



## **Data To Policy: The State Housing Needs Assessment & The HALA**

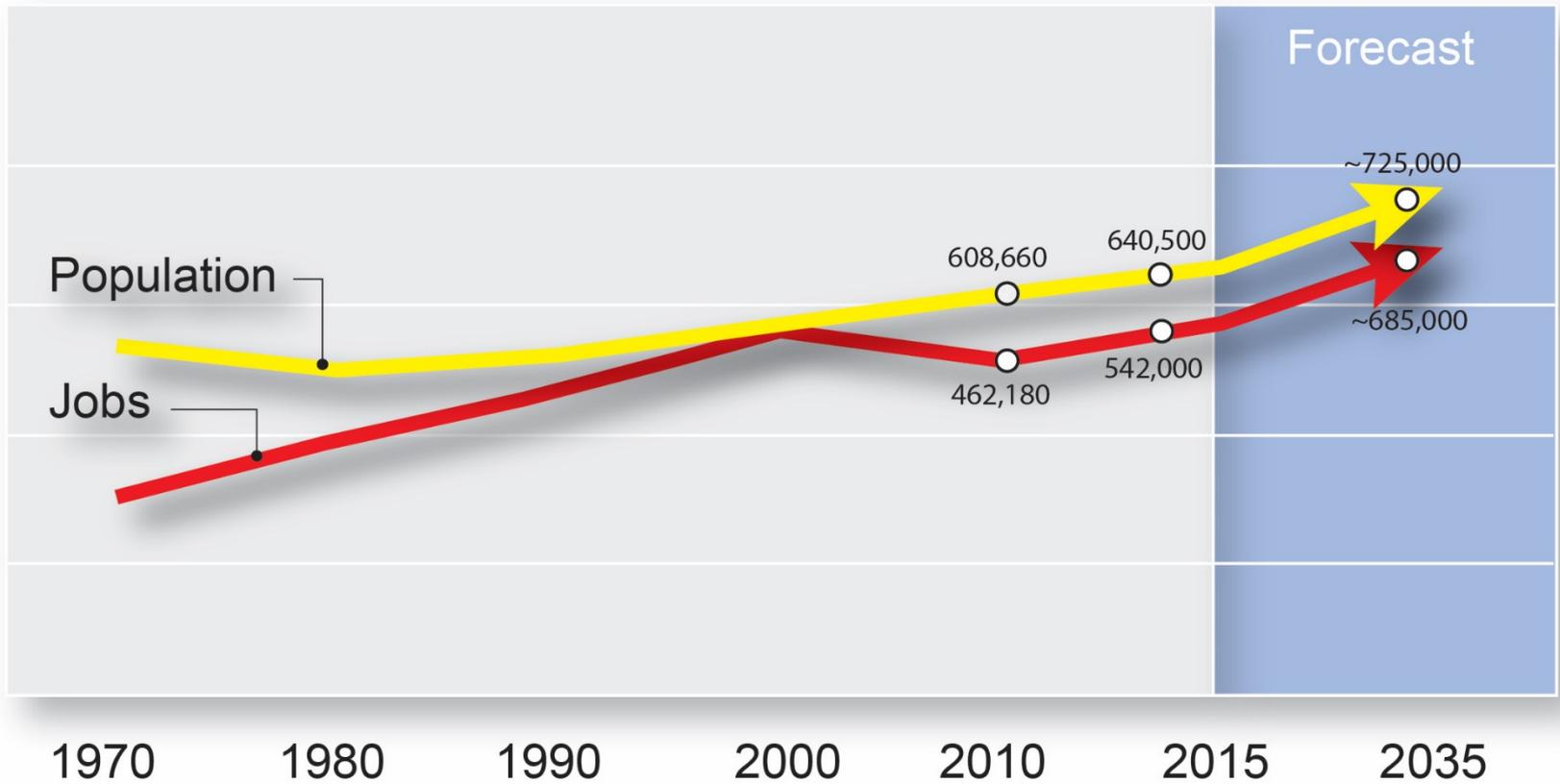
*October 6, 2015*

*Faith Pettis, Pacifica Law Group*

*Steve Walker, Seattle Office of Housing*

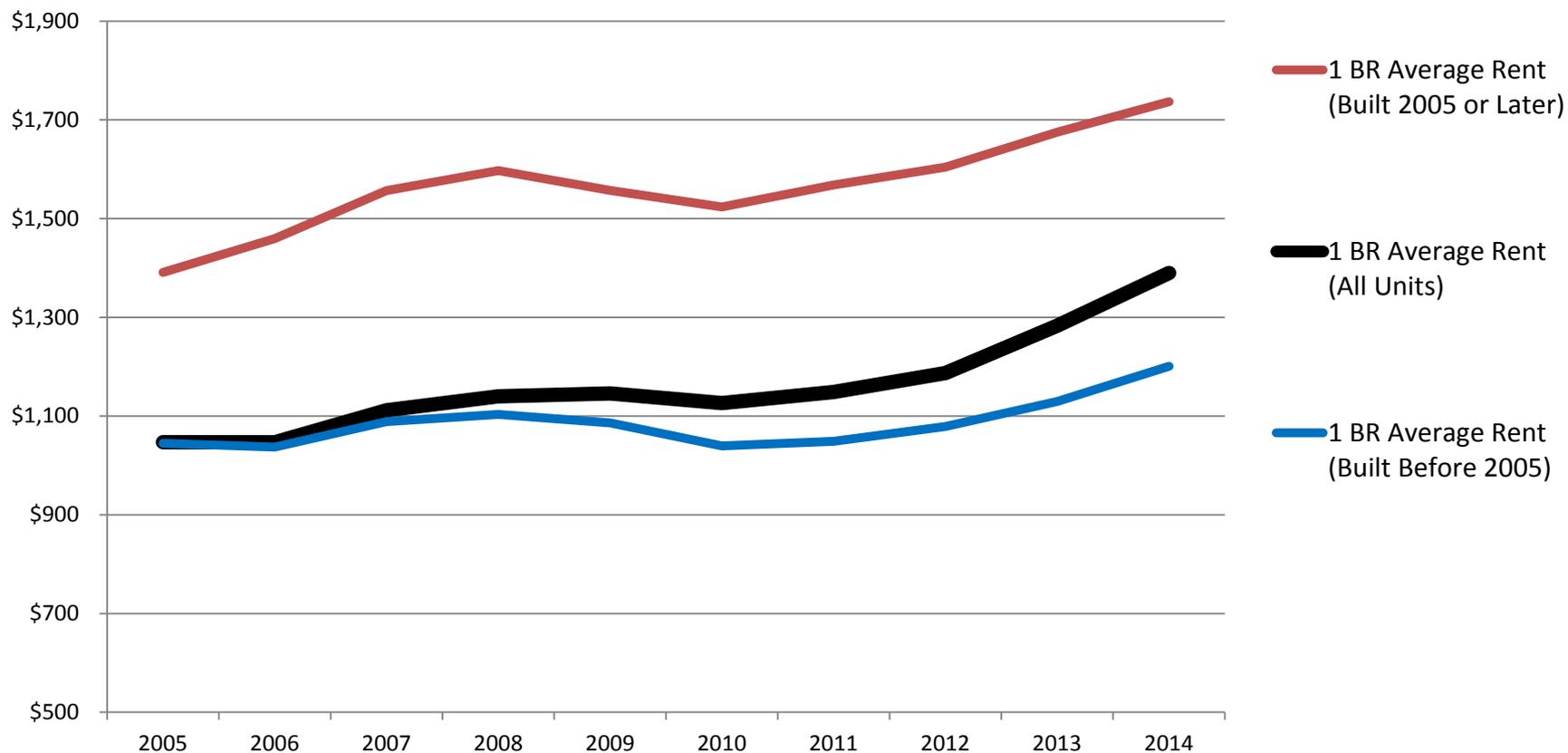


## Seattle is growing





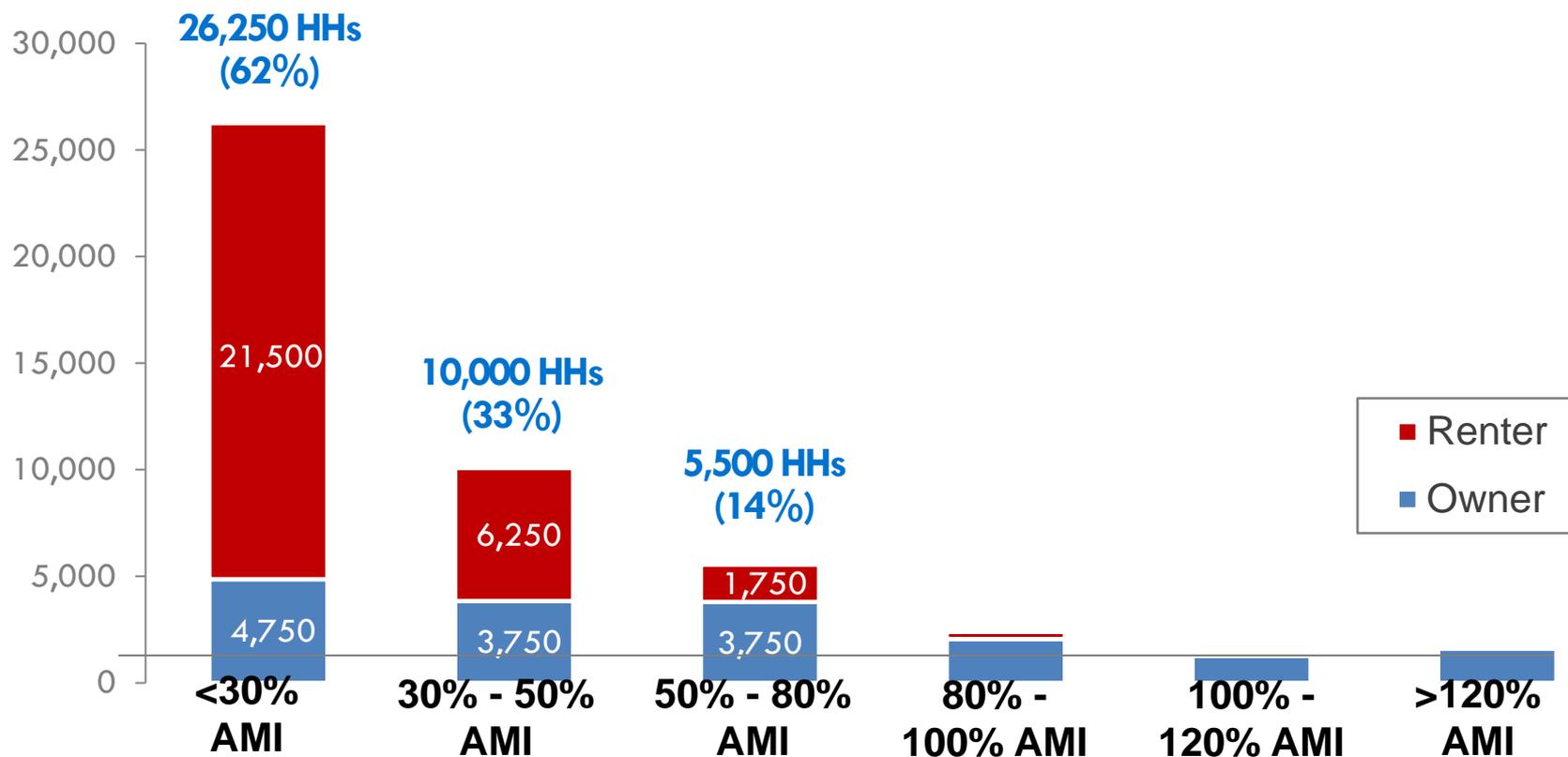
## Average rents continue to climb, driven by rapidly growing demand



Sources: Dupre+Scott Apartment Advisors, Apartment Vacancy Report, 20+ unit buildings, Fall 2014, Seattle-14 market areas.



**15 – 20% of Seattle households spend more than HALF of their income on housing costs.**



Source: U.S. Department of Housing & Urban Development, CHAS, 2006-2010 5-Year American Community Survey, Seattle city. These are estimates.

