Housing Affordability and Livability Agenda (HALA) Responsibilities and Expectations

10/30/2014

HALA Steering Committee (SC)

Purpose: Provide oversight of process and to act as an avenue for communication and alignment between the Executive and City Council on housing strategies.

Responsibilities:

- Provide oversight and review progress of the Advisory Committee's work
- Discuss Advisory Committee agenda content and the flow of the Committee's work
- Provide high level feedback on policy and fiscal matters to the Advisory Committee and staff
- Jointly develop legislative framework for advancing proposals
- Review work of HALA Advisory Committee to ensure recommendations are being considered holistically and are in alignment with Comprehensive Plan goals and policies and address identified housing needs.
- Proactively message and help to shape the public narrative around Housing Affordability and Livability Agenda effort.

HALA Advisory Committee

Purpose: To work with stakeholders and community to understand the range of issues impacting housing affordability; Use a broad lens and thinking beyond individual areas of expertise, consider opportunities for innovation; Develop a bold and actionable suite of recommendations to increase housing affordability and neighborhood livability in Seattle.

Responsibility of Committee:

- Generate ideas for strategies and refine staff-generated ideas to respond to issues identified in stakeholder/community process
- Participate as Subject Matter Experts in Strategy Work Groups
- Review and modify individual proposals of Strategy Work Groups
- Combine strategy proposals into a set of recommendations to forward to Mayor and Council, recognizing impact across strategies and fine tuning the scale of options accordingly.

Expectations of Members:

- If a member cannot attend a meeting, he or she will inform the City Staff Lead in advance.
- If a member cannot attend a meeting, it is his/her responsibility to be informed about the topics discussed by the next meeting by reviewing the meeting summary and/or discussions with the co-chairs, other committee members or the facilitator.
- Each committee member is encouraged to participate in at least one Strategy Work Group.

- Each committee member will attend at least one community meeting organized for this process.
- When attending committee meetings, please be "present" during the meeting. Please turn off cell phones. Calls, text or emails should be done outside of the meeting space.

Role of Co-Chairs – Faith Pettis and David Wertheimer:

- Open the meetings and make sure the agreed upon ground rules are being followed
- Serve as a committee liaison with City elected officials
- Insure that the committee is addressing the charge it has received from the Mayor and Council
- Communicate with committee members about the committee's work
- Serve as spokespersons for the committee with the press

Role of Facilitator – John Howell:

- Work with the co-chairs and the steering committee to set the agendas for meetings
- Work to resolve issues regarding process or schedule
- Manage the flow and timing of the topics on the committee agendas
- Communicate with committee members between meetings to understand issues and search for consensus on solutions

Role of City Staff Lead – Leslie Price:

- Support the Facilitator and Co-Chairs throughout process
- Serve as the liaison between Strategy Work Groups and the Facilitator/Co-Chairs
- Manage and distribute meeting materials, maintain project's SharePoint site.

City Staff Team

Purpose: Provide staff support to HALA Advisory Committee, HALA Steering Committee and Strategy Work Groups. Oversee Strategy Work Group efforts. Facilitate communication between the Housing Affordability work, MO, Departments, and City Council

Responsibilities:

- Support the committee with timely and responsive information and act as a liaison with city departments to fulfill information request.
- Serve a resource for committee deliberations
- Coordinate, facilitate and support the work of the Strategy Work Groups
- Review proposals from Strategy Work Groups before presentation to Advisory Committee to ensure proposals are ready for consideration.
- Present strategies from the Strategy Work Groups to the Advisory Committee
- Provide research, analytical and fiscal review support as needed to Advisory Committee, Steering Committee and Strategy Work Groups.
- Provide administrative support to process

Strategy Work Groups

Members: Staff from relevant city departments, relevant Advisory Committee members and additional outside expertise as needed

Purpose: To develop specific initiatives in a greater level of detail, leveraging the expertise of the Advisory Committee. To provide an opportunity to engage additional outside expertise on specific topics as well as to dive deep into the details to outline the range of options and policy implications of specific proposals.

Roles and Responsibilities:

- Identify and recruit additional outside expertise and additional city department staff as needed
- Research and analyze identified initiatives. Develop spectrum of options available.
- Present policy proposals and range of options to HALA Advisory Committee
- Refine proposals as instructed by HALA Advisory Committee

Advisory Committee Meeting #1: November 4, 2014

Key Findings - 1

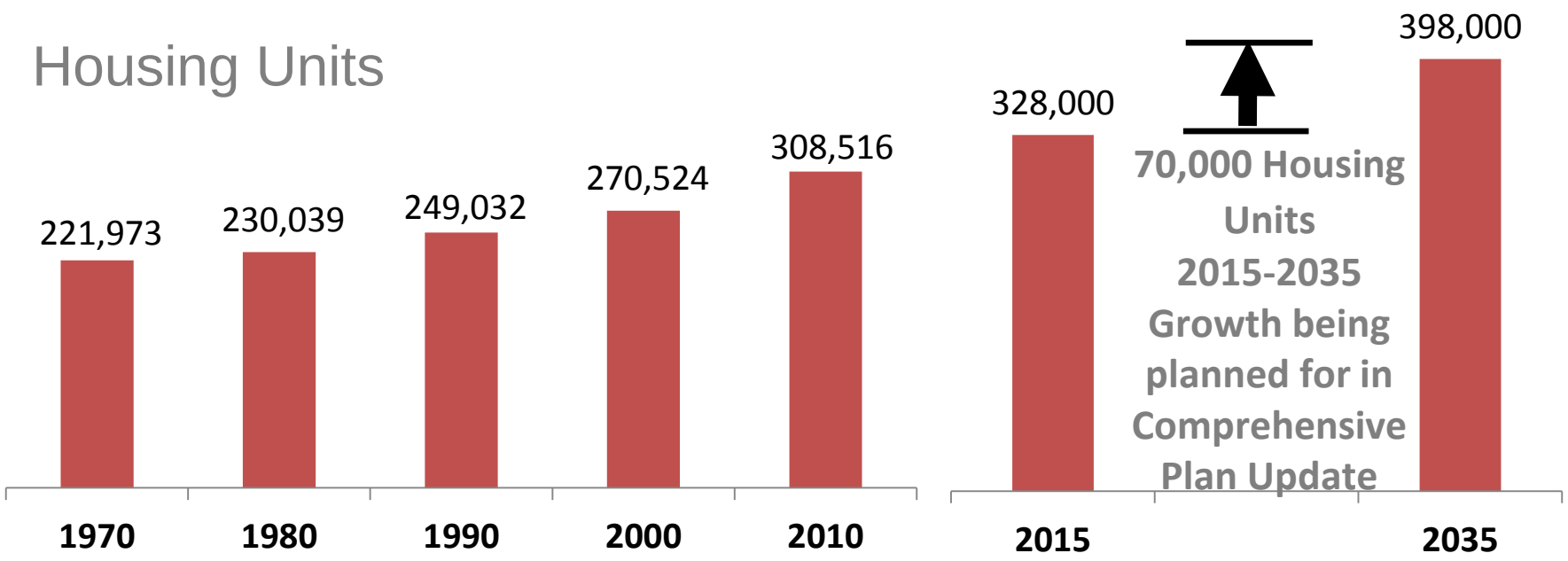
Seattle is growing rapidly, and the City must plan for housing and livability.

- Seattle 2035 *Background Report.* Slides: 2, 29, 43 (and others).

Seattle's Growing Population and Housing Stock

Population

530,831 493,846 516,259 563,374 608,660 → ~725,000



Source: U.S. Census Bureau, Decennial Census; 2015 to 2035 growth estimate in "Updating Seattle's Comprehensive Plan Background Report;" 2015 housing informal projection by SPC Demographer.

Key Findings - 2

The City currently affects housing in a myriad of ways, both directly and indirectly.

- Seattle 2035 *Background Report.* City of Seattle Consolidated Plan.

Housing Affordability & Livability Agenda

City of Seattle

Housing Affordability & Livability

Resources

Public Resources

Production

Affordable Housing Financing

Subsidized Housing

Surplus Properties

Tax Exemption

Homeownership Opportunities

Development Incentives / Fees

Foreclosure Prevention

Preservation

Place-Based Investment

Weatherization

Supportive Housing for Homeless Households

Housing Access

Tenant Relocation Assistance

Landlord Tenant Laws

Rental Registration and inspection

Building Code

Zoning

Fair Housing

Land Use Code

Housing Types

Permitting

Design Review

Planning

Data Systems

Compliance/ Monitoring

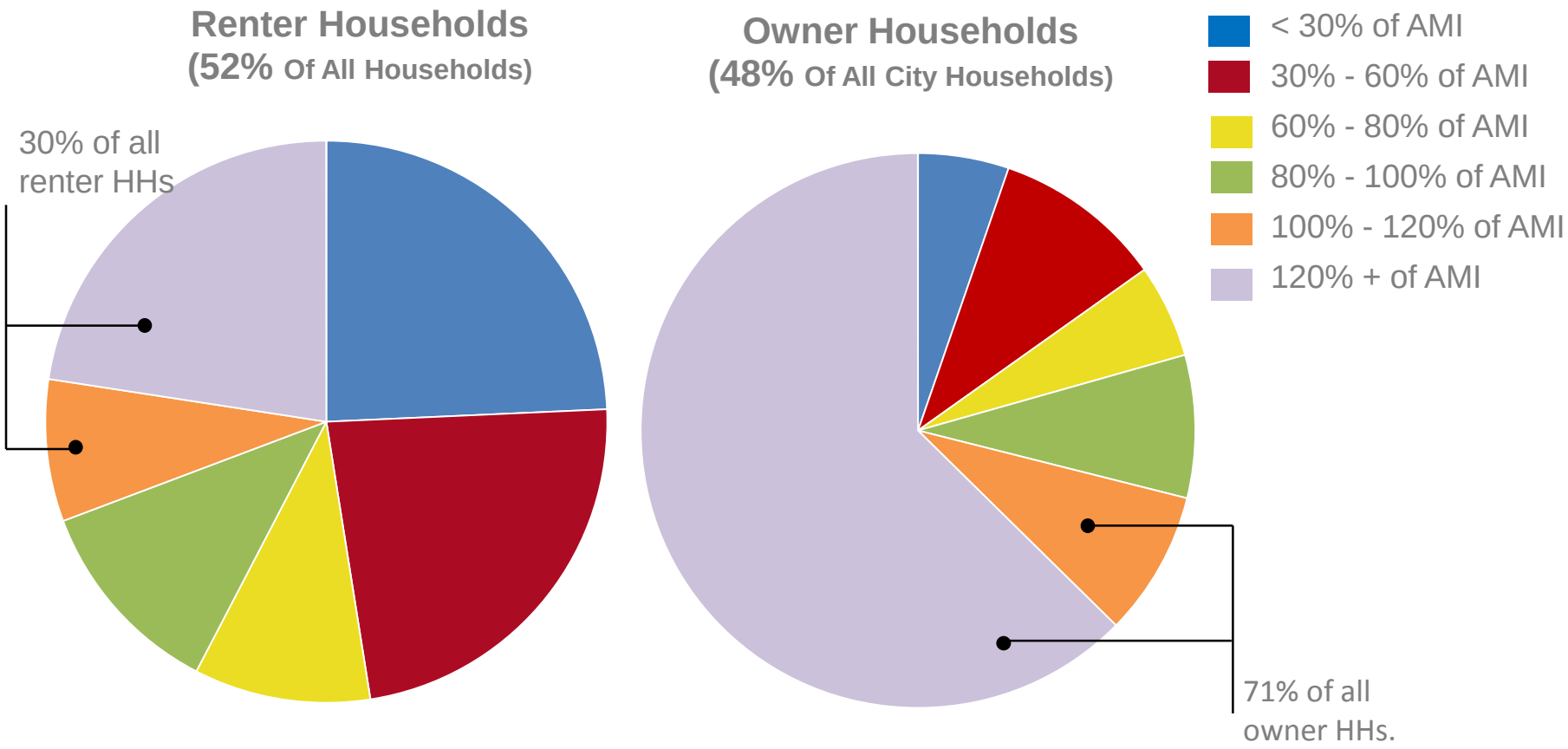
Key Findings - 3

Existing housing does not meet the needs of many current residents. Households are increasingly burdened by their housing costs.

- Seattle 2035 *Background Report.* Seattle Planning Commission *Housing Seattle.* Slides: 13, 23 (and others).

Seattle Households by Income – Owners & Renters

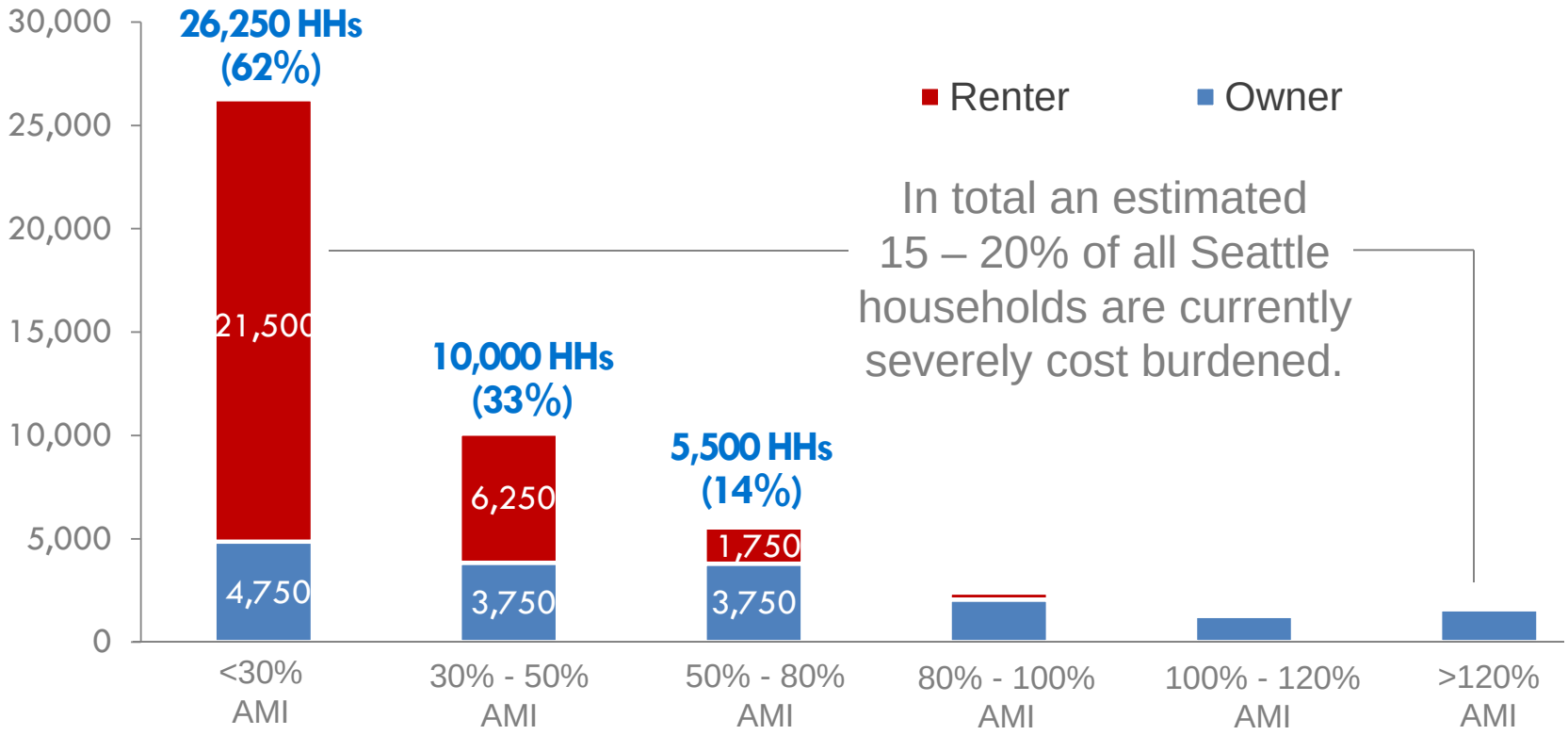
Renter households have a greater diversity of incomes, including an estimated 30% with incomes greater than 100% of AMI. Nearly three-quarters of owner households have incomes greater than 100% of AMI.



