apprenticeship
15 utilization, rates of hours worked by women, and utilization of woman- and minority-
16 owned businesses (WMBE); and
17 WHEREAS, OH aims to strengthen its partnership with labor partners and affordable housing
18 providers, while continuing to support the production of high-quality affordable housing
19 at a scale responsive to Seattle’s ongoing housing and homelessness crisis; and
20 WHEREAS, OH seeks to collect more information on the impact of CWAs on affordable
21 housing projects; and

1 WHEREAS, OH and FAS will evaluate affordable housing projects with CWAs for labor equity
2 outcomes, such as BIPOC and woman member representation, as well as subcontractor
3 diversity; NOW, THEREFORE,

4 **BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THE**
5 **MAYOR CONCURRING, THAT:**

6 Section 1. The Mayor has submitted Council Bill 120584 to the City Council, to place a
7 proposition to authorize a seven-year, approximately \$970 million low-income housing levy
8 (“2023 Housing Levy”) on the ballot in November 2023. The intended uses of levy funds are
9 described in Attachment 1 to Council Bill 120584. This resolution details certain activities the
10 Executive will complete to assure successful implementation of the programs to be funded by the
11 2023 Housing Levy, if the ballot measure is approved by the voters.

12 Section 2. The Office of Housing (OH) has a goal of confronting the inequities at the
13 intersection of our work with tenants, housing sponsors led by Black, Indigenous, and other
14 people of color, housing operations and services workforce, and construction labor. OH will
15 further explore expanding its responsibility as a steward of public funds for housing and
16 economic justice.

17 Section 3. OH, with the assistance of City Council staff, the City Budget Office, and
18 other relevant Executive departments, shall develop an Administrative and Financial Plan (“A&F
19 Plan”) for the 2023 Housing Levy. OH should submit the A&F Plan to the City Council’s
20 Finance & Housing Committee or successor committee, in the second quarter of 2024 for
21 consideration and adoption by ordinance. The A&F Plan shall be consistent with the program
22 descriptions and affordability levels established in Council Bill 120584.

1 In preparing the A&F Plan for submittal to the City Council, OH is requested to develop
2 policies and guidelines for the following programs and activities:

- 3 • Rental Production and Preservation
- 4 • Operating, Maintenance, and Services (OMS) and OMS Stabilization
- 5 • Homeownership
- 6 • Prevention and Housing Stabilization
- 7 • Acquisition and Preservation

8 OH will submit a proposed A&F Plan and Housing Funding Policies that includes the
9 following specific policies:

10 A. Efforts will be made to encourage the geographic distribution of low-income housing
11 developed with 2023 Housing Levy programs throughout Seattle, with a focus on areas with a
12 high risk of displacement and underserved by previous affordable housing development.

13 B. OH will continue work with community partners and affordable housing developers to
14 explore how housing investments can support broader community development goals including
15 but not limited to child care, health services, affordable commercial space, and other desired
16 community services. OH is requested to work with the Office of Economic Development (OED),
17 the Office of Planning and Community Development (OPCD), and Department of Early
18 Learning and Education (DEEL) to facilitate and coordinate different funding sources and
19 requirements of such mixed-use projects.

20 C. OH will continue work with providers of affordable housing to explore the needs they
21 are experiencing on site, and to examine the scope, definition, and funding of resident services in
22 affordable housing, with a competitive funding process anticipated in 2024. OH is requested to
23 submit a report to the City Council on how the providers spent the funding, particularly as it

1 relates to wages and other items including total spending (across all funding sources), need, and
2 metrics that demonstrate the impact to programs and residents. OH is requested to use this
3 information in the development of 2023 Housing Levy A&F Plan policies that will guide the
4 funding included in the Levy for non-PSH housing providers and to include this same
5 information in the annual Levy report and the Housing Investment report.

6 D. OH will continue work with permanent supportive housing (PSH) providers on
7 implementation of the PSH OMS Workforce Stabilization Fund, which was launched in 2023
8 with \$25 million of JumpStart/Payroll Expense Tax funds. Funds are allocated by formula to
9 PSH providers proportional to the number of PSH apartments they operate, which reflects the
10 number of staff employed. It is the goal for this fund to primarily support increases in worker
11 wages and workforce stabilization, while also supporting other operating and maintenance needs
12 occurring in PSH. OH will continue to review and analyze impacts through early implementation
13 and make program, policy, and funding adjustments as needed. In addition, OH will develop
14 specific reporting and performance measures such as worker retention or turnover, employee
15 vacancy rate, wage rates paid over time to specific positions, etc., that track impacts of the
16 funding provided to ensure that the intended goal of reducing vacancies and turnover at such
17 projects is being achieved. PSH housing providers shall provide this information on an annual
18 basis. This information shall be included in the annual 2023 Housing Levy report.