# Housing Affordability & Livability Agenda

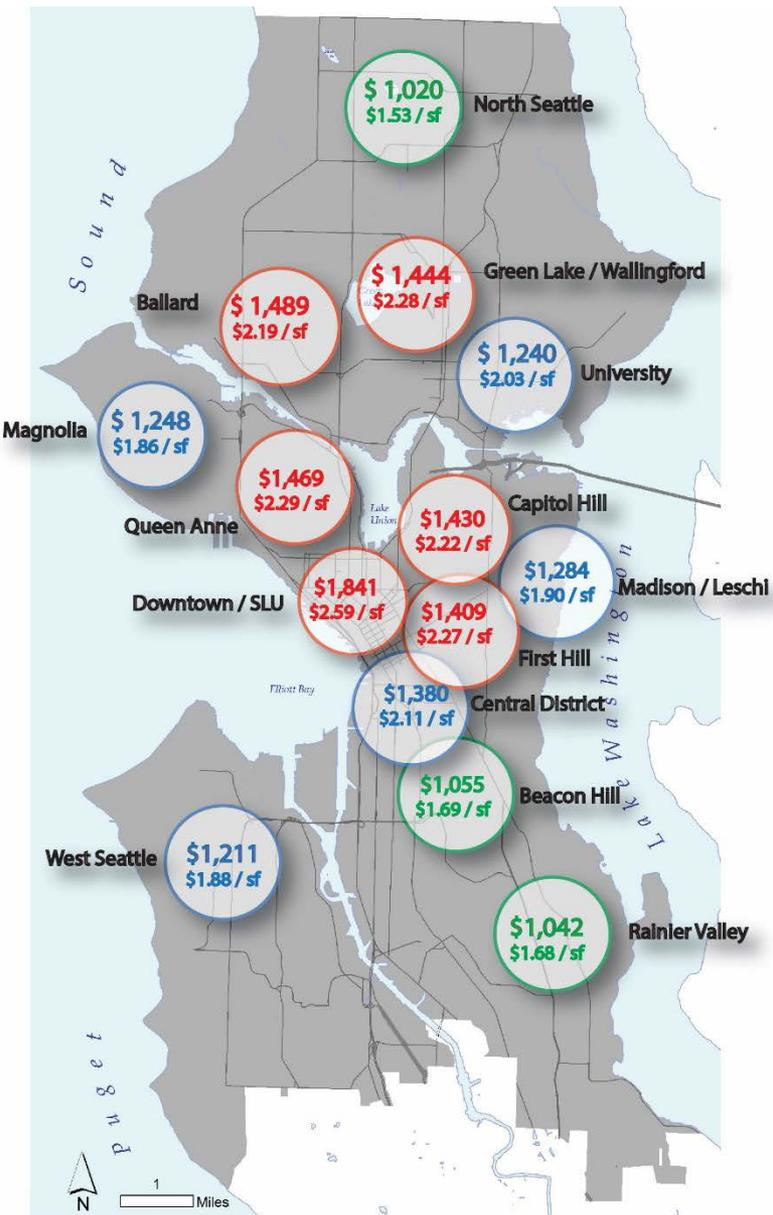


City of Seattle

## Average 1 Bedroom Rents by Sub-Market

Rents are highest in Downtown, and around Lake Union and the Ship Canal.

Lowest rents are in North Seattle, Rainier Valley, and Beacon Hill.