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

Severely Cost Burdened Households

About 26,250 very low-income households (or 62% of the households in the 0-30% of AMI income bracket) spend more than half of their income on housing.



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

Homelessness in Seattle

In January of 2014, there were **2,303 people** surviving on the streets without shelter in Seattle.

In addition, another **2,390 people** were staying in emergency shelter.

Seattle is part of a statewide trend in rising numbers of homeless students, with 71% staying in emergency shelters.

Number of students who were homeless in Seattle Public Schools in the 2012-2013 school year.

Sources: 2014 King County One Night Count Data; "Homeless student count in Wash. hits record high", Seattle Post-Intelligencer, February 27, 2014.

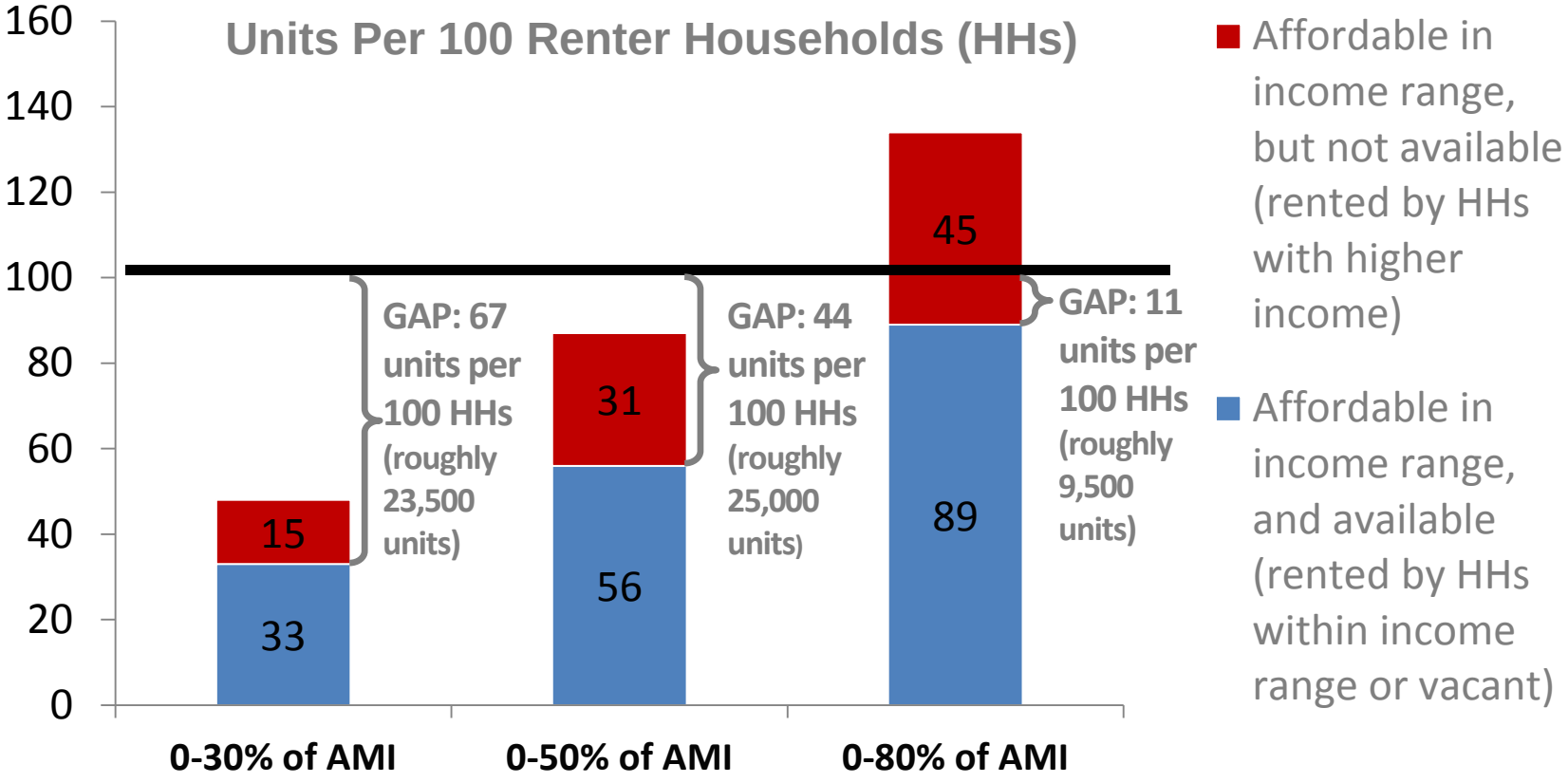
Key Findings - 4

The gap between demand and availability of affordable housing is greatest for lower income households, including family-sized households. Workers in some of the city's most common occupations are priced out of living in Seattle.

- SPC. *Housing Seattle*, Finding # 2. 2013 City of Seattle Consolidated Plan. Slides: 12, 19-22 (and others).

Affordability and Availability: Rental Housing

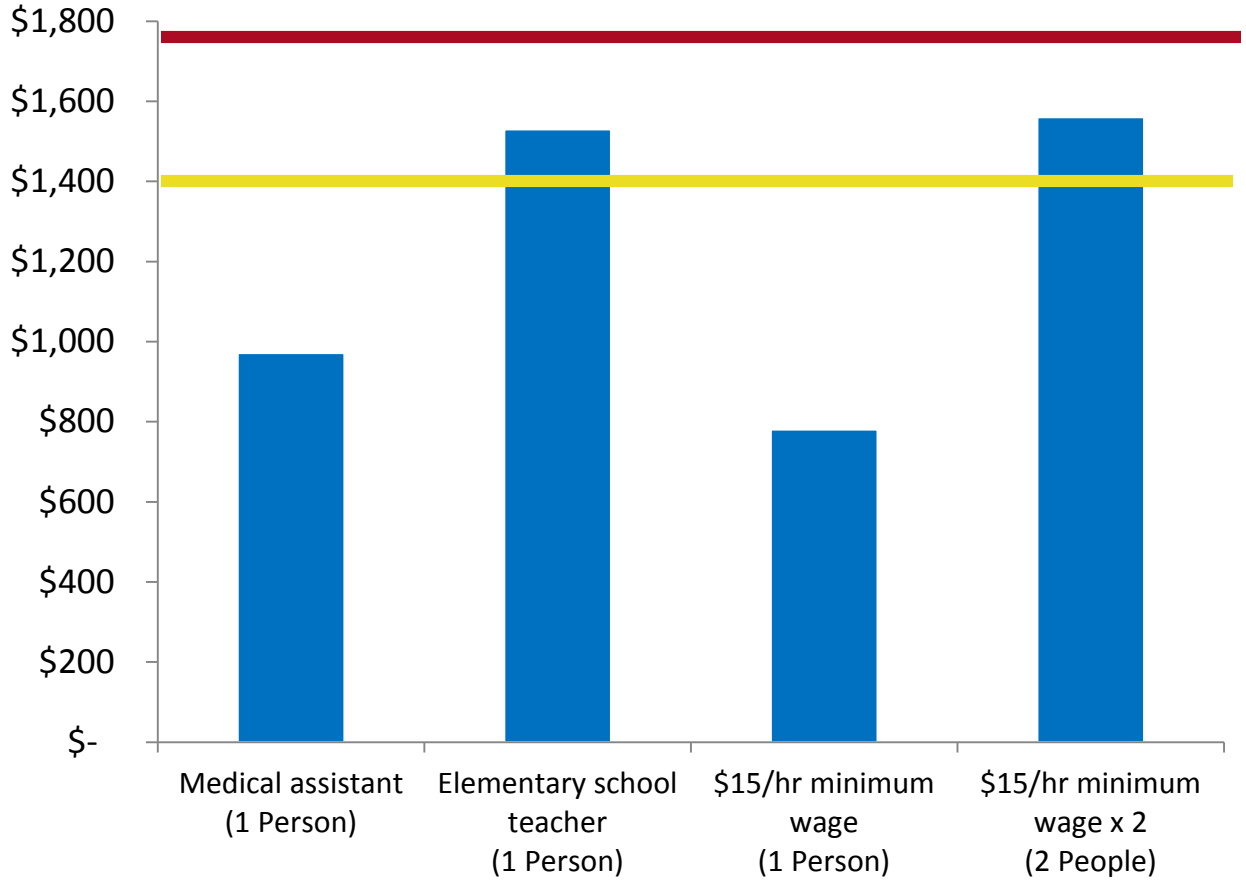
The gap between rental households, and affordable *and* available housing units is greatest for lowest income households. Part of the gap is due to higher income households renting units affordable at lower income levels.



Source: U.S. Housing & Urban Development, CHAS, 2006-2010 5-Year American Community Survey, Seattle city.
Note: these are rough estimates.

Housing Affordability for Working Households – 1 Bedrooms

Average rent for 1 bedroom apartments in Seattle is not affordable to people working in some of the region's most common occupations.



$1,780 = average rent for new construction 1 BR/1 B unit

$1,412 = average rent for 1 BR/1 B unit

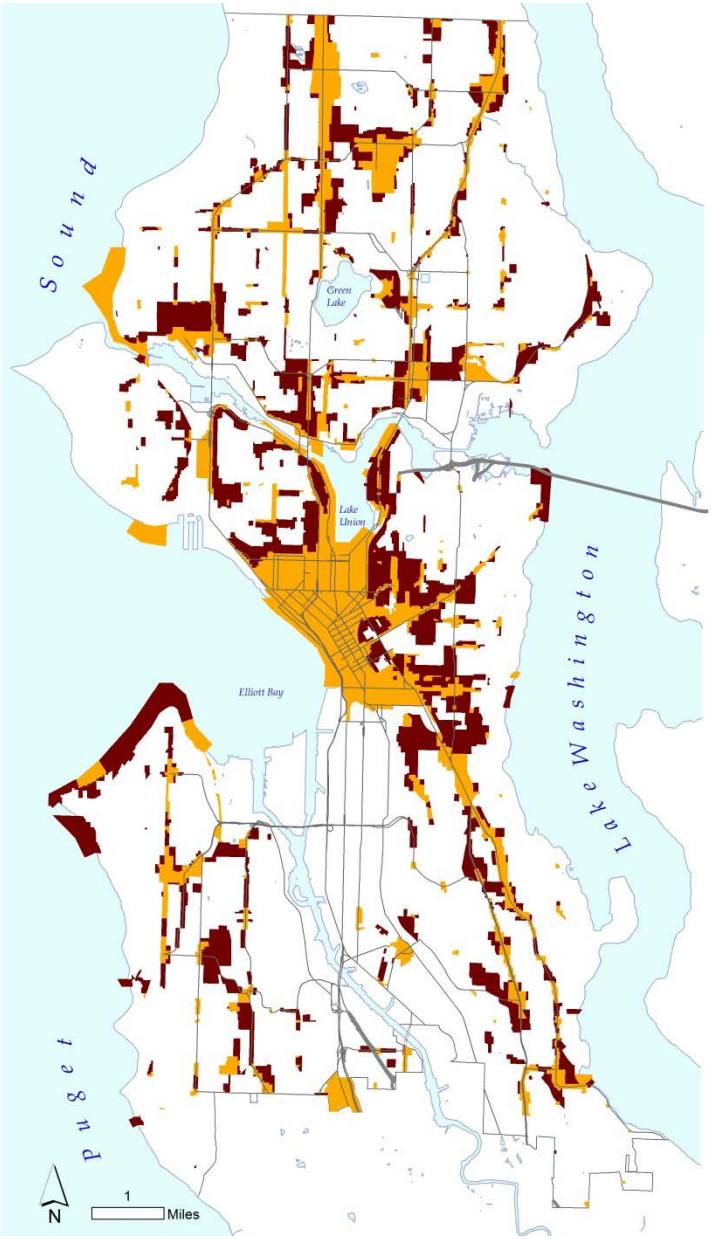
Affordable rent with average wage

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

Key Findings - 5

Past planning has directed growth to certain areas, leaving two thirds of all land zoned single family.

- Seattle 2035 Background Report. Slides: 40, 41.



Where Multi-family Housing is Allowed by Zoning

Zoning allows multi-family housing in mixed use areas along with commercial uses *(About 10% of city parcel area)*

Zoning allows multi-family housing and does not allow commercial uses *(About 9.0% of city parcel area)*

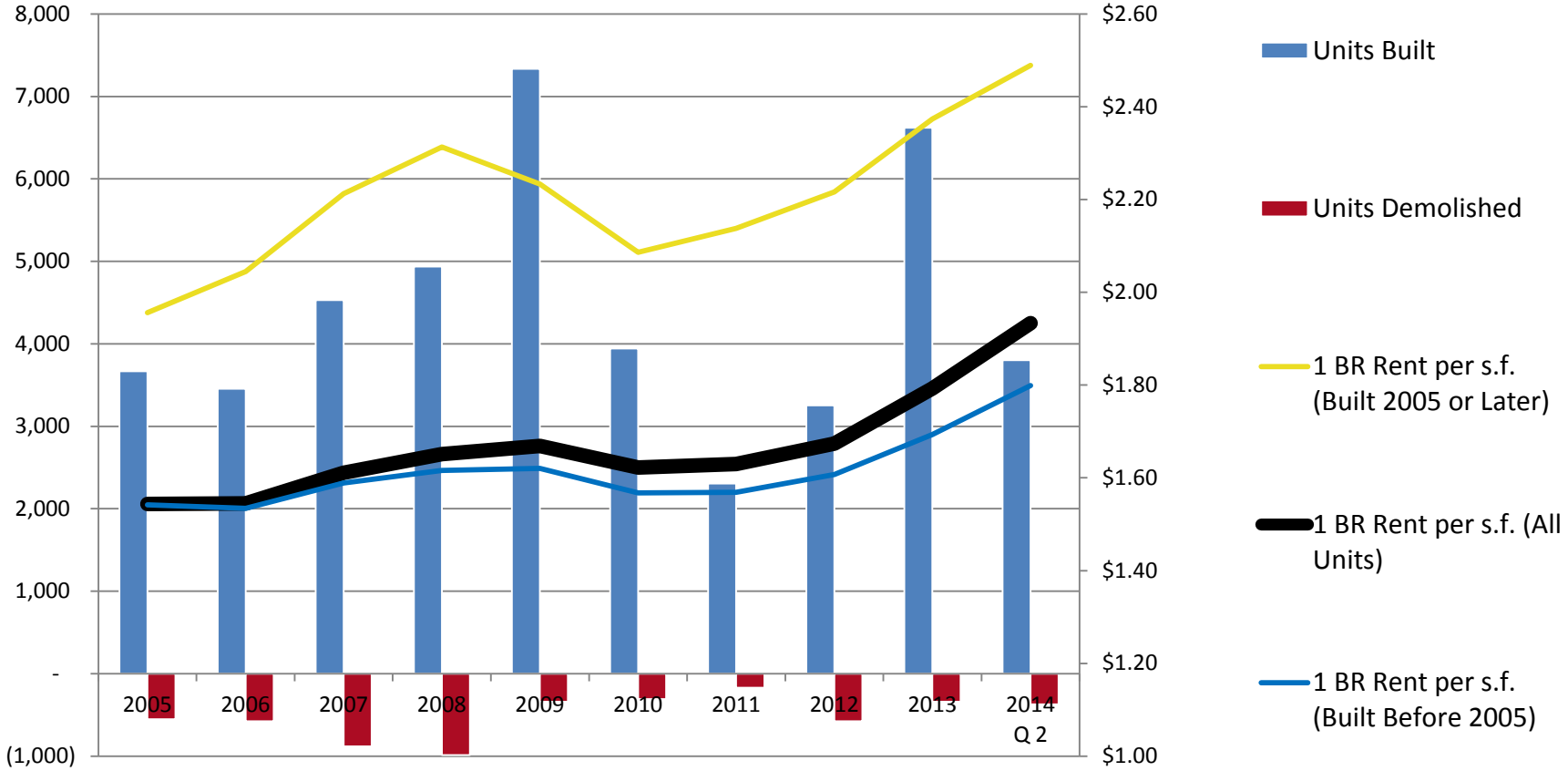
Key Findings - 6

In a growing City, new housing supply is necessary but not sufficient to achieve affordability.