19 E. At the end of each calendar year, OH will calculate investment earnings on the 2023
20 Housing Levy Rental Production and Preservation (RPP) Program fund balance. OH may
21 allocate such earnings to support predevelopment costs for projects developed by small,
22 community-based non-profit housing developers who have barriers to accessing other sources of

1 pre-development funding. Any unused portion of this funding may be retained in the RPP
2 Program or proposed for use for other 2023 Housing Levy programs, if the need arises.

3 F. OH, as part of the annual City budget process, will provide information on proposed
4 expenditures of Levy administrative funds for the upcoming year, relative to available
5 revenues. This annual review will ensure funds designated for administrative costs are needed
6 and that there are no surplus funds that could be re-directed to other Levy-funded programs.

7 G. Priorities for the RPP Program include, but are not limited to: (1) support for project
8 sponsors working to address housing inequities through connections with Black, Indigenous, and
9 other communities of color and other historically excluded from equitable access to housing; and
10 (2) development of family-sized units utilizing City-owned or publicly owned land and other
11 incentives to reduce costs of such units.

12 H. Funds for affordable homeownership opportunities may be used to serve households
13 with incomes at or below 80 percent of AMI, with a focus on those at risk of displacement from
14 their communities or who have faced barriers to equitably accessing homeownership in all parts
15 of Seattle due to past discriminatory policies and practices, such as redlining, mortgage lending
16 discrimination, or restrictive racial covenants. In addition, OH will encourage the development
17 of family-sized units, utilizing City-owned or publicly owned land and other incentives to reduce
18 the cost of such units.

19 I. As part of the development of policies for the homelessness prevention program, OH
20 will explore the length of time rental assistance is provided by the program and consider whether
21 a period longer than 12 months should be authorized to ensure that families and individuals
22 achieve housing stability.

1 J. Together, OH and the Department of Finance and Administrative Services (FAS) shall
2 work with the affordable housing community and labor partners to create an amendment to the
3 City's CWA that establishes criteria specific to affordable housing projects funded by OH, with a
4 focus on projects on City-owned sites. This will require collaborative relationship building where
5 goals of OH, FAS, the affordable housing community, and labor partners are understood and
6 honored.

7 K. It is anticipated that CWAs will be applied to between four and six OH-funded new
8 rental construction projects and OH will prioritize work on these projects early in the 2023
9 Housing Levy period. OH will pursue CWAs for additional projects pending review of project
10 data and analysis.

11 L. Quantitative and qualitative analysis will be performed by a neutral third-party to
12 compare CWA and equivalent non-CWA projects. The following labor equity goals and other
13 measures are anticipated to be tracked and reported as part of this analysis:

- 14 • Apprenticeship utilization for all labor hours
- 15 • Pre-apprenticeship graduates working on the projects
- 16 • Priority Hire utilization
- 17 • Gender, race, and ethnicity for both journey-level workers and apprentices
- 18 • Workers receiving health care and/or retirement benefits on the projects – with
19 analysis of worker benefit eligibility after project completion
- 20 • WMBE subcontractors
- 21 • Number of bids (both prime and subcontractors)
- 22 • Cost per unit and impacts on unit production
- 23 • Residential and commercial wages paid

- 1 • Construction timelines
- 2 • Other metrics as appropriate

3 CWA projects are anticipated to have labor equity and equity goals for the following activities:

- 4 • Apprenticeship utilization
- 5 • Priority Hire utilization
- 6 • Diverse worker representation for Black, Indigenous, and other workers of color and
7 women
- 8 • WMBE utilization

9 M. The City and labor partners understand and acknowledge that Seattle faces an
10 affordable housing and homelessness crisis and that the City must produce as many units of
11 high-quality affordable housing as quickly and safely as possible, while also promoting labor
12 equity. Labor partners are committing to ensure sufficient diverse journey-level workers and
13 apprentice hires will be available through the hiring hall and apprenticeship programs for
14 affordable housing projects with CWAs. OH and labor partners understand it is complex to meet
15 these goals and will work in partnership with contractors and other key partners to address any
16 challenges or barriers.

17 N. OH and FAS shall work in partnership to implement the CWA and related FAS
18 monitoring and FAS enforcement. Additional resources are provided by OH administration funds
19 to support increased monitoring and enforcement.

20 O. OH shall report to Council the results of this work on CWAs and submit proposed
21 updates to the City's Housing Funding Policies to incorporate additional labor equity provisions.

22 Section 4. OH is requested to submit proposed Housing Funding Policies that include the
23 following specific policies:

1 A. OH will establish a goal for the acquisition of buildings that would apply to all
2 housing revenue sources, including, but not limited to, the 2023 Housing Levy. The proposed
3 goal would be included in the City’s Housing Funding Policies. Acquisitions covered by this
4 goal would include: affordable, unsubsidized housing and/or land owned by private, for-profit
5 entities; and newly constructed buildings available for purchase from private, for-profit entities.
6 In addition, one of the stated priorities for this program would include a focus on the acquisition
7 of buildings in areas at high risk for displacement and areas underserved by previous affordable
8 housing development. OH will explore the need for additional staff or consultants to
9 operationalize this effort.