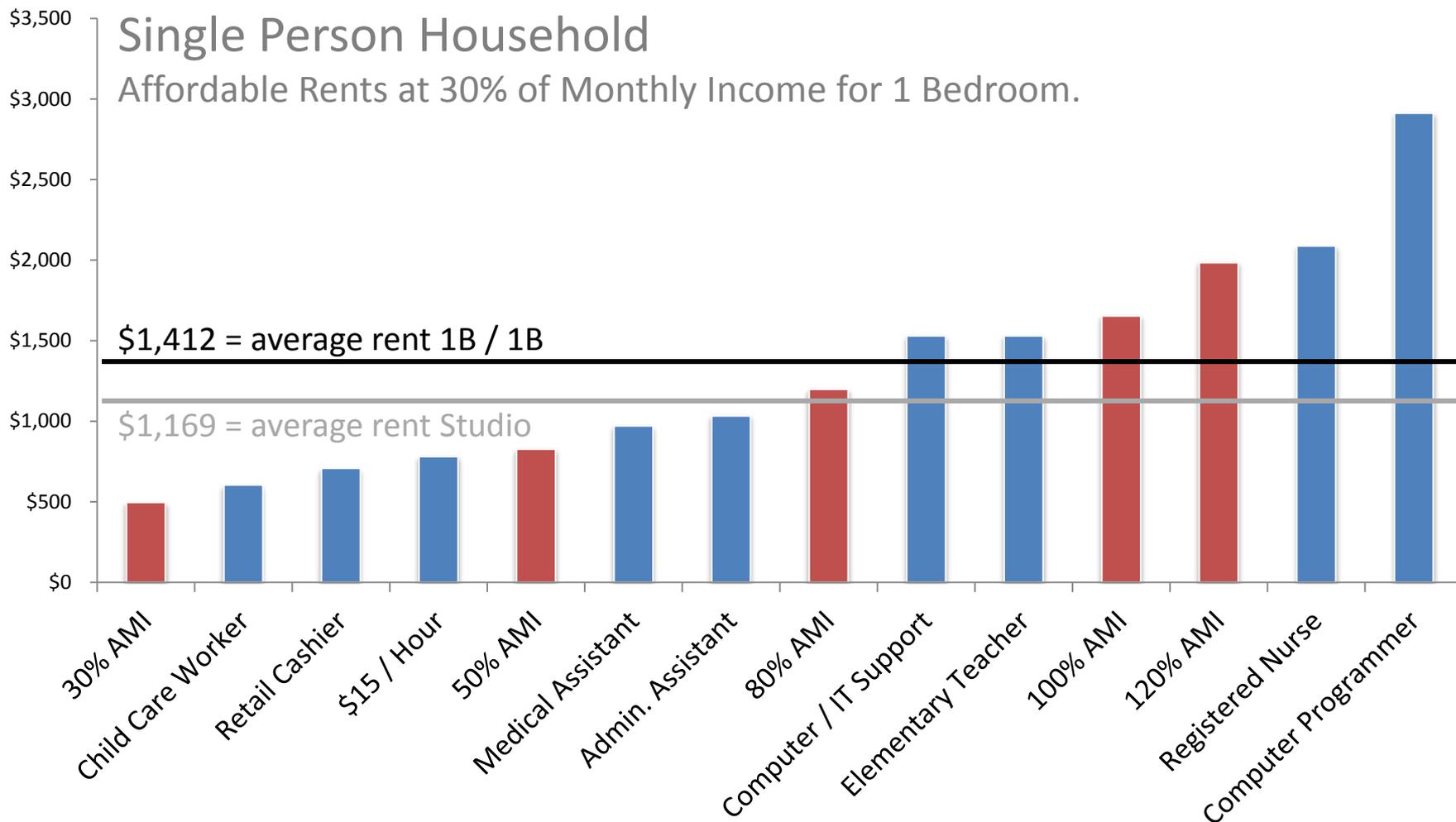


- \$1,400+
- \$1,200 - \$1,399
- \$1,000 - \$1,199

Dupre+Scott Apartment Advisors, Apartment Vacancy Report, 20+ unit buildings, Fall 2014, Seattle-14 market areas.

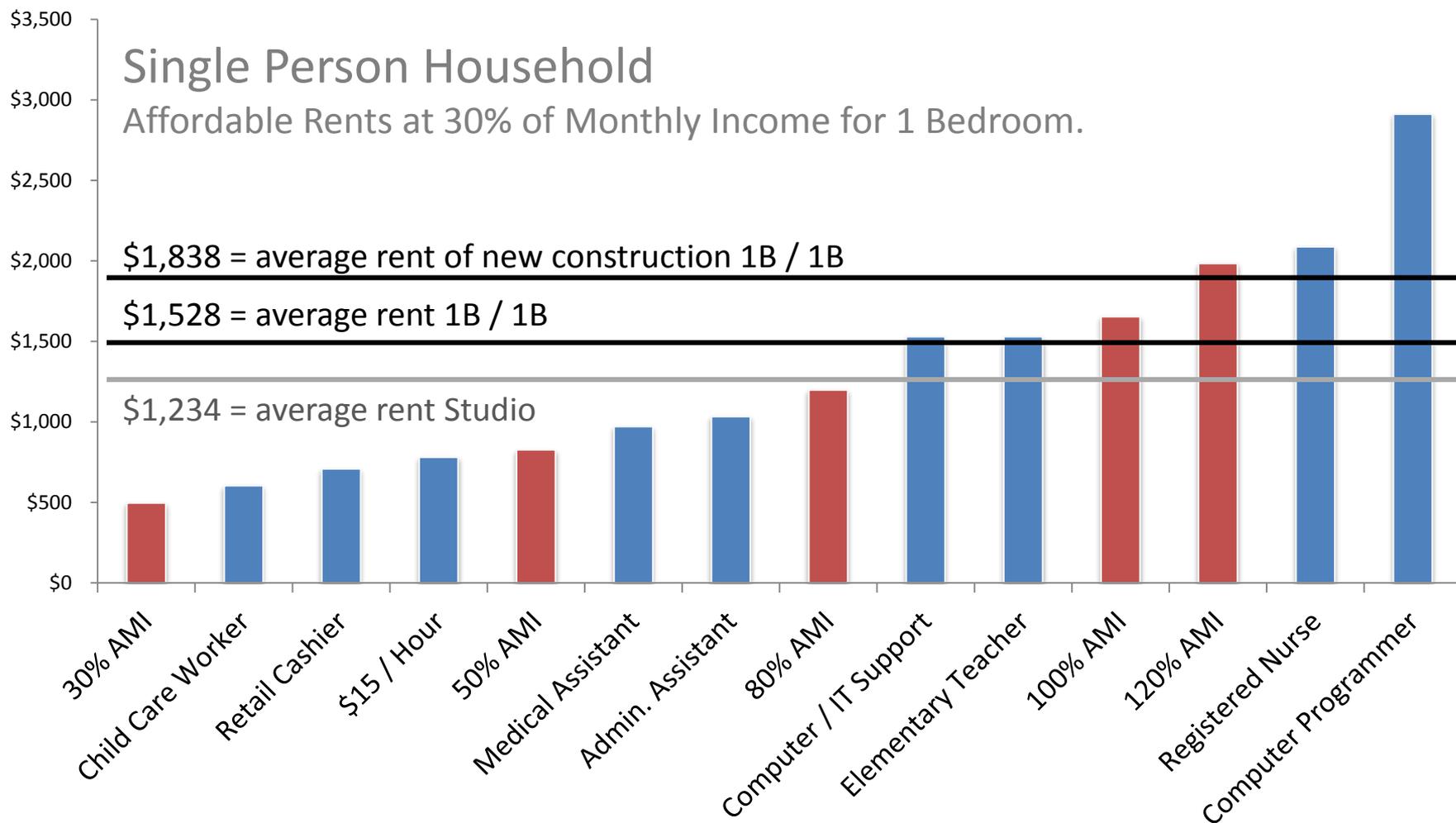


## Market Affordability – Fall 2014





## Market Affordability – Fall 2015



Sources: Dupre+Scott Apartment Advisors, Apartment Vacancy Report, 20+ unit buildings, Fall 2015, Seattle-14 market areas; WA Employment Security Department, Occupational Employment & Wage Estimates, Seattle-Bellevue-Everett, WA MD, 2014.