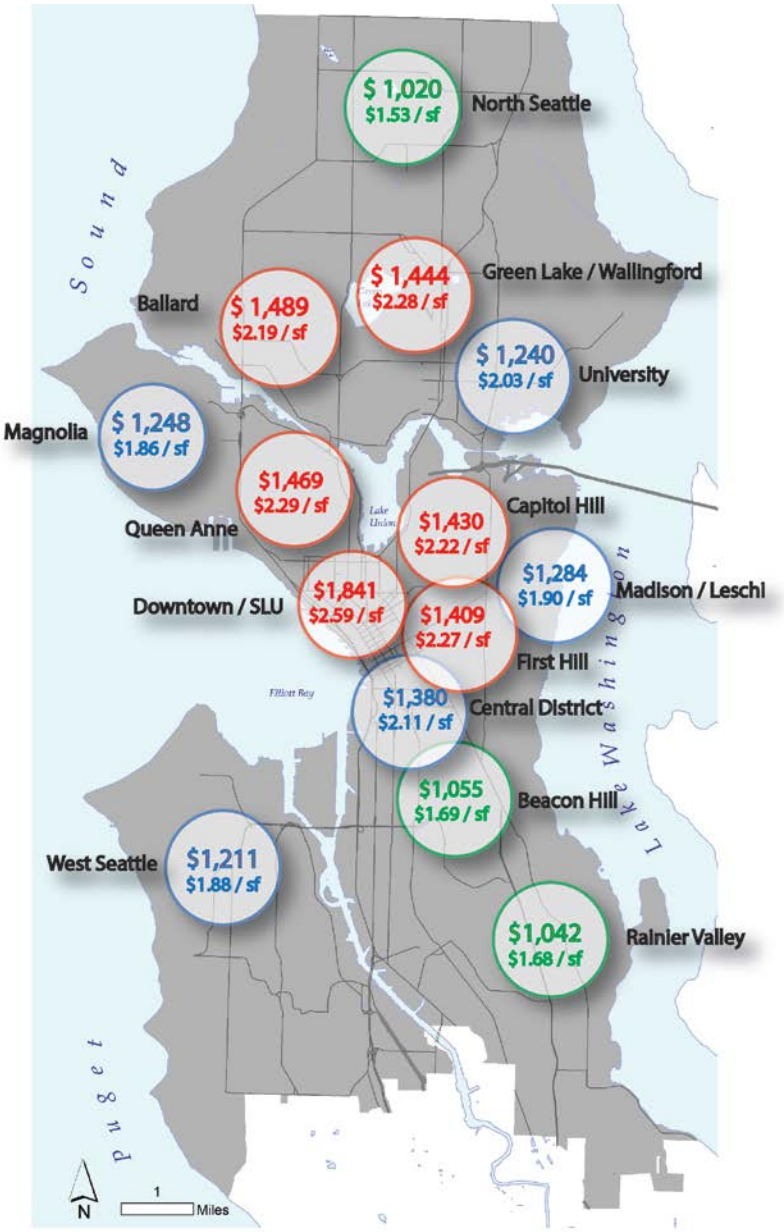
- Slides: 15-17, 44 (and others).

Rent Trends

In the last few years, housing development has accelerated but rents continue to climb, driven by rapidly growing demand. Rental rates for new units are higher and housing that is demolished tends to be older affordable housing stock in varying conditions.



Sources: Seattle Residential Permit Report, DPD Permit Warehouse, 2nd Q 2014;
Dupre+Scott Apartment Advisors, Apartment Vacancy Report, 20+ unit buildings, Fall 2014, Seattle-14 market areas.



Average Rents by Sub-Market (1 Bedroom)

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

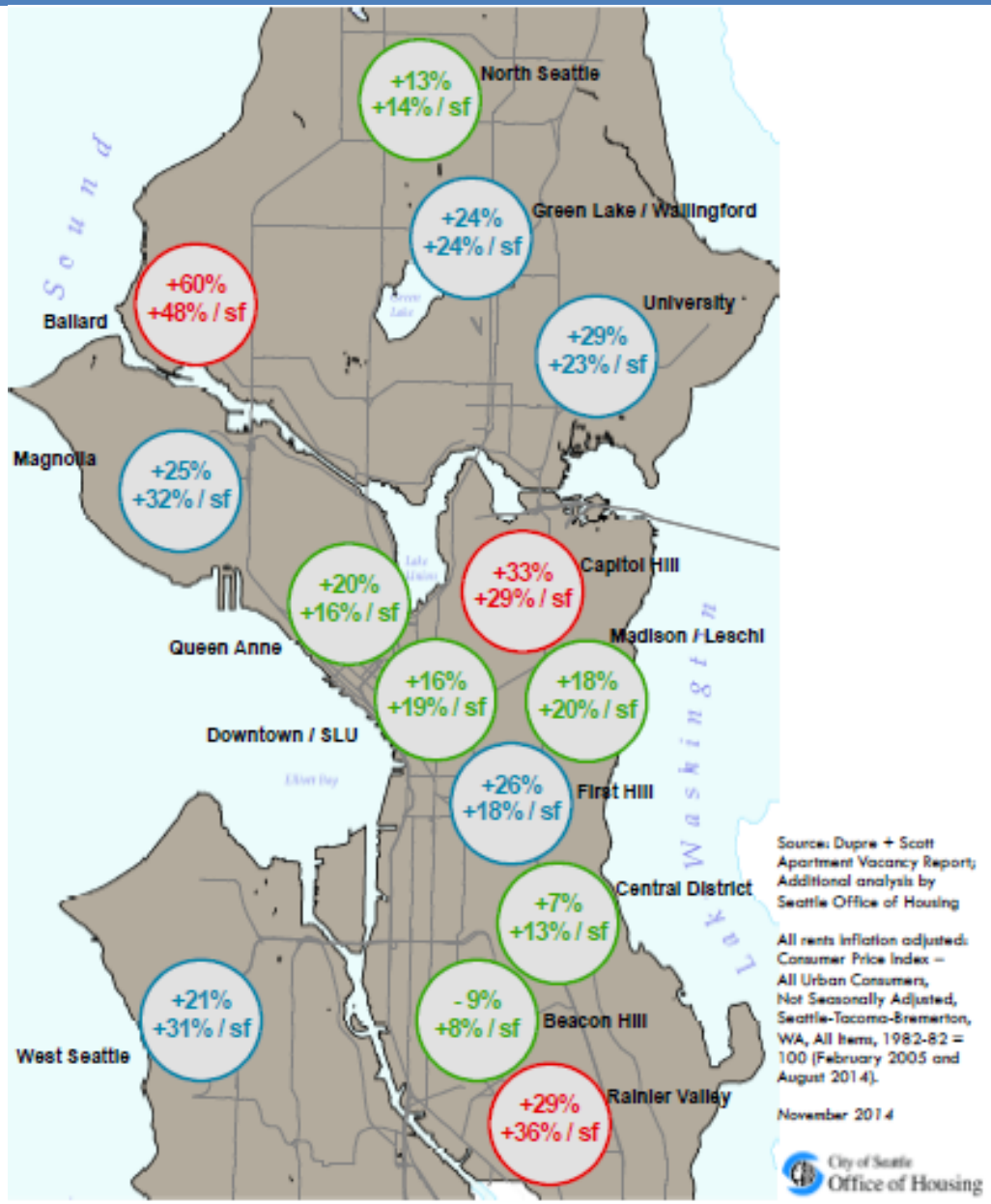
Dupre+Scott Apartment Advisors, Apartment Vacancy Report, 20+ unit buildings, Fall 2014, Seattle-14 market areas.

Key Findings - 7

Areas experiencing displacement are typically characterized by an increase in average market rents, household income, and educational attainment.

Existing programs, which focus on assisting directly displaced tenants, are important but not sufficient to address impacts of displacement.

- Slide 50 and 51



Source: Dupre + Scott Apartment Vacancy Report; Additional analysis by Seattle Office of Housing

All rents inflation adjusted: Consumer Price Index – All Urban Consumers, Not Seasonally Adjusted, Seattle-Tacoma-Bremerton, WA, All Items, 1982-82 = 100 (February 2005 and August 2014).

November 2014

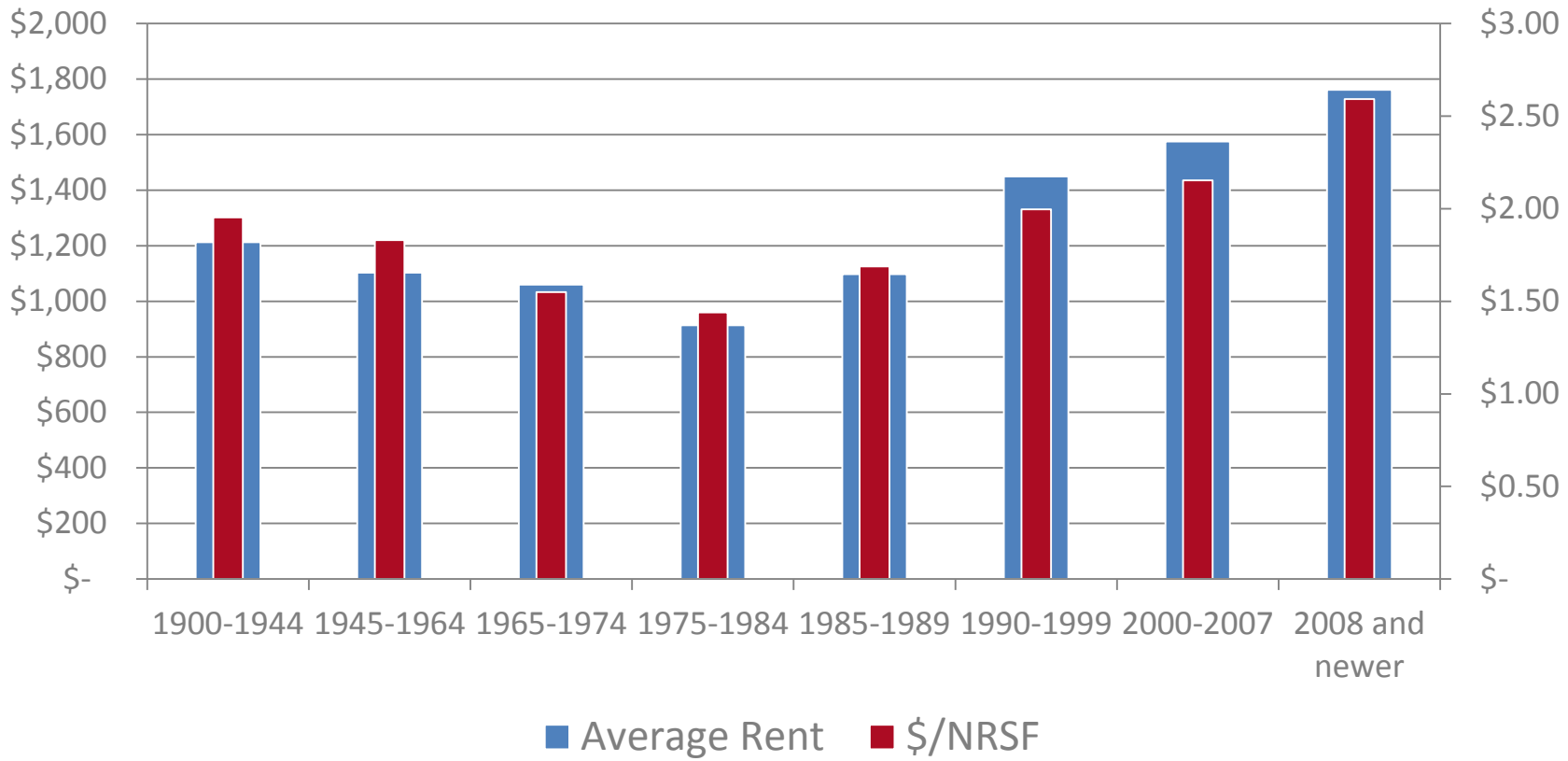
City of Seattle Office of Housing

Percent Change in Average Rent and Average Rent Per NRSF (net rentable square foot)

Spring 2005 – Fall 2014

Age of Housing Stock & Rents

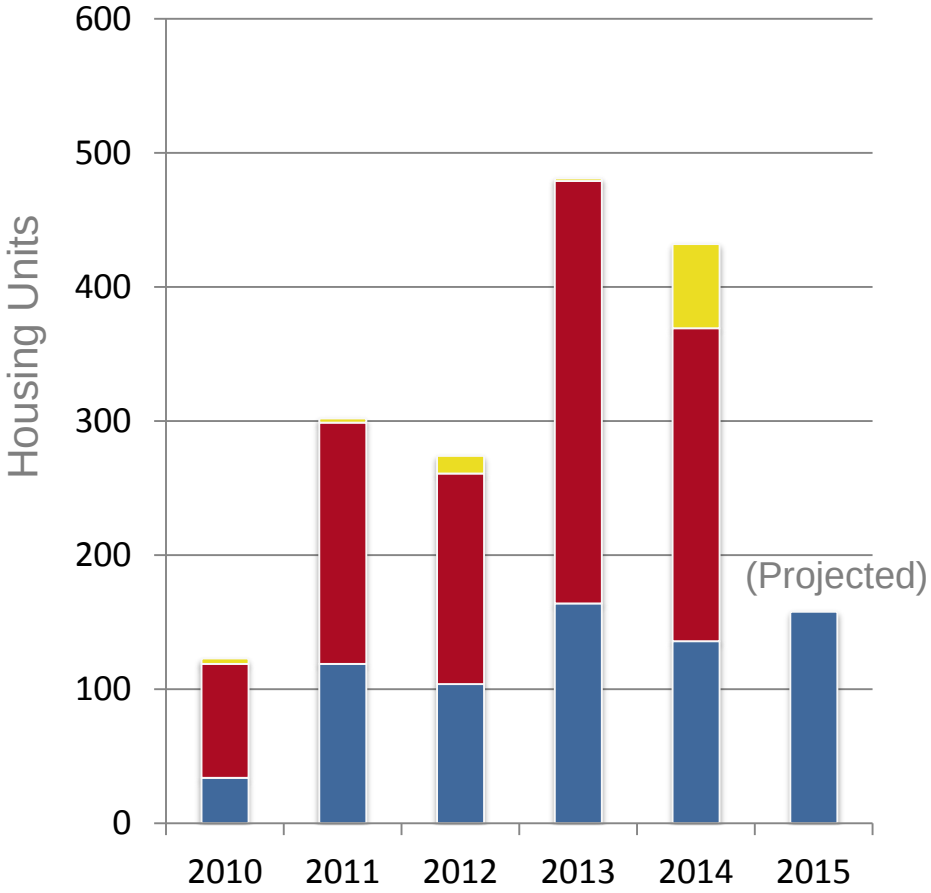
Seattle's least expensive rental housing stock was built in the 1970s and 1980s.