10 B. OH will work with housing providers to encourage participation in the Housing
11 Connector Program, when appropriate.

12 C. OH is requested to develop a formal program that seeks to preserve existing City-
13 funded affordable housing projects that are coming to the end of the mandated affordability
14 requirements. The goal of this program would be to preserve as many of these projects as
15 possible as long-term affordable housing. The proposed program would be included in the City’s
16 Housing Funding Policies. The program would include the following elements:

- 17 • Establish formal process for tracking when affordability requirements on City-funded
18 projects will end;
- 19 • Conduct outreach to housing providers in advance of lapsing affordability
20 requirements to explore how and whether OH can support the provider to extend the
21 affordability requirements;
- 22 • Develop a package of options that could be offered to providers of such buildings that
23 could support the continuation of affordability requirements; and

- 1 • Conduct outreach to tenants of such buildings in advance of lapsing affordability
2 requirements about the status of the building, assistance and support for potential
3 tenant purchase, and relocation assistance in the event affordability requirements will
4 cease.

5 In addition, OH is requested to consider whether a set-aside of funding, beyond what is
6 provided in the proposed preservation program, could be made available to support housing
7 providers who agree to extend affordability requirements. Such funding could be used for
8 deferred maintenance and capital needs.

9 D. OH will collect vacancy information no less frequently than annually from City-
10 funded projects, will assess such vacancy data, and will make it available to the King County
11 Regional Homelessness Authority. With a goal of assisting in minimizing vacancies, assessment
12 by OH may include relevant trends following the COVID pandemic that may warrant further
13 support for providers beyond the workforce stabilization and resident services included in the
14 2023 Housing Levy, which are anticipated to help address issues related to vacancies such as
15 staff turnover and maintenance needs. OH will report to the City Council on the data and identify
16 trends or issues warranting policy modifications or support beyond what is proposed to be
17 funded by the 2023 Housing Levy.

18 Section 5. OH shall submit a progress report to the Mayor and the City Council by June
19 30 every year. The report will include: information about progress in meeting 2023 Housing
20 Levy program goals; details about projects awarded Levy investment; and information about
21 those served by Levy programs.

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Adopted by the City Council the _____ day of _____, 2023,
and signed by me in open session in authentication of its adoption this _____ day of
_____, 2023.

President _____ of the City Council

The Mayor concurred the _____ day of _____, 2023.

Bruce A. Harrell, Mayor

Filed by me this _____ day of _____, 2023.

Anne Frantilla, Interim City Clerk

(Seal)

Exhibit C
Amendment #1 to CB 120584 - Low-Income Housing Levy
Sponsor: Councilmember Nelson

Attachment A
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	<ul style="list-style-type: none"> Families and individuals with incomes at or below 60% AMI. <u>Up to 10% of Rental Production and Preservation funds may be spent on housing serving families and individuals with incomes from 61% to 80% of AMI.</u> 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 <i>No additional funding; Short-term loans will be made using Levy funds not yet reserved through other Levy programs.</i>		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.

Exhibit D

Amendment #2 to RES 32093 - Relating to Low-Income Housing

Sponsor: Councilmember Nelson

Add a new Subsection to Section 4 as follows:

D. OH will explore the need for housing for people in recovery from drug and alcohol addiction who need to live in a substance-free environment to maintain their recovery. If OH identifies unmet need for such housing, OH will encourage development of additional recovery housing.

Amendment #1 to RES 32093 - Relating to Low-Income Housing

Sponsor: Councilmember Nelson

Add a new Subsection to Section 4 as follows:

D. OH will explore the need for additional housing for people in recovery from drug and alcohol addiction who need to live in a substance-free environment to maintain their recovery.

Amendment #2 to RES 32093 - Relating to Low-Income Housing

Sponsors: Councilmember Morales, Herbold, and Mosqueda

Amend Section 3 (B) as follows:

B. OH will continue work with community partners and affordable housing developers to explore how housing investments can support broader community development goals including but not limited to child care, health services, affordable commercial space, for uses necessary to meet residents' everyday needs such as commercial or non-profit groceries, childcare, health services, fresh, healthy food merchants, home goods, cultural anchors, and other desired community services. OH is requested to work with the Office of Economic Development (OED), the Office of Planning and Community Development (OPCD), and Department of Early Learning and Education (DEEL) to facilitate and coordinate different funding sources and requirements of such mixed-use projects.

Effect: Add additional specific examples of community development goals, including commercial or non-profit groceries, home goods, and cultural anchors.