## **A Safe, Affordable, Vibrant, and Interconnected Seattle**

**50,000 net, new units:**

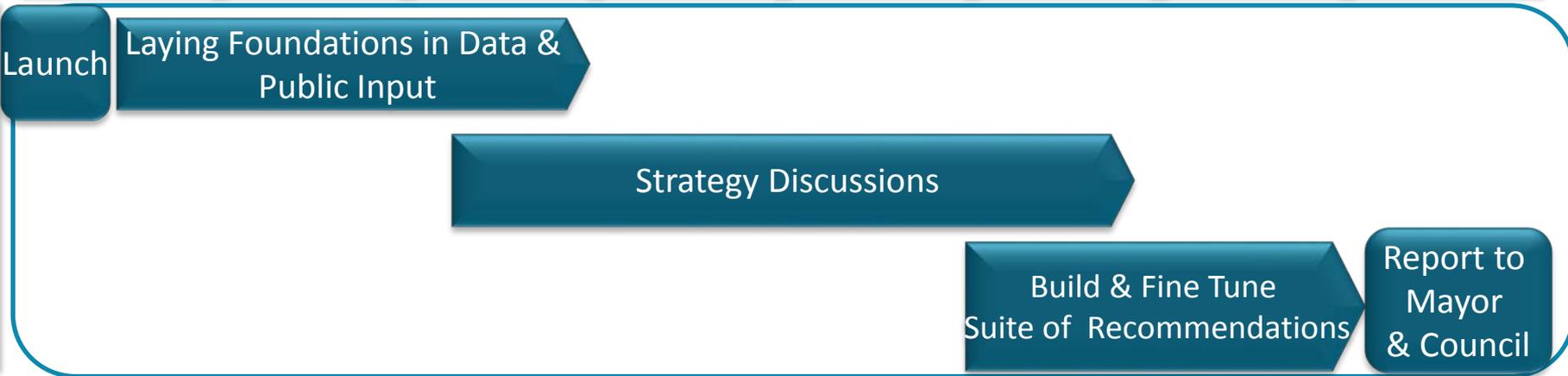
**20,000 affordable, 30,000 market**



# Housing Affordability and Livability Agenda



## HALA Project



## Public Outreach

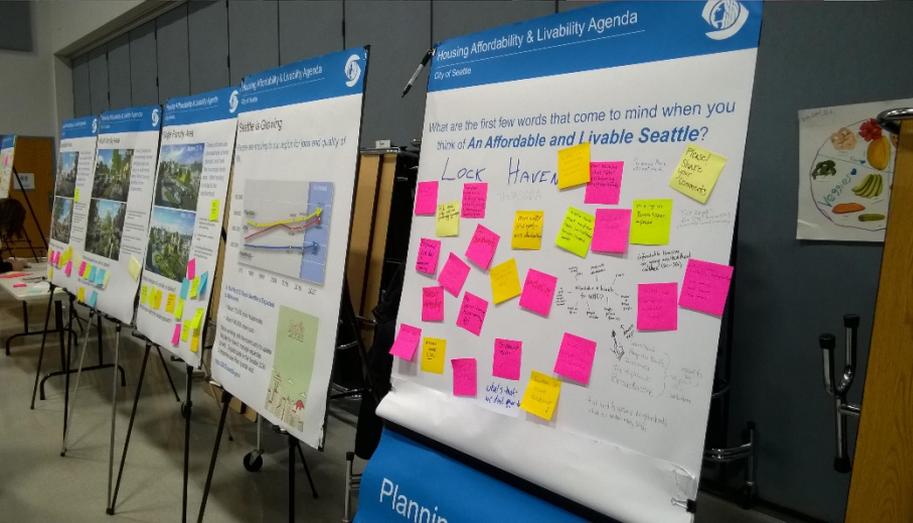
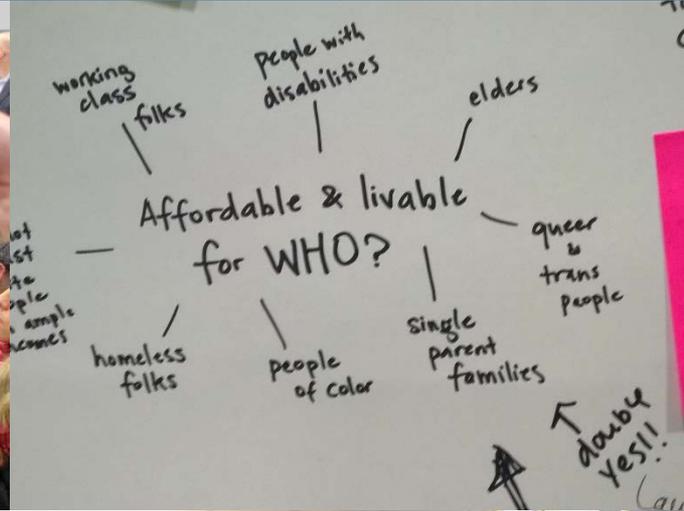


## Committee Meetings



# Housing Affordability & Livability Agenda

City of Seattle



Public Engagement



- **Seven Workgroups**
  - New Affordable Housing Resources
  - Financing
  - Zoning and Housing Types
  - Construction Costs and Timelines
  - Tenant Access and Protections
  - Preservation
  - Sustainable Homeownership



## New Affordable Housing Resources



- New Real Estate Excise Tax of 0.25%
- Local employers fund
- Hotel tax on short-term rentals
- Medicaid benefit for permanent supportive housing for homeless
- Social investing models
- Double the Housing Levy
- Use public lands for affordable housing



## Financing Options to Lower the Cost of Building Affordable Housing



- City credit enhancement program
- Short term lending from City fund balances
- Flexible low-cost loans, potentially seeded with a City bond issue



## Zoning and Housing Types



- Devote more land to multi-family housing near transit and services
- Increase supply of Accessory Dwelling Units and Backyard cottages
- Family-friendly housing through zoning
- Parking reform
  - Parking benefit district
  - Remove 1:1 ratio for low-density housing
- Remove barriers to creation of congregate micro-housing
- Allow more variety of housing types in Single Family zones



## Construction Types and Timelines



- Reform Design Review and Historic Review process
- Improve interdepartmental coordination in permitting
- Reduce number of projects subject to SEPA
- Maximize opportunities for wood frame construction by increasing height limits
- Explore emerging building technologies such as Cross Laminated Timber





## Increase Tenant Access and Protections



- Increase access to housing for people with criminal records
- Increase impact of Tenant Relocation Assistance Program
- Support Landlord Liaison Project
- Allow for local portability of tenant screening reports
- Restore Community Service Officers
- Expand protection for sources of income