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

Tenant Relocation Assistance

Only a portion of displaced households become eligible to receive assistance through the Tenant Relocation Assistance Ordinance (TRAO) program.



Eligible. Tenant is income qualified and completed steps to become eligible.

Not Eligible. Tenant was either not income qualified, or did not complete steps to become eligible.

Ineligible. Tenant was documented as having too much income, or moved into unit after notice of discontinuance of the housing unit was already given.

DPD projects a 16% increase in eligible households between 2014 and 2015.

Key Findings - 8

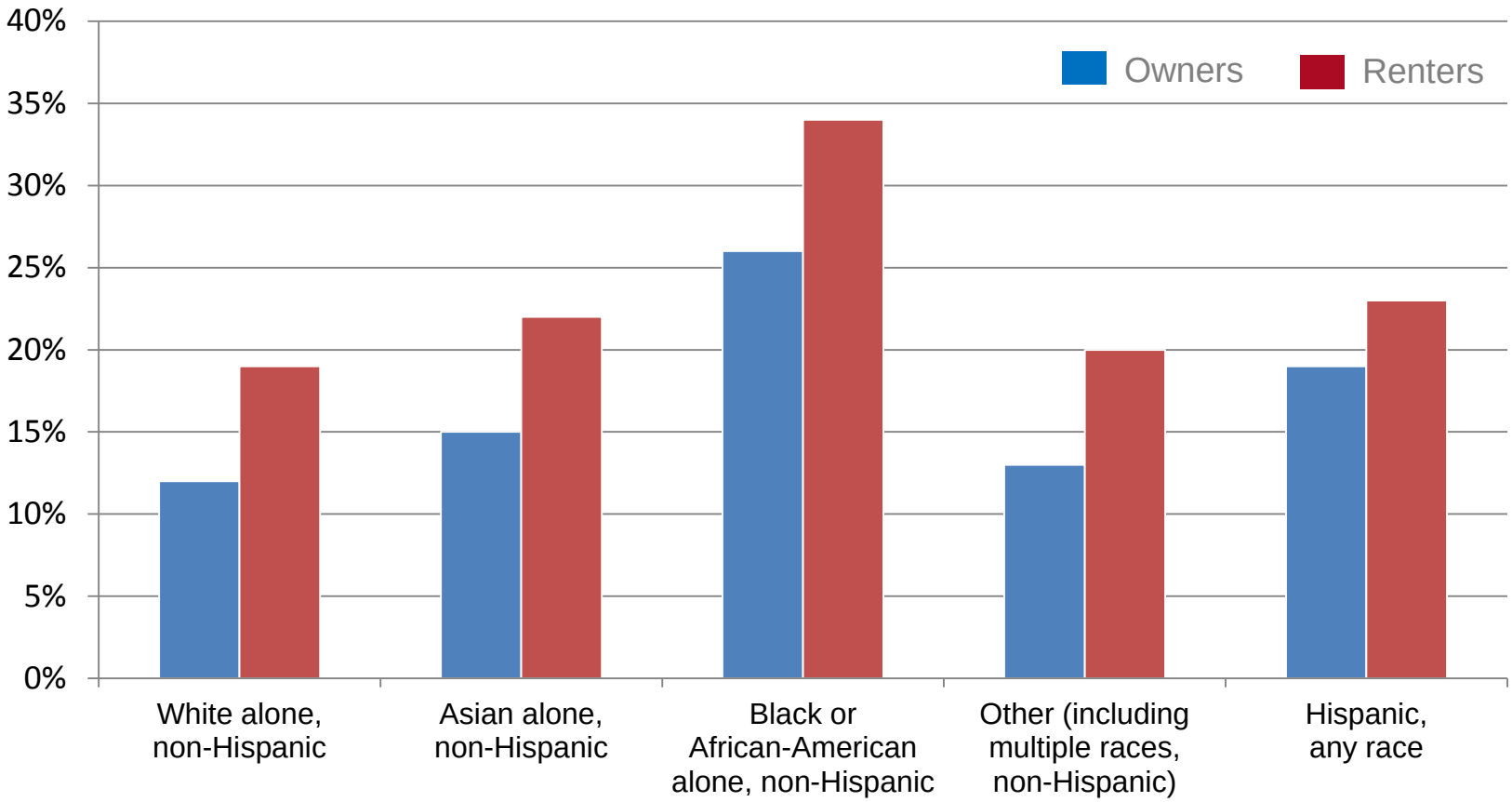
Housing affordability is a race and social justice issue.

Disparities are resulting in acute housing challenges for certain groups including persons of color, non English speakers, seniors, and families.

- SPC. Finding # 2. Seattle 2035 Background Report. Slides 3-8, 14 (and others).

Severe Housing Cost Burden by Race/Ethnicity

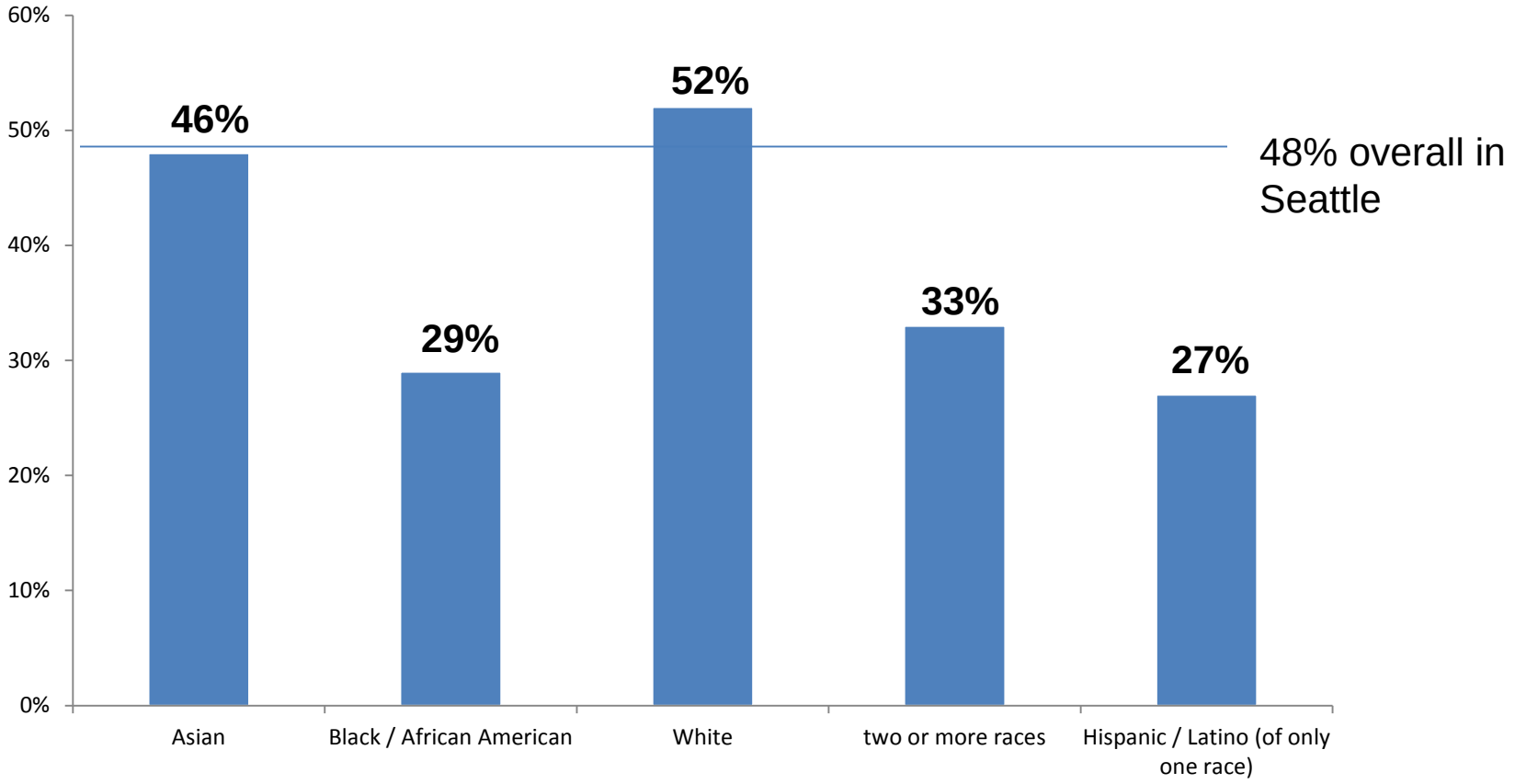
Over 25% of Black/African American owners, and close to 35% of Black/African American renters, pay more than half of their incomes for housing.



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

Homeownership Rates by Major Racial Category and Hispanic/Latino Ethnicity

Homeownership rates for Black/African American, Hispanic/Latino and mixed race households are significantly lower than for Asian and White households.



Source: US Census. 2010 decennial Census.

Office of Civil Rights 2014 Fair Housing Testing Preliminary Findings

64% of all tests showed evidence of different treatment.

42 tests focused on **Race - 64%** showed patterns that generally favored white testers.

31 tests focused on **Sexual Orientation** - **61%** showed evidence of different treatment

43 tests focused on **National Origin** - **67%** showed evidence of different treatment

9 tests focused on **Gender Identity** - **67%** showed evidence of different treatment

Key Findings - 9

The City currently deploys a range of programs and planning efforts to create housing affordability.

Our publicly funded housing programs are essential and effective, but still fall short of meeting the need.

- City of Seattle Consolidated Plan. Slide 32-39. 29.

Department of Planning & Development – Programs and Planning Efforts

PLANNING

Comprehensive Planning

- Area Planning
- Land Use Code (Zoning) Changes

LAND USE & ENVIRONMENTAL REGULATION

Land Use Permitting (MUP)

- Design Review
- Environmental & Shoreline Regulations (SEPA , SMP etc.)

REGULATION OF CONSTRUCTION

Building Permits (Building Code & Residential Code)

- Fire & Life Safety

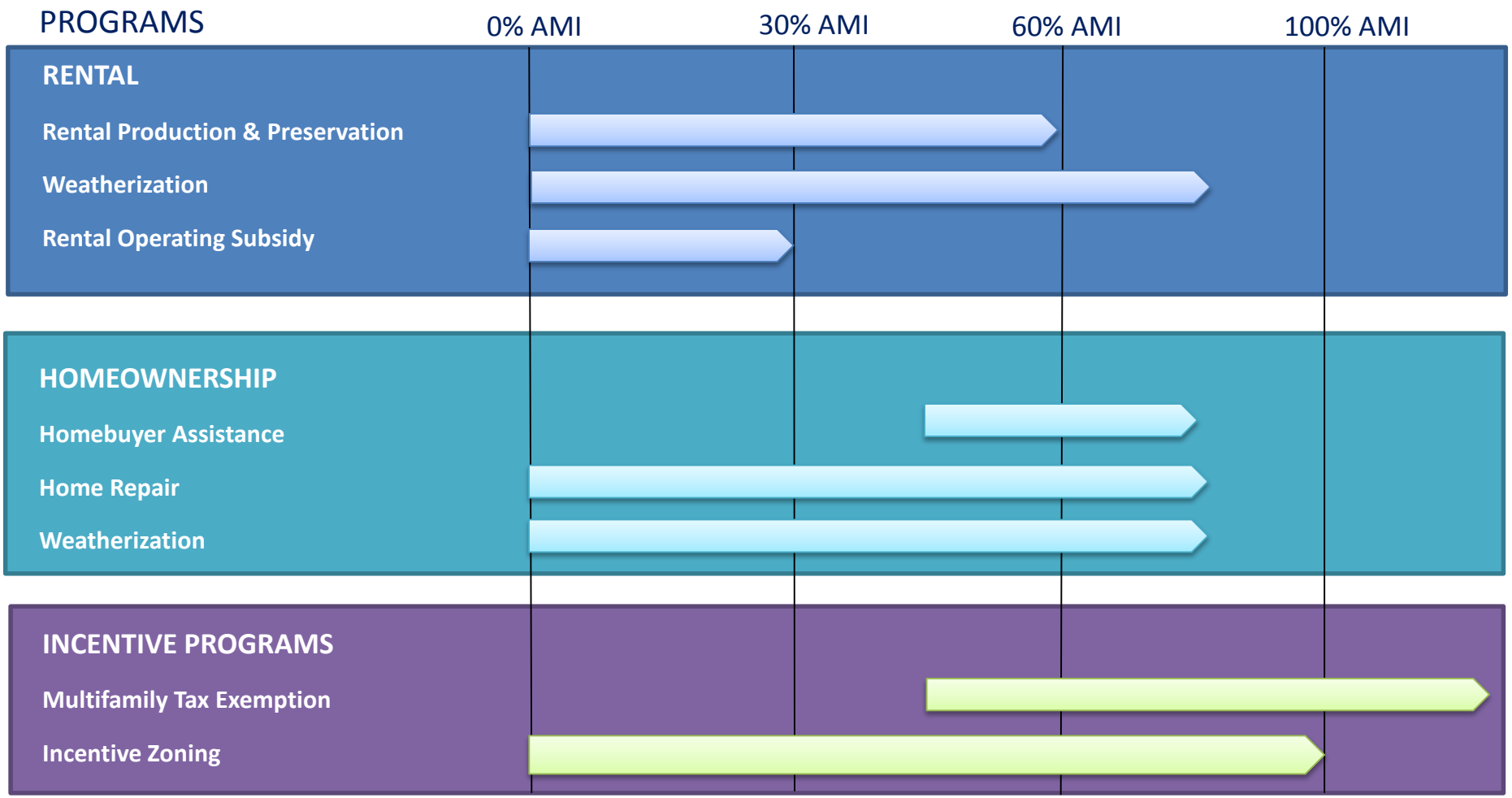
CODE COMPLIANCE

Tenant Relocation Assistance Ordinance (TRAO)

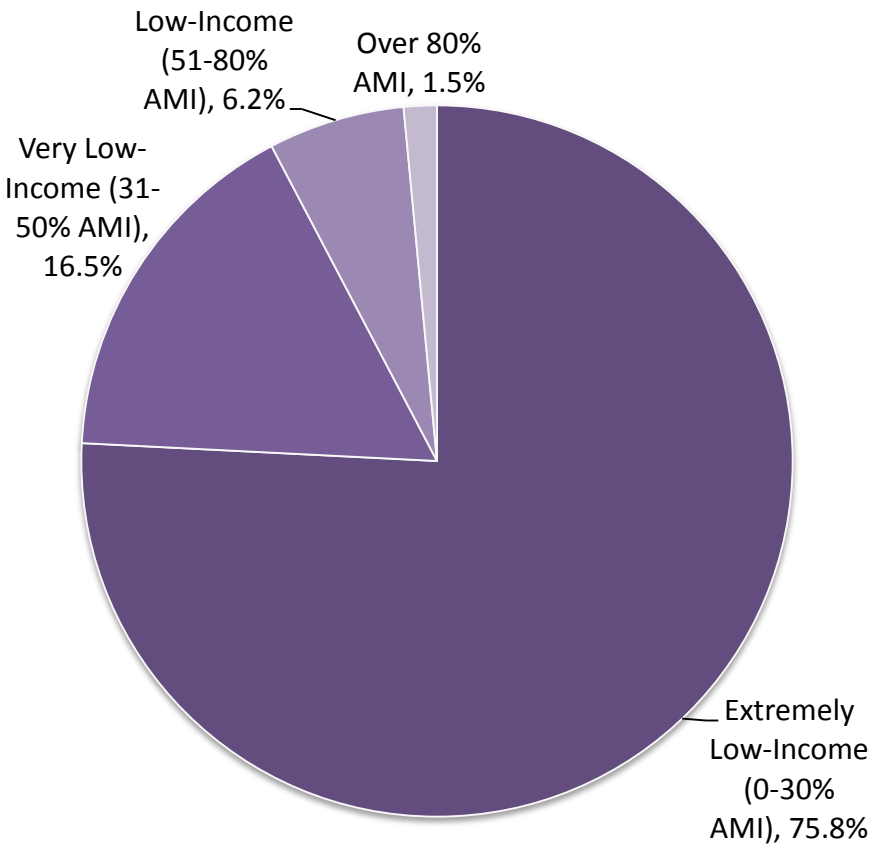
Housing Building and Maintenance Code (and Land Use Code) Enforcement

Rental Registration and Inspection Ordinance (RRIO) Program

Office of Housing Programs – Target Income Ranges



Office of Housing – Rental Housing Program
Households Living in Income-Restricted Units, by Income

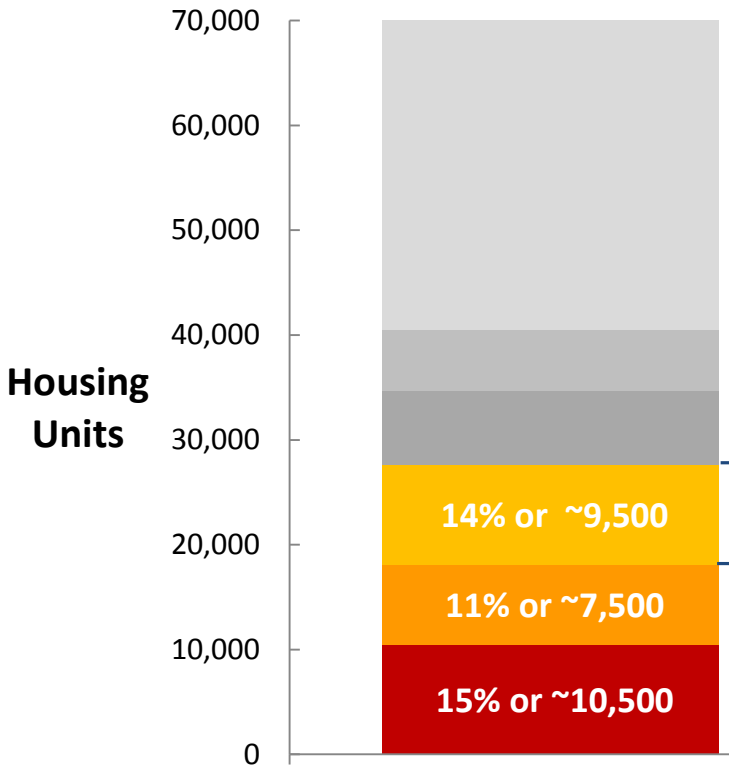


Projects in Operation and Reporting as of 12/31/13	Number of Households by Income	Percent of Households	Units by Income Restriction	Percent of Units
Extremely Low-Income (0-30% AMI)	10,375	75.8%	5,630	51.9%
Very Low-Income (31-50% AMI)	2,253	16.5%	3,286	30.3%
Low-Income (51-80% AMI)	853	6.2%	1,560	14.4%
Over 80% AMI	209	1.5%	374*	3.4%
Total	**13,690**	**100%**	**10,850**	**100%**

**"Over 80% AMI" represents units in OH-funded projects that are restricted by other funders.*

Source: Office of Housing, Annual Report Data, 2013

Housing Needed to Accommodate Growth by Income Level



An incomplete look

Overlaying today's income distribution on growth *starts* to tell us how much of the housing growth needs to be affordable at low and moderate income levels.

However, it does *not* account for:

- Some affordable units being occupied by higher income households; and
- Existing unmet need for affordable housing (for example, looking just at 0-30% of AMI there is currently a shortage of 23,500 affordable and available renter units.)

26% or ~18,000 units ≤ 50% AMI

40% or 28,000 units ≤ 80% AMI

Income bands:

- > 120% of AMI
- 100-120% of AMI
- 80-100% of AMI
- 50-80% of AMI
- 30-50% of AMI
- 0-30% of AMI

Sources: U.S. Housing & Urban Development, CHAS, 2006-2010 5-Year American Community Survey, Seattle city; Seattle 2035 Updating Seattle's Comprehensive Plan, Background Report, February 2014.

Housing Affordability & Livability Agenda

City of Seattle

Basic Demographics

1. 2010 City of Seattle Census Profile
2. Seattle's Growing Population and Housing Stock
3. Map: Percentage of Population Who Are Persons of Color
4. Map: Distribution of Population by Race/Ethnicity
5. Map: Percent of Population Who speak English Less Than Well
6. Map: Percent of Population Under Age of 18
7. Map: Population under 200% of Poverty Level
8. Map: Renter Occupied Units by Census Block
9. Household Size Trends
10. Poverty Rates by Race/Ethnicity
11. Homelessness in Seattle

Housing & Affordability Characteristics

12. Affordability & Availability – Rental Housing
13. Severely Cost Burdened Households
14. Severe Housing Cost Burden by Race/Ethnicity
15. Rent Trends
16. Graphic – Average Rents by Sub-Market (1 Bedroom)
17. 1 Bedroom Average Rents by Sub-Market
18. Housing Affordability for Working Households – Studios
19. Housing Affordability for Working Households – 1BR
20. Housing Affordability for Working Households – 2BR
21. Housing Affordability for Working Households - 3BR
22. Rental Housing Affordability & Availability by Unit Size
23. Households Size & Rental Unit Size
24. Race/Ethnicity by Income – Renter Households
25. Race/Ethnicity by Income – Owner Households
26. 2014 Fair Housing Testing Preliminary Findings
27. Homeownership Rates by Race & Ethnicity
28. Seattle Households by Income – Owners & Renters
29. Housing Needed to Accommodate Growth by Income
30. Housing Units by Year Built
31. Age of Housing Stock & Rents

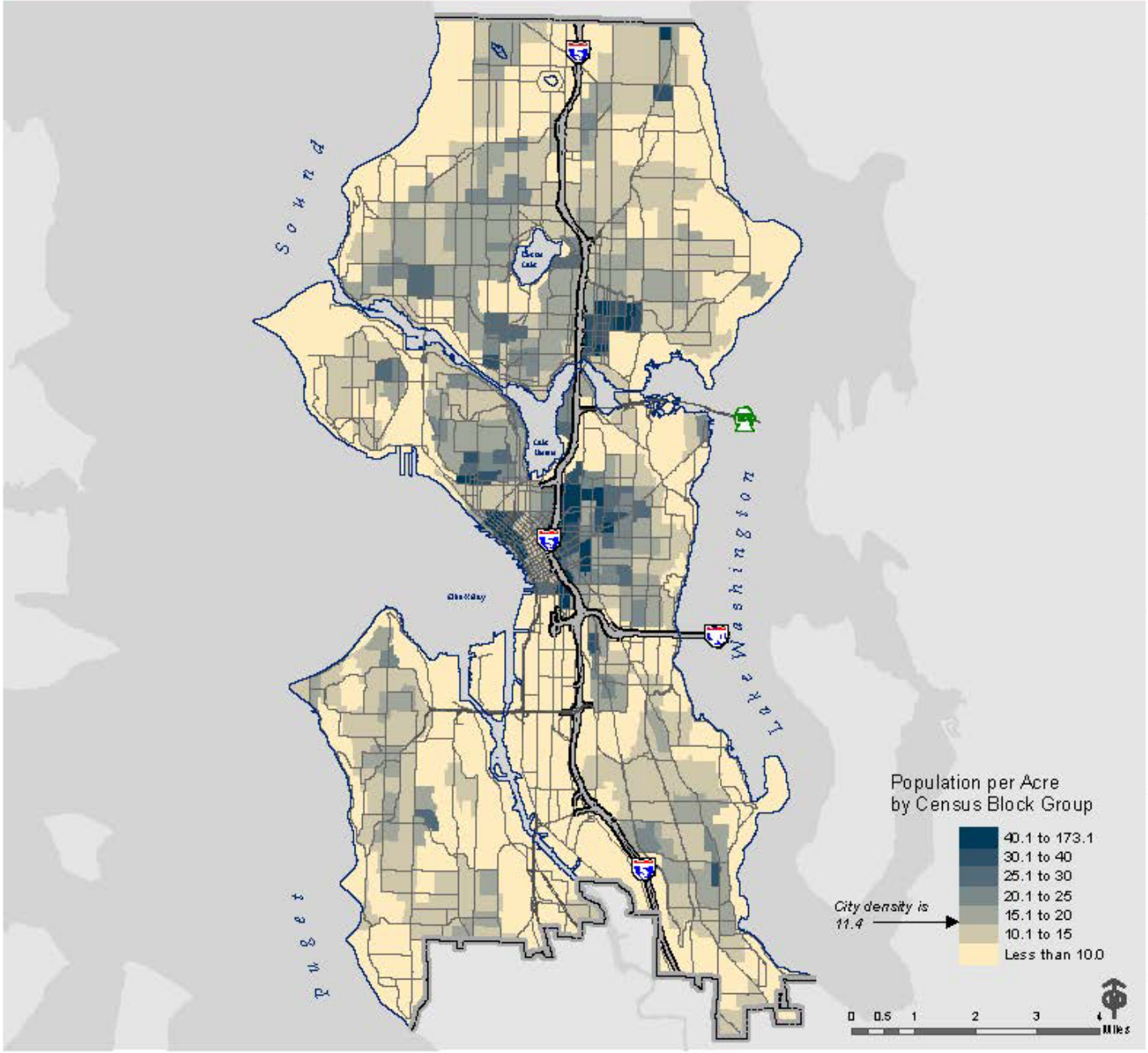
Office of Housing Programs & DPD Programs

32. Graphic: Ways the City Affects Housing
33. Department of Planning & Development Programs
34. Office of Housing Programs - Target Income Ranges
35. Rental Housing Program - Households by Income
36. Map: Office of Housing Portfolio
37. Rental Housing Program - Households Served by Race/Ethnicity
38. Households Living in OH Income-Restricted Units
39. Rental Housing Program – Homeless Housing & Households Served

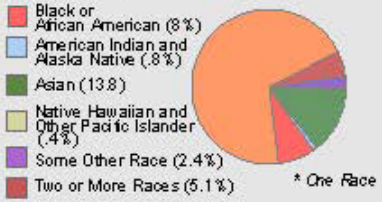
Land Use & Development Characteristics

40. Map: Zoning
41. Map: Where Multi-family Housing is Allowed
42. Residential Growth by Urban Village/Urban Center
43. Zoning Capacity for New Housing
44. Construction & Permit Volumes
45. Types of Housing Units Constructed
46. Cost Breakdown of Newly Constructed Housing
47. Cost to Construct Parking
48. Accessory Dwelling Unit Production
49. Micro-housing (Small Efficiency Dwelling Units)
50. Tenant Relocation Assistance
51. Percent Changes in Rent: Spring 2005 to Fall 2014

2010 Census Profile: City of Seattle



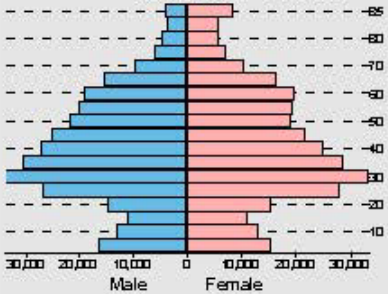
Race* Composition



Hispanic or Latino (of any race) makes up **6.6%** of the area population.

Population by Sex and Age

Total Population: **608,660**



Housing Tenure

Total Occupied Housing Units:

283,510

48.1% Owner Occupied	51.9% Renter Occupied
Average Household Size of Owner-Occupied Units: 2.31 people	Average Household Size of Renter-Occupied Units: 1.83 people