## Proactive Preservation



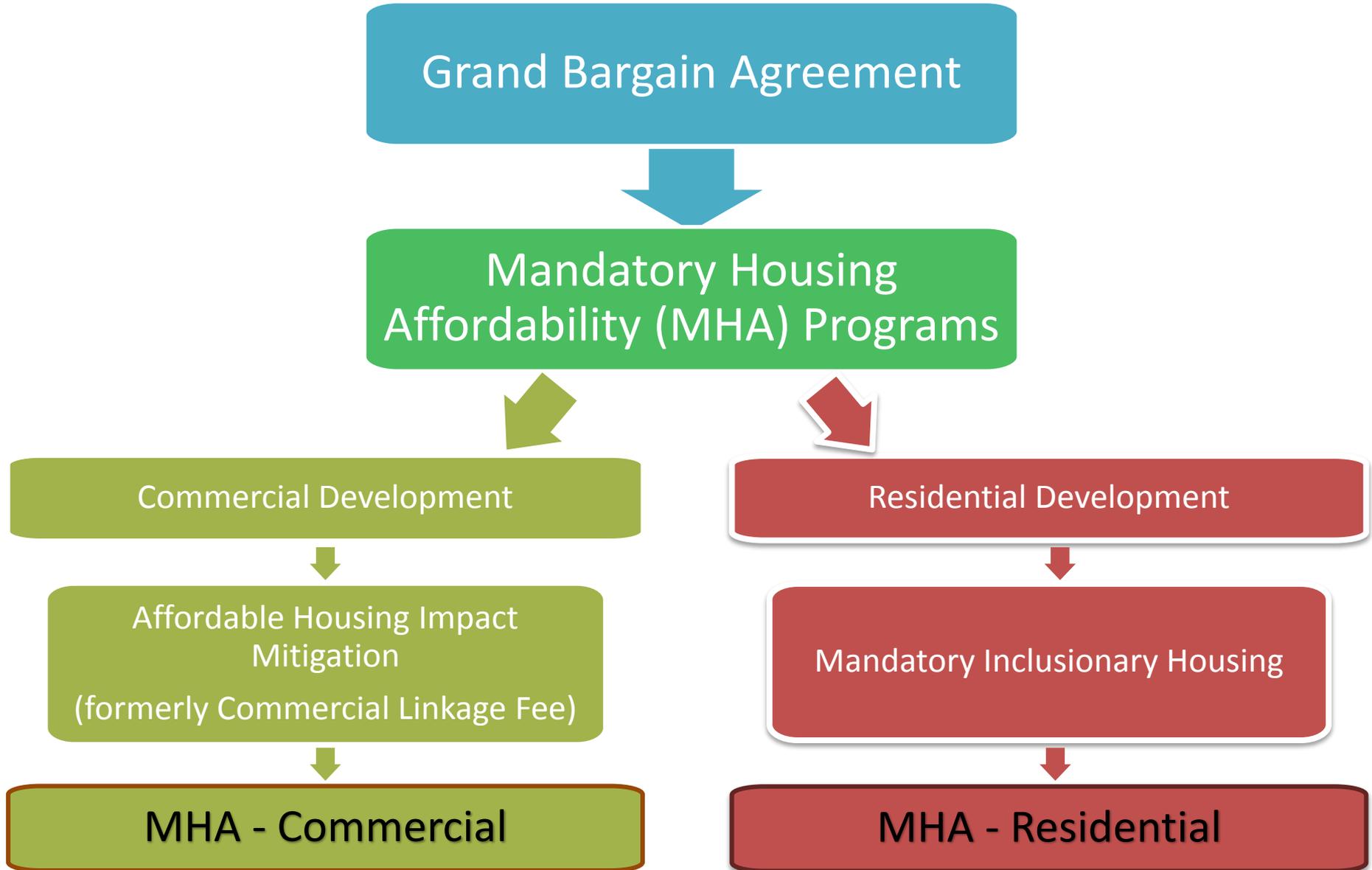
- Acquire and finance existing affordable multifamily housing
- Strategic investments to minimize displacement
- Preservation Tax Exemption
- Engage private owners with new financing tools



## Sustainable Homeownership



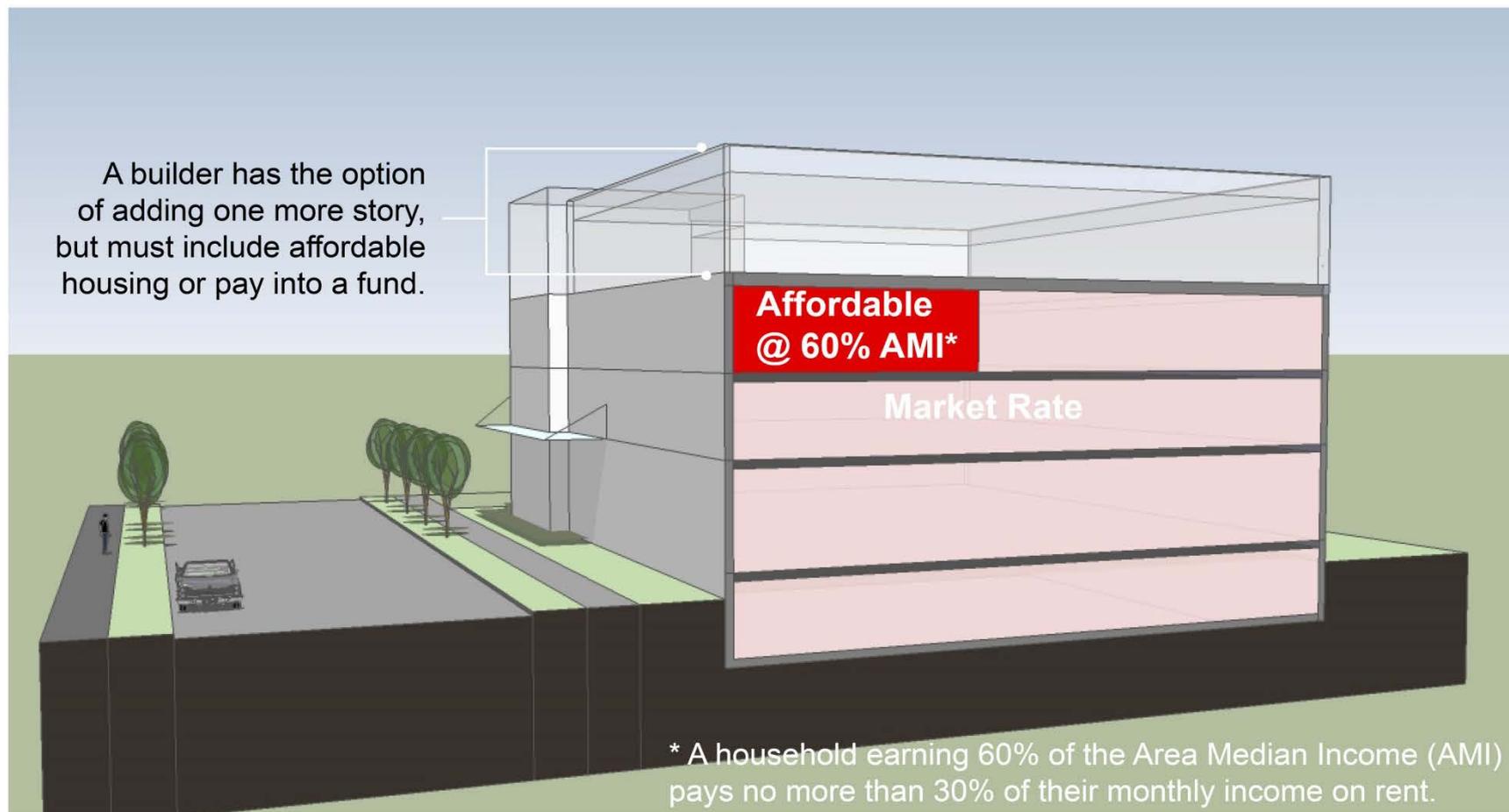
- Enhance programs to preserve homeownership for low-income homeowners
- Support permanently affordable homeownership and stewardship
- Explore options for Sharia-compliant financing
- Seek to remove barriers to condo development
- Homebuyer education