Total Population

1970 to 2010

Prepared by: Planning and Development
Source: U.S Census Bureau
Census 2010

Seattle's Growing Population and Housing Stock

Population

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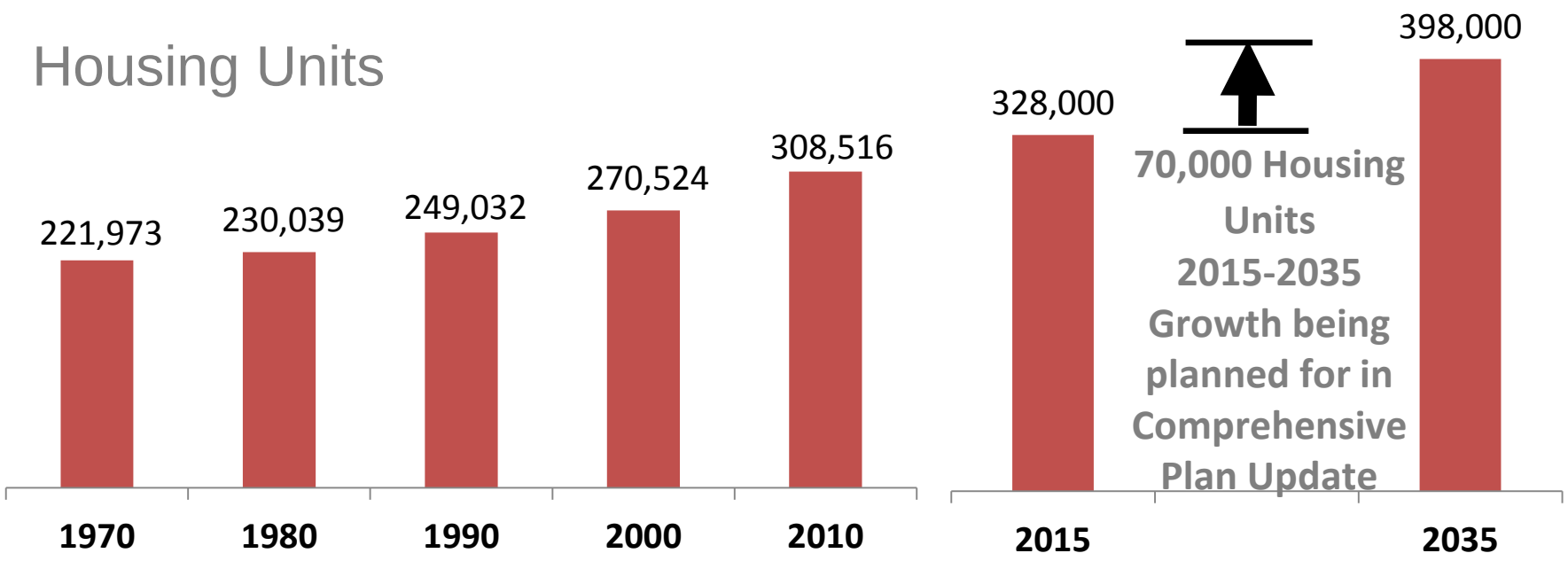
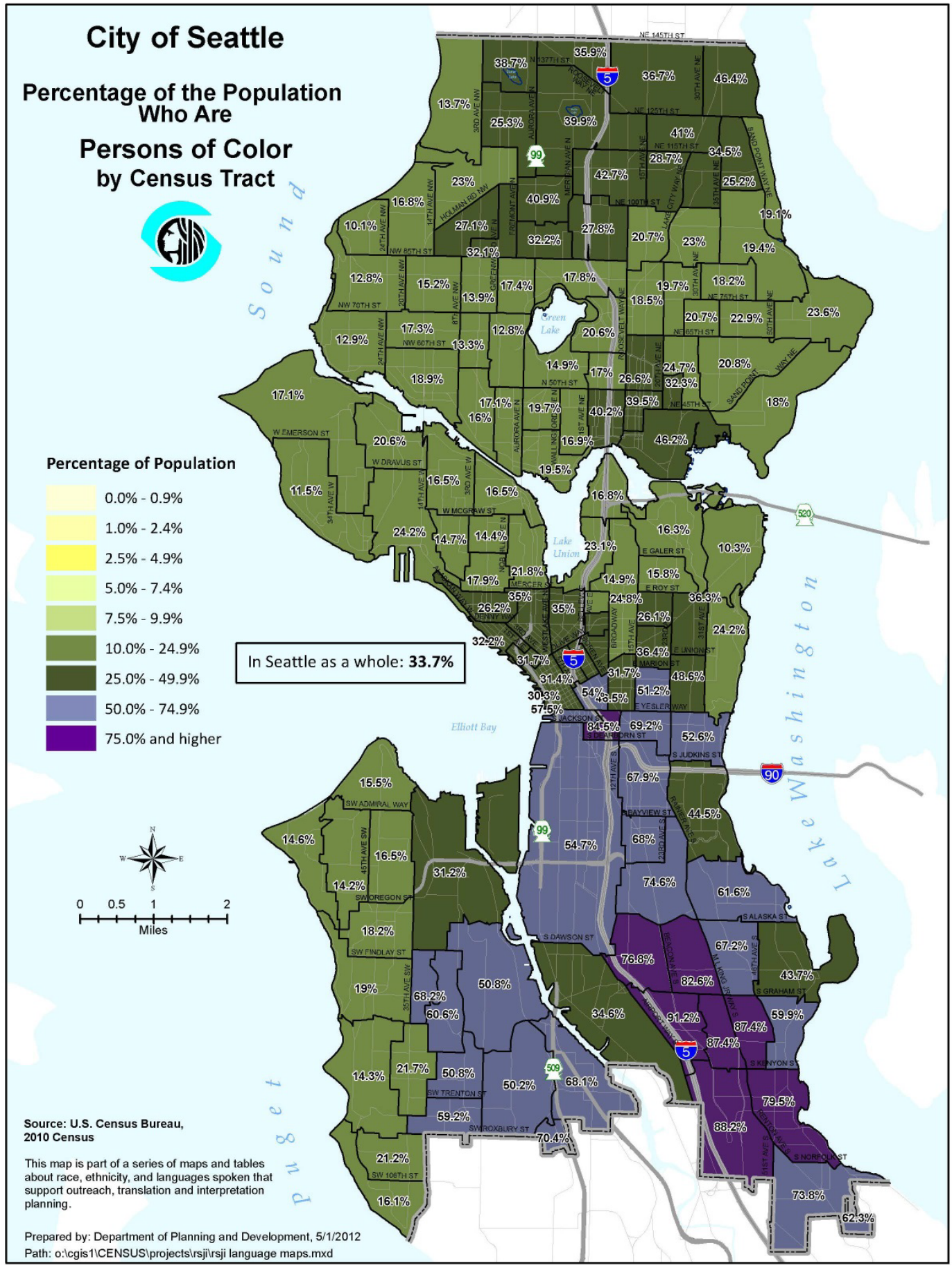


Source: U.S. Census Bureau, Decennial Census; 2015 to 2035 growth estimate in "Updating Seattle's Comprehensive Plan Background Report;" 2015 housing informal projection by SPC Demographer.

City of Seattle

Percentage of the Population Who Are

Persons of Color by Census Tract



Source: U.S. Census Bureau, 2010 Census

This map is part of a series of maps and tables about race, ethnicity, and languages spoken that support outreach, translation and interpretation planning.

Prepared by: Department of Planning and Development, 5/1/2012

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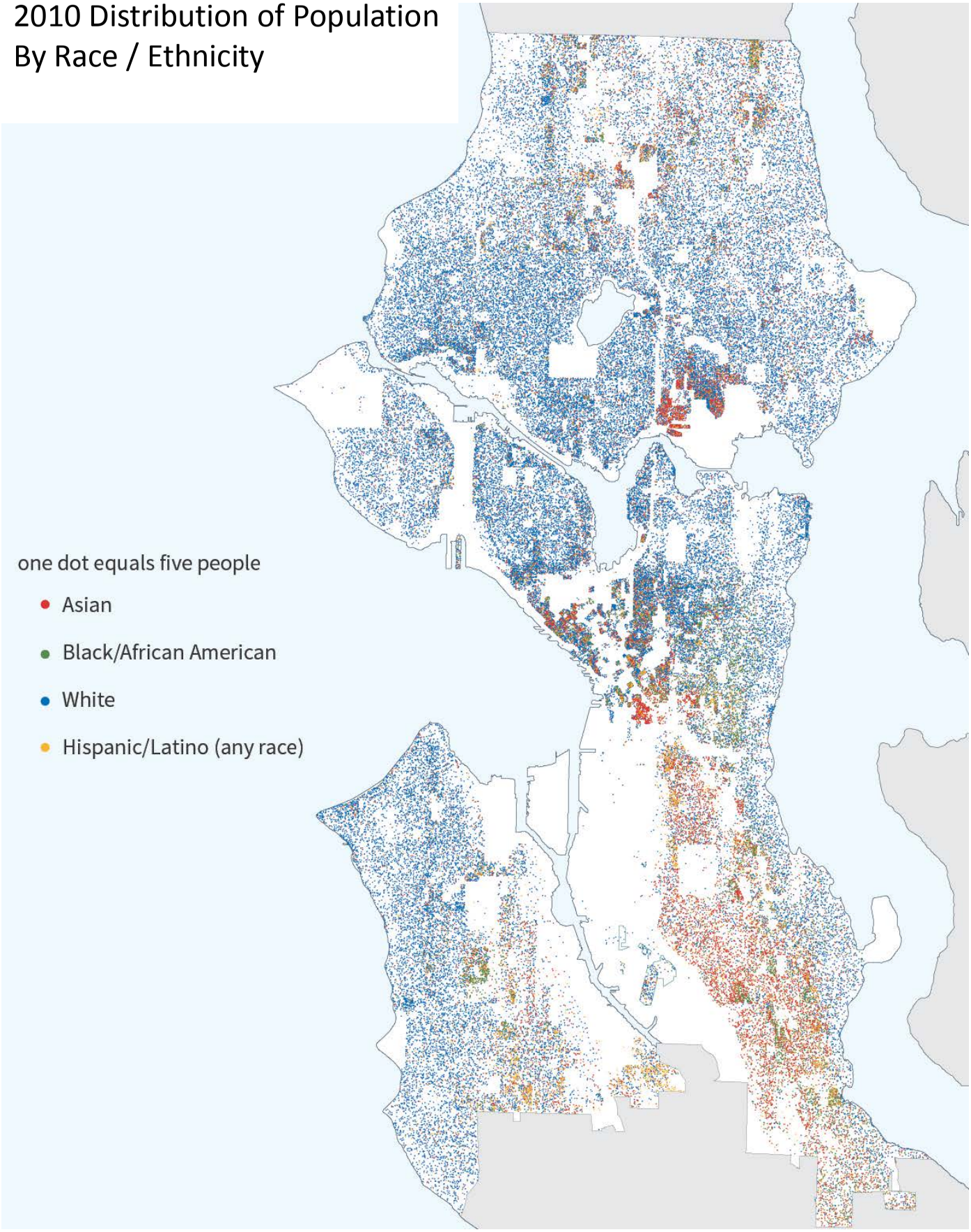
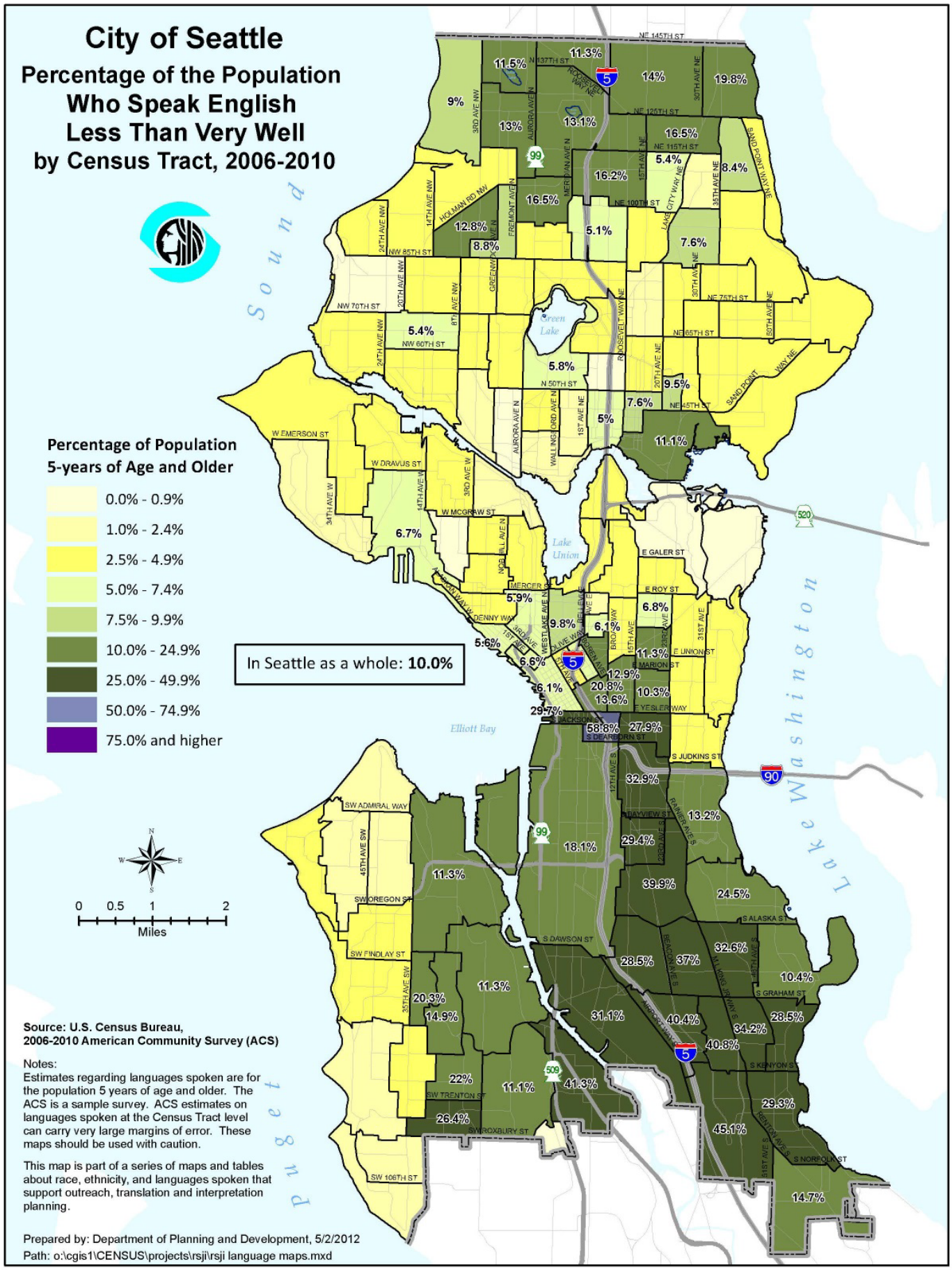
2010 Distribution of Population By Race / Ethnicity



City of Seattle

Percentage of the Population Who Speak English Less Than Very Well by Census Tract, 2006-2010



Source: U.S. Census Bureau, 2006-2010 American Community Survey (ACS)

Notes:
Estimates regarding languages spoken are for the population 5 years of age and older. The ACS is a sample survey. ACS estimates on languages spoken at the Census Tract level can carry very large margins of error. These maps should be used with caution.

This map is part of a series of maps and tables about race, ethnicity, and languages spoken that support outreach, translation and interpretation planning.

Prepared by: Department of Planning and Development, 5/2/2012
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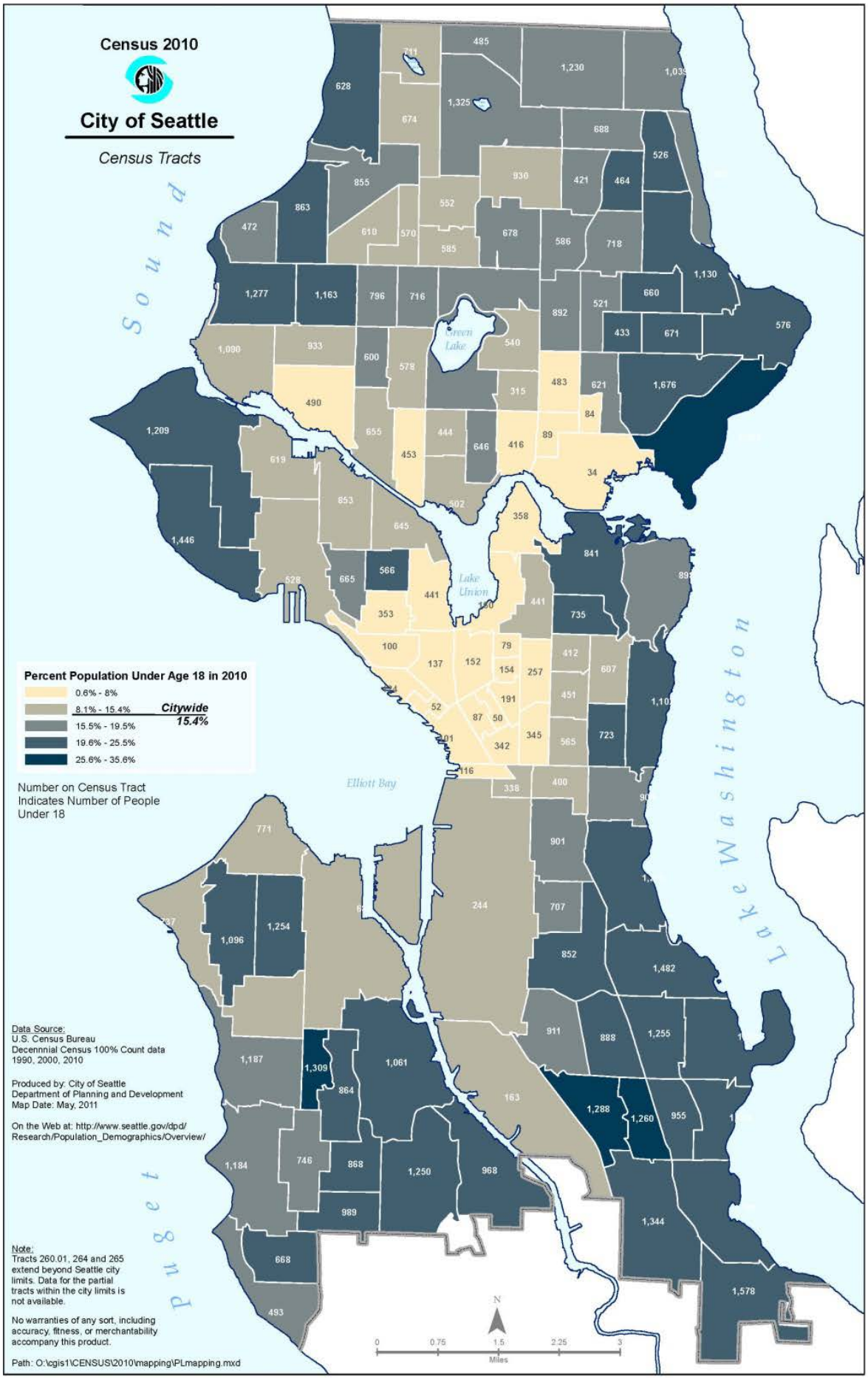
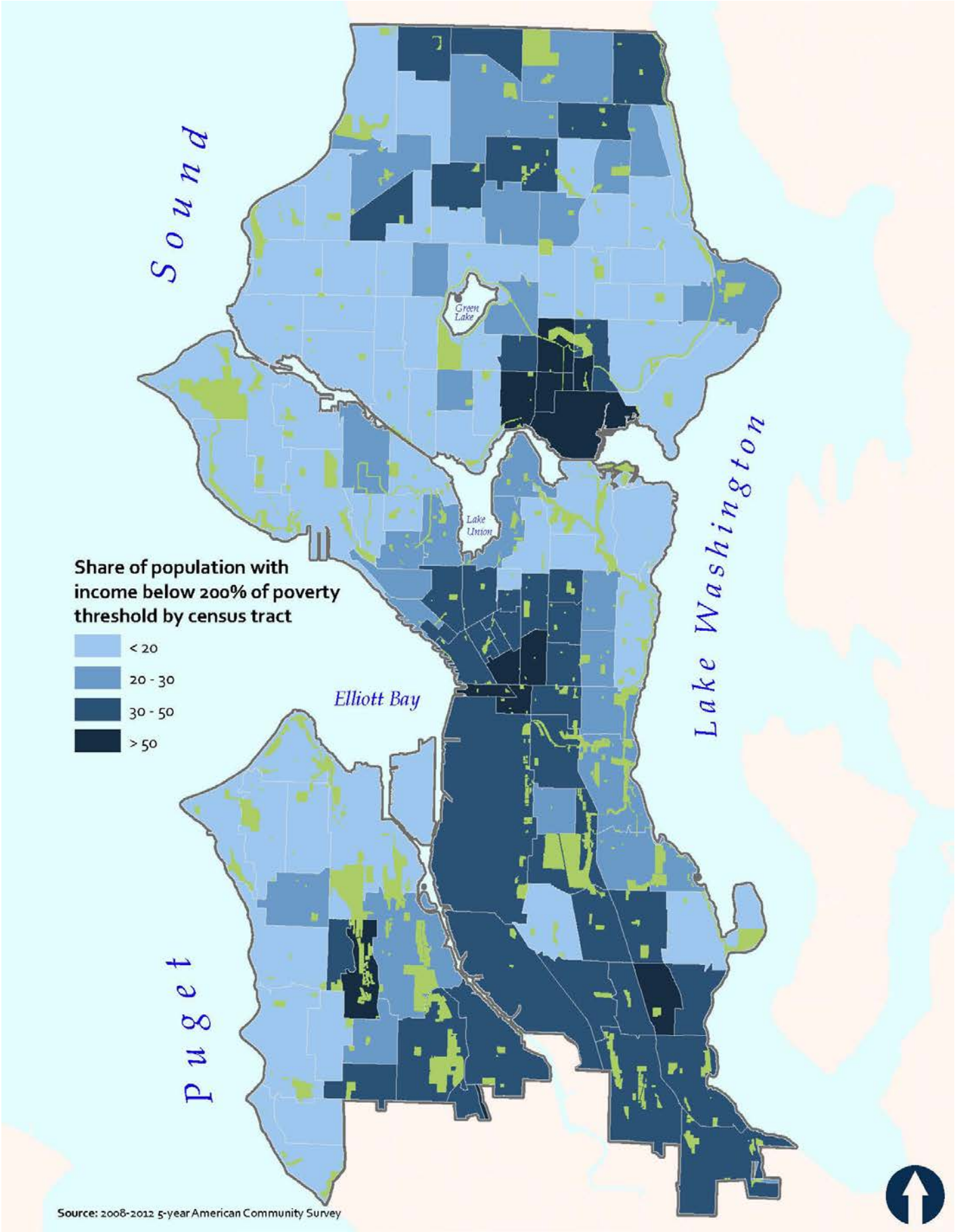
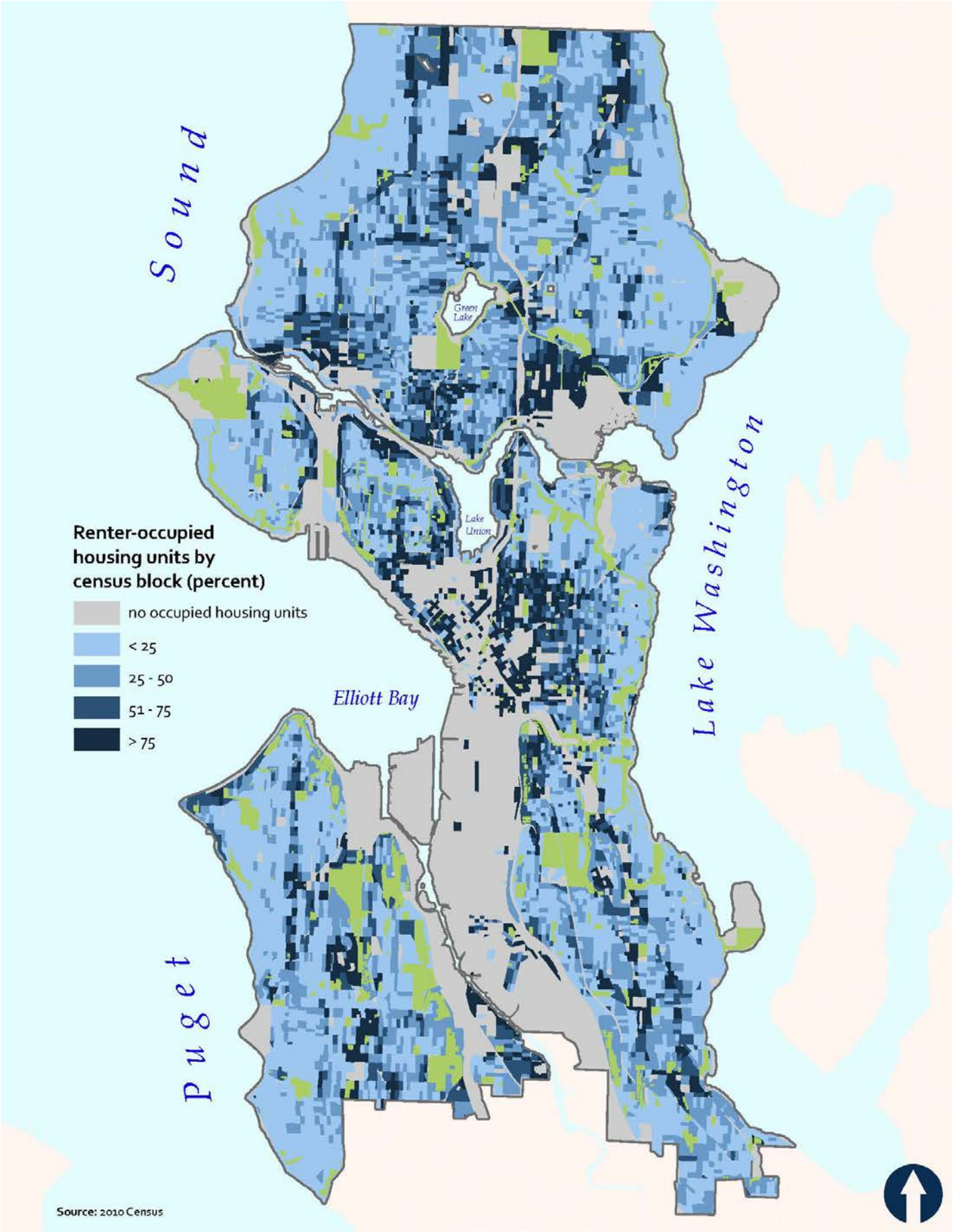
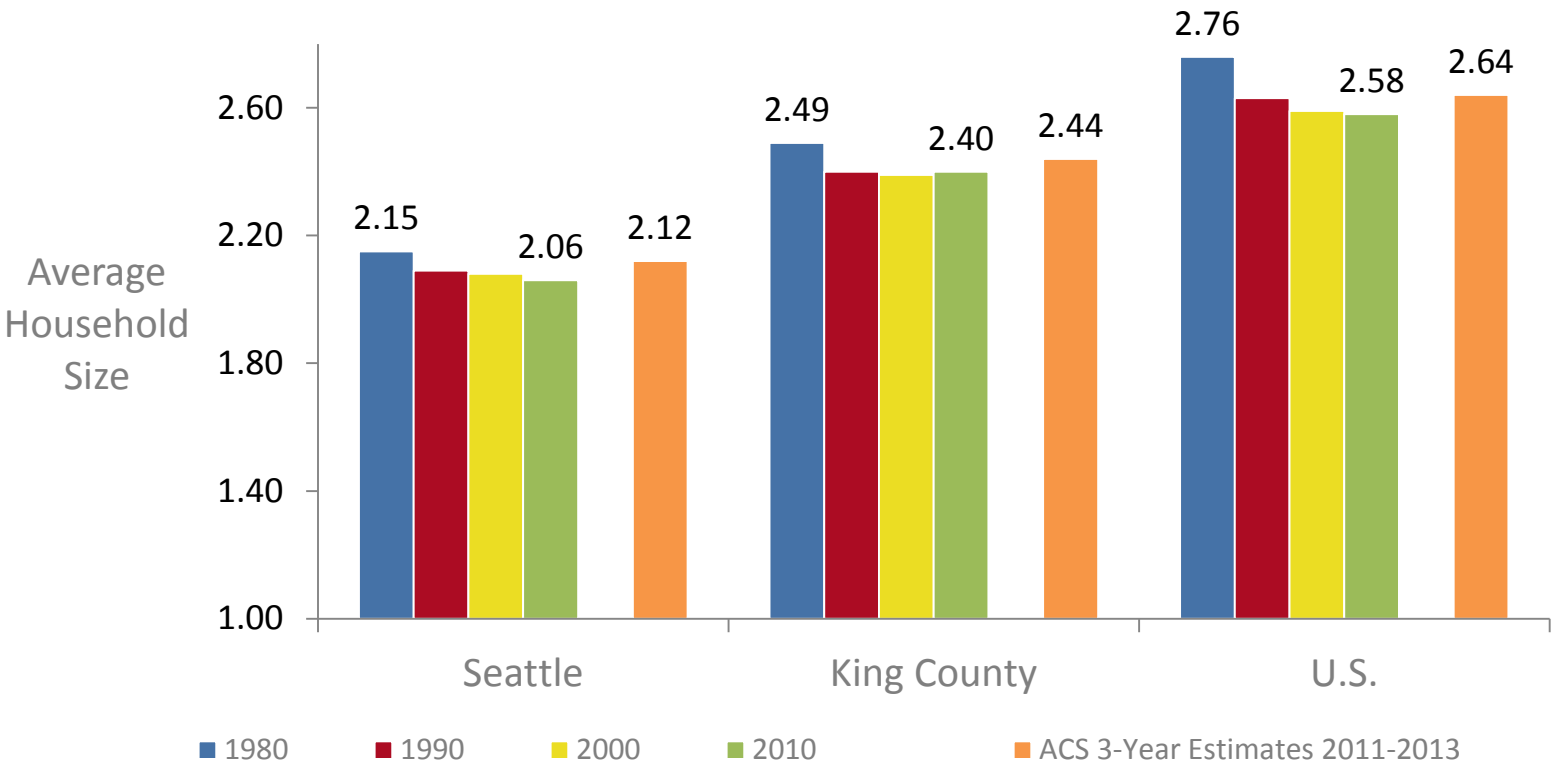

Census 2010
City of Seattle
Census Tracts
Percent Population Under Age 18 in 2010
0.6% - 8%
8.1% - 15.4%
15.5% - 19.5%
19.6% - 25.5%
25.6% - 35.6%
Citywide 15.4%
Number on Census Tract Indicates Number of People Under 18
Data Source:
U.S. Census Bureau
Decennnial Census 100% Count data
1990, 2000, 2010
Produced by: City of Seattle
Department of Planning and Development
Map Date: May, 2011
On the Web at: http://www.seattle.gov/dpd/Research/Population_Demographics/Overview/
Note:
Tracts 260.01, 264 and 265 extend beyond Seattle city limits. Data for the partial tracts within the city limits is not available.
No warranties of any sort, including accuracy, fitness, or merchantability accompany this product.
Path: O:\cgis1\CENSUS\2010\mapping\PLmapping.mxd
Sound
Green Lake
Lake Union
Elliott Bay
Lake Washington
Puget
N
0 0.75 1.5 2.25 3
Miles


Sound
Green Lake
Lake Union
Lake Washington
Share of population with income below 200% of poverty threshold by census tract
< 20
20 - 30
30 - 50
> 50
Elliott Bay
Puget
Source: 2008-2012 5-year American Community Survey


Sound
Green Lake
Lake Union
Lake Washington
Elliott Bay
Puget
Renter-occupied housing units by census block (percent)
no occupied housing units
< 25
25 - 50
51 - 75
> 75
Source: 2010 Census