## Mandatory Inclusionary Housing

- About one additional story is allowed.
- The building must provide affordable housing or pay into a fund.
- 5% - 8% of housing is reserved as affordable for low income households.
- Affordable housing is required, whether or not the extra story is built.

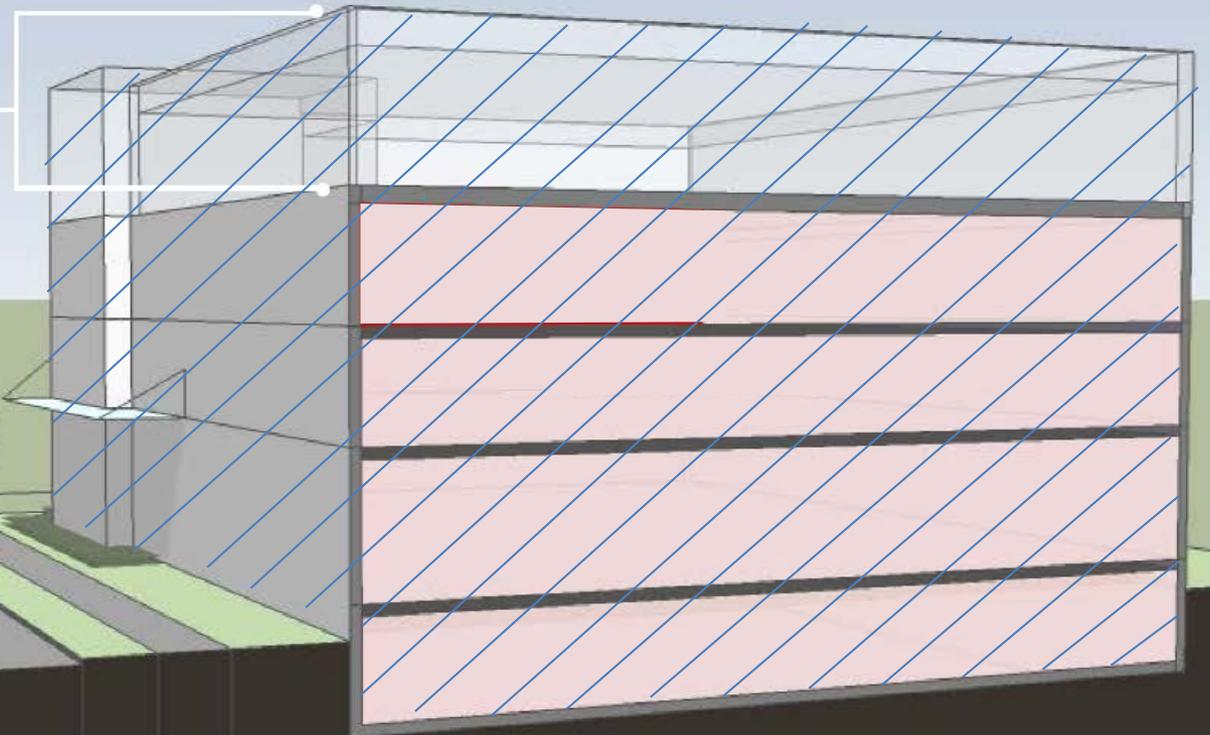




## Affordable Housing Impact Mitigation Program (Commercial Linkage Fee)

- New commercial development pays a mitigation fee by the square foot (\$5 - \$17).
- The amount of allowed commercial development is increased by about 1 Floor Area Ratio (FAR).
- Affordable housing mitigation is required for all commercial development on the site.

A builder has the option of adding one more story, and the Impact Mitigation fee is paid on all square footage in the building (hatched).