Household Size Trends

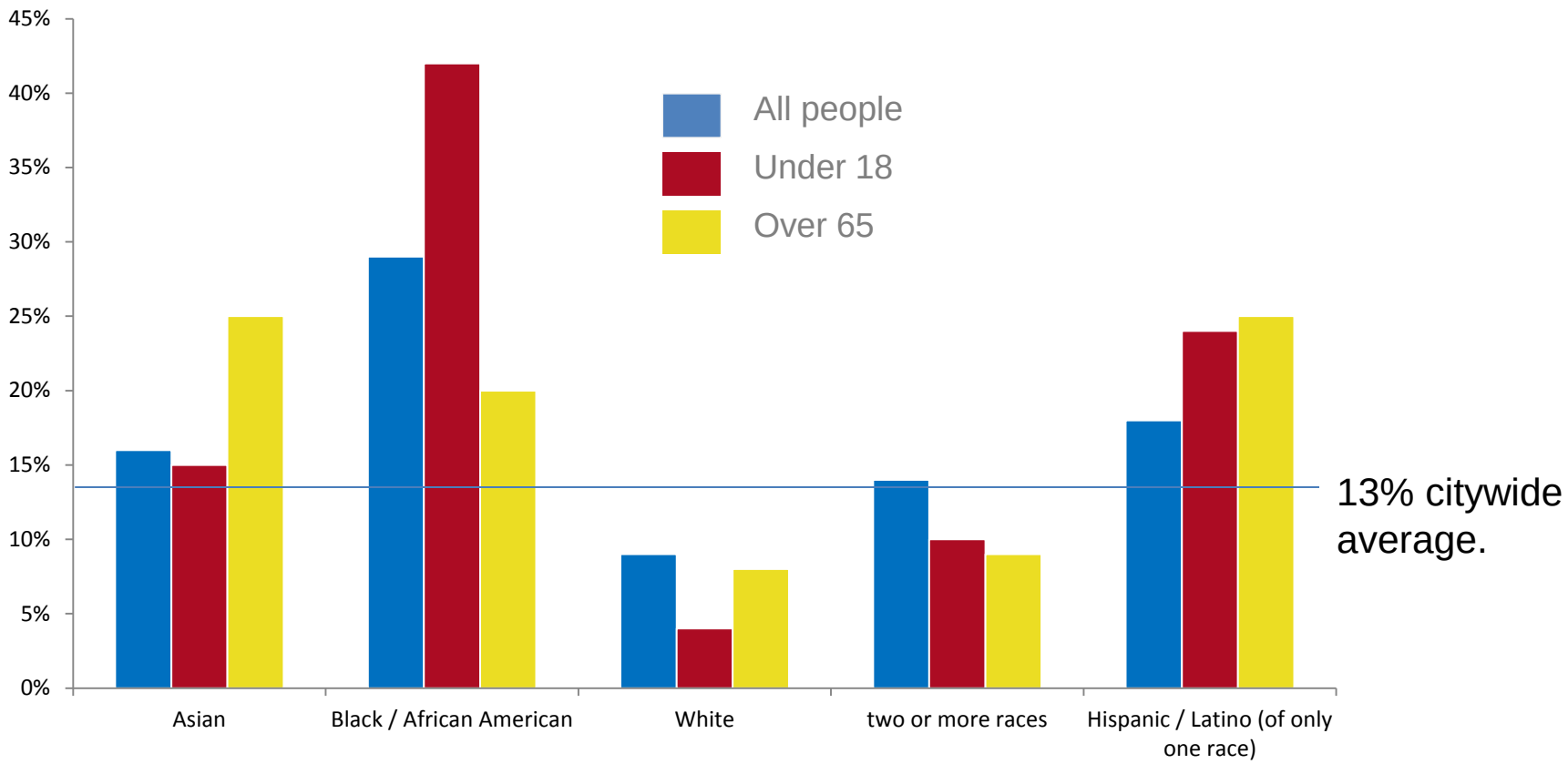
The long-term trends shows that average household size is declining. However recent data show slightly larger households.



Sources: U.S. Census Bureau, Decennial Census estimates 1980 to 2010 and 2011-2013 3-Year American Community Survey.

Poverty Rates by Major Racial Category and Hispanic/Latino Ethnicity

Poverty rates vary greatly for different races and ethnicities, especially among children and seniors.



Source: US Census. 2010 decennial Census.

Homelessness in Seattle

In January of 2014, there were **2,303 people** surviving on the streets without shelter in Seattle.

In addition, another **2,390 people** were staying in emergency shelter.

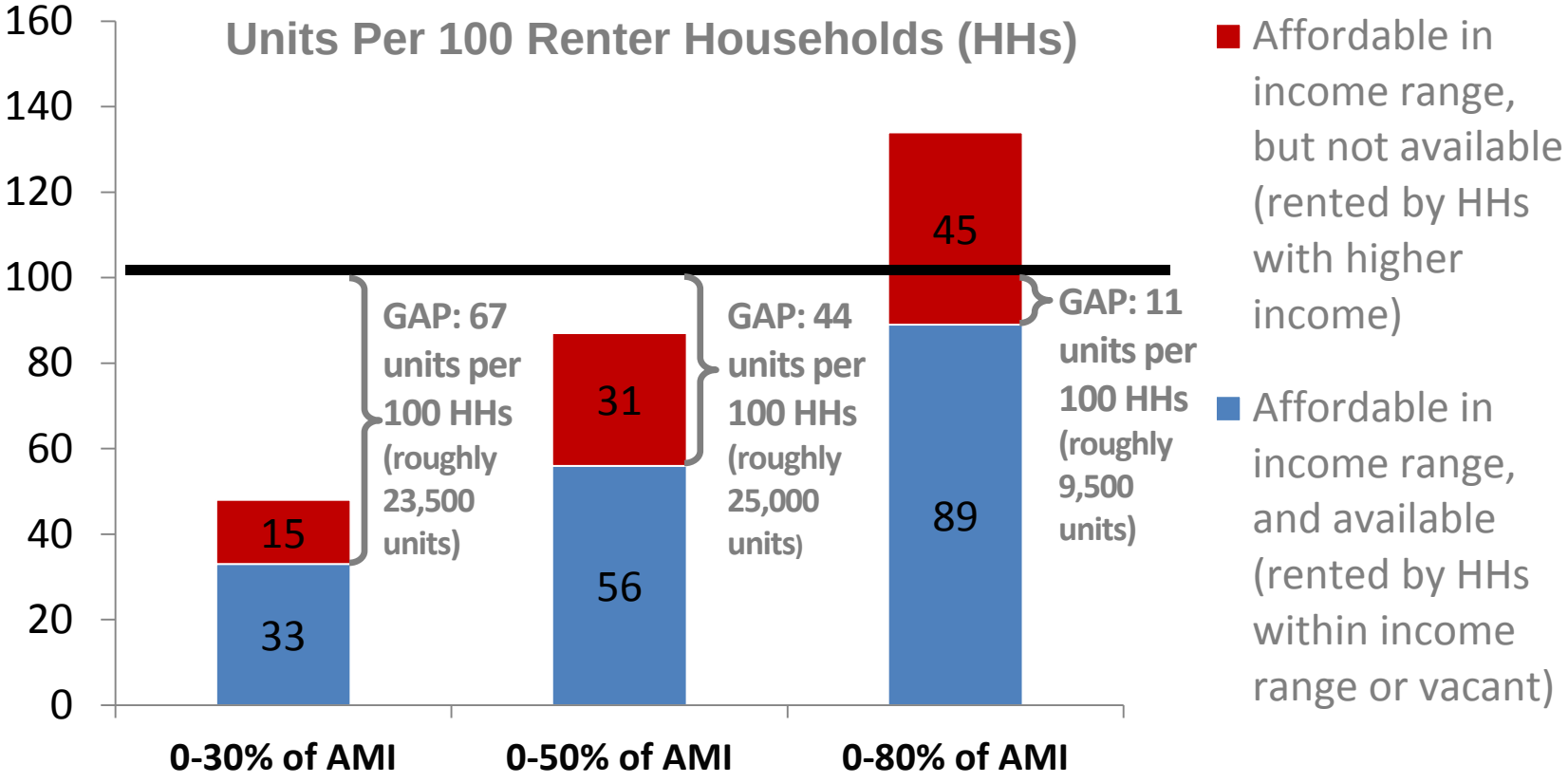
Seattle is part of a statewide trend in rising numbers of homeless students, with 71% staying in emergency shelters.

Number of students who were homeless in Seattle Public Schools in the 2012-2013 school year.

Sources: 2014 King County One Night Count Data; "Homeless student count in Wash. hits record high", Seattle Post-Intelligencer, February 27, 2014.

Affordability and Availability: Rental Housing

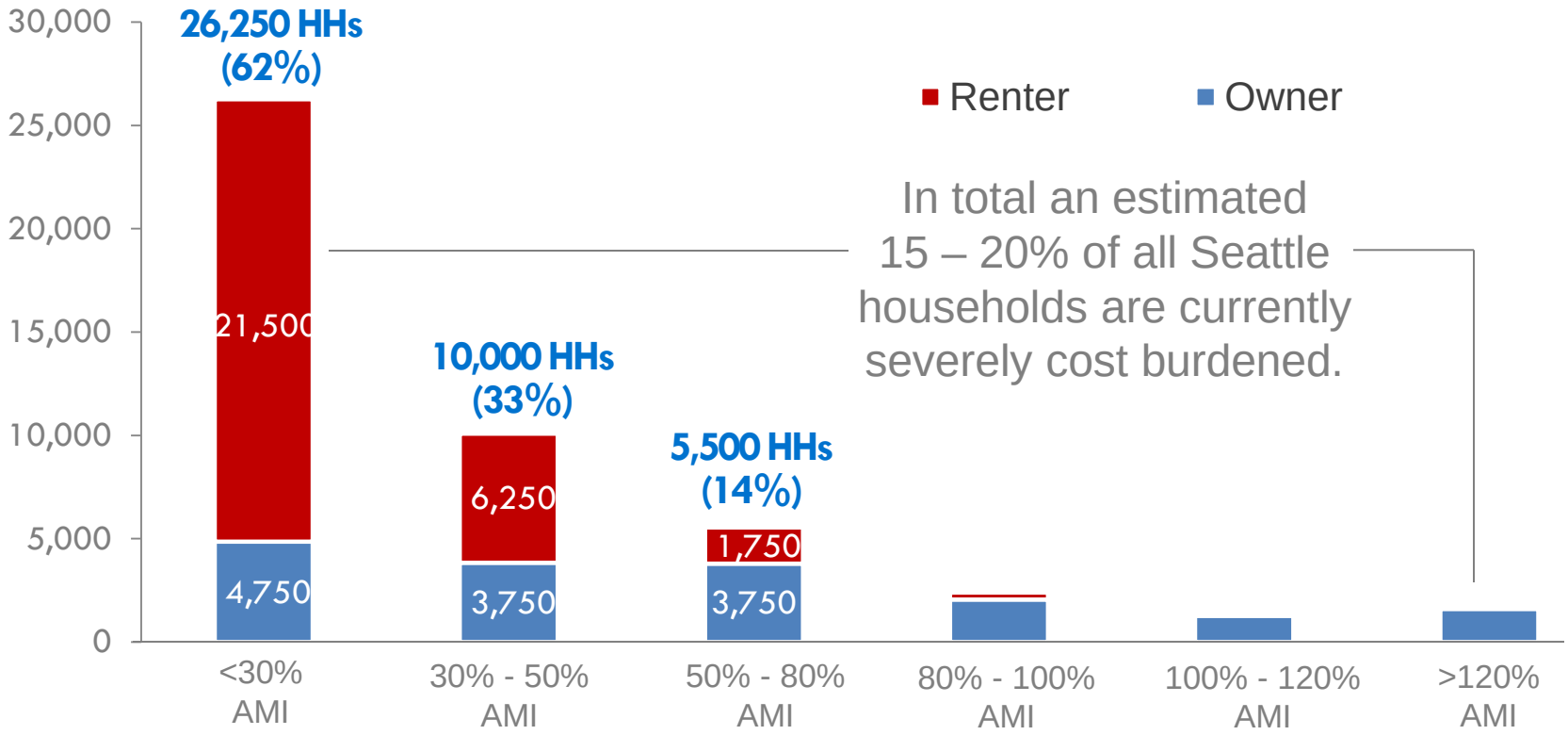
The gap between rental households, and affordable *and* available housing units is greatest for lowest income households. Part of the gap is due to higher income households renting units affordable at lower income levels.



Source: U.S. Housing & Urban Development, CHAS, 2006-2010 5-Year American Community Survey, Seattle city.
Note: these are rough estimates.

Severely Cost Burdened Households

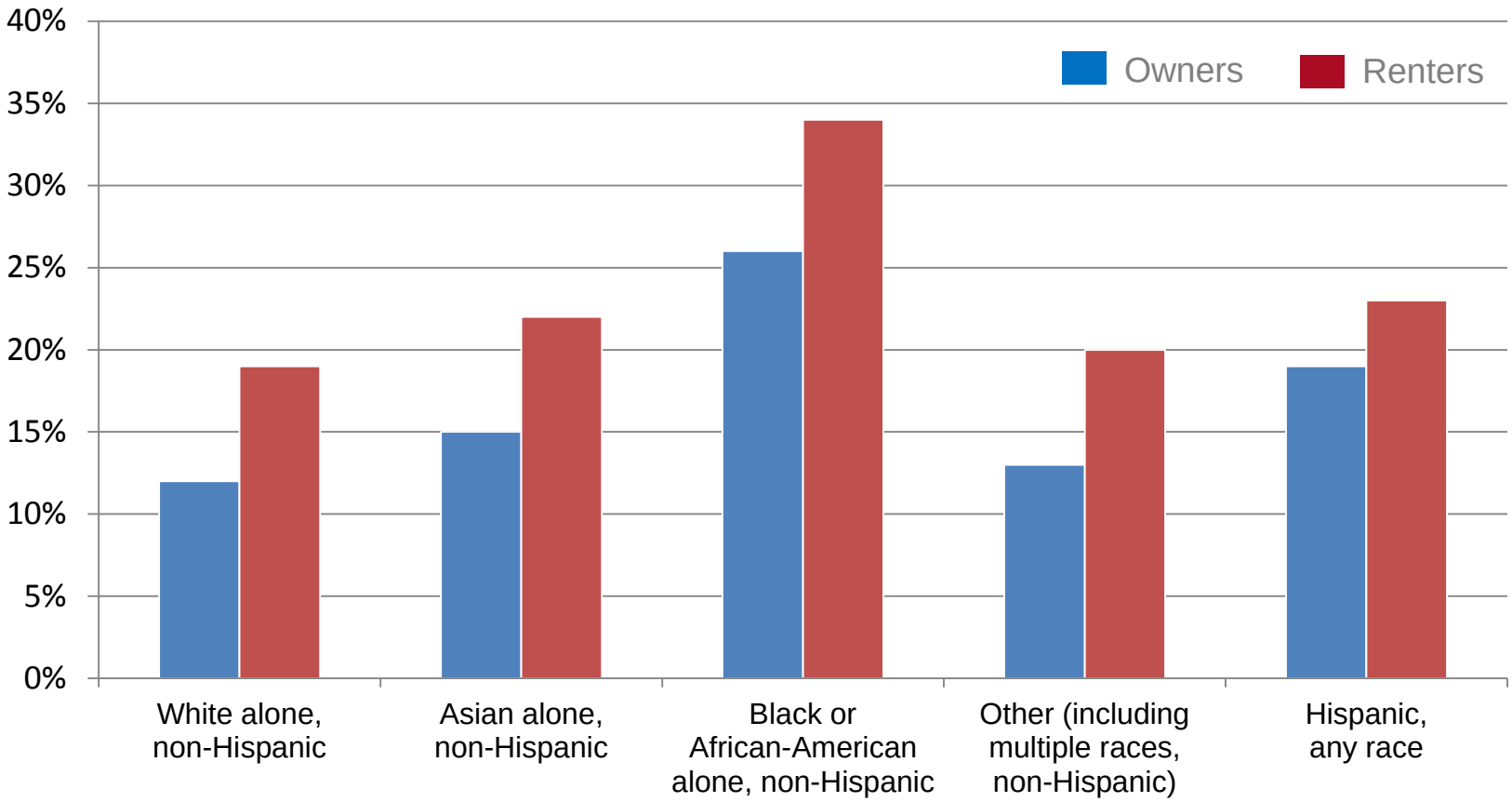
About 26,250 very low-income households (or 62% of the households in the 0-30% of AMI income bracket) spend more than half of their income on housing.



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

Severe Housing Cost Burden by Race/Ethnicity