# Housing Affordability & Livability Agenda

City of Seattle



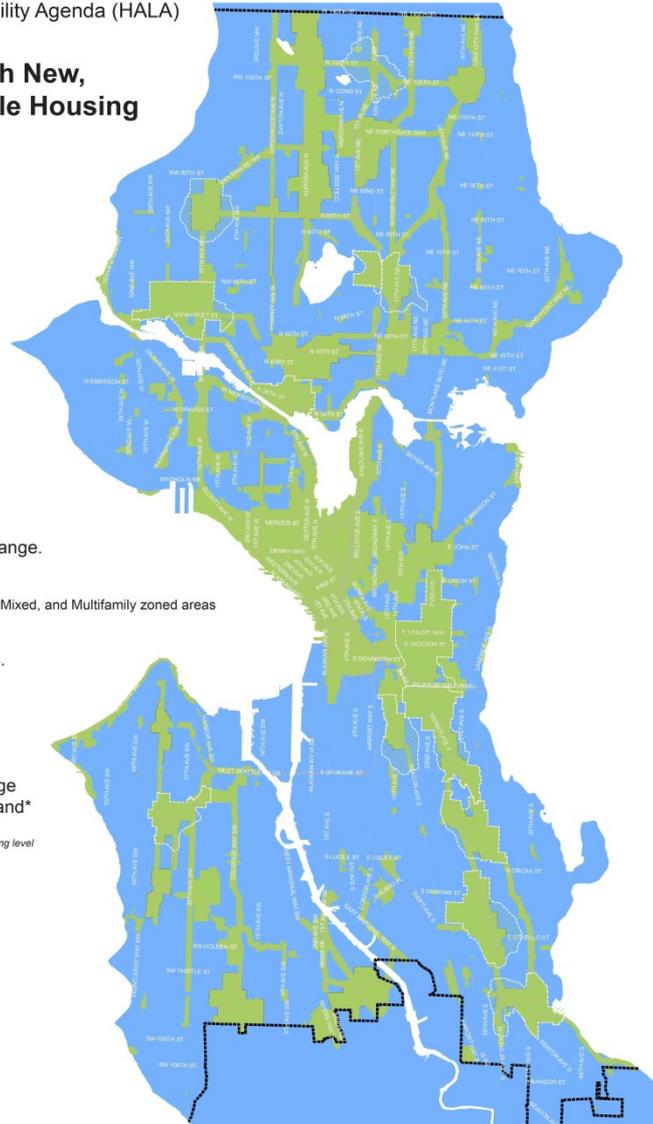
## Mandatory Inclusionary Housing (MIH) and Commercial Linkage Fee

Housing Affordability & Livability Agenda (HALA)

### Proposed Areas With New, Mandatory Affordable Housing

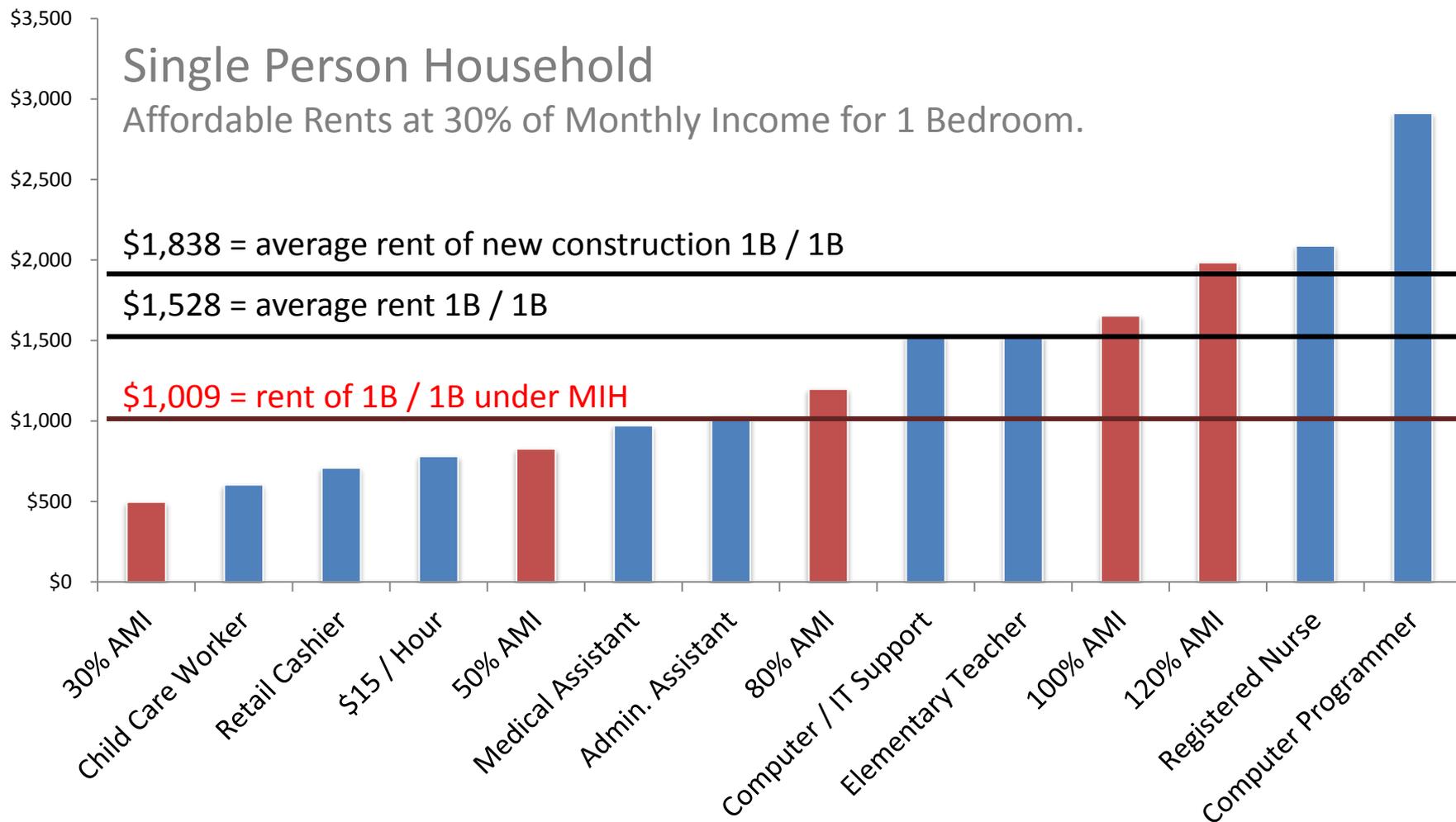
-  Green: Proposed zoning change. 16% of citywide land\*
  - Urban Villages
  - Downtown, Commercial, Seattle Mixed, and Multifamily zoned areas
  - Areas along major arterials
-  Blue: No proposed upzones. 83% of citywide land\*
  - Most Single Family areas
  - Major Institutions
  - Industrial areas
  - Parks and open space
-  Hatch: Possible Urban Village expansion. 1% of citywide land\*

\* Parcel acres not including right of ways. Planning level estimations based on available information.





## MIH Impact on affordability of rent





Find the HALA Report at:

[www.murray.seattle.gov/housing](http://www.murray.seattle.gov/housing)

# Housing Washington 2015 Evaluations



## Share Your Feedback

Complete a paper evaluation.

**OR**

Visit [wshfc.org/conf](http://wshfc.org/conf) & click on **SURVEY**.

Connect. Share. Engage.



HousingWashington



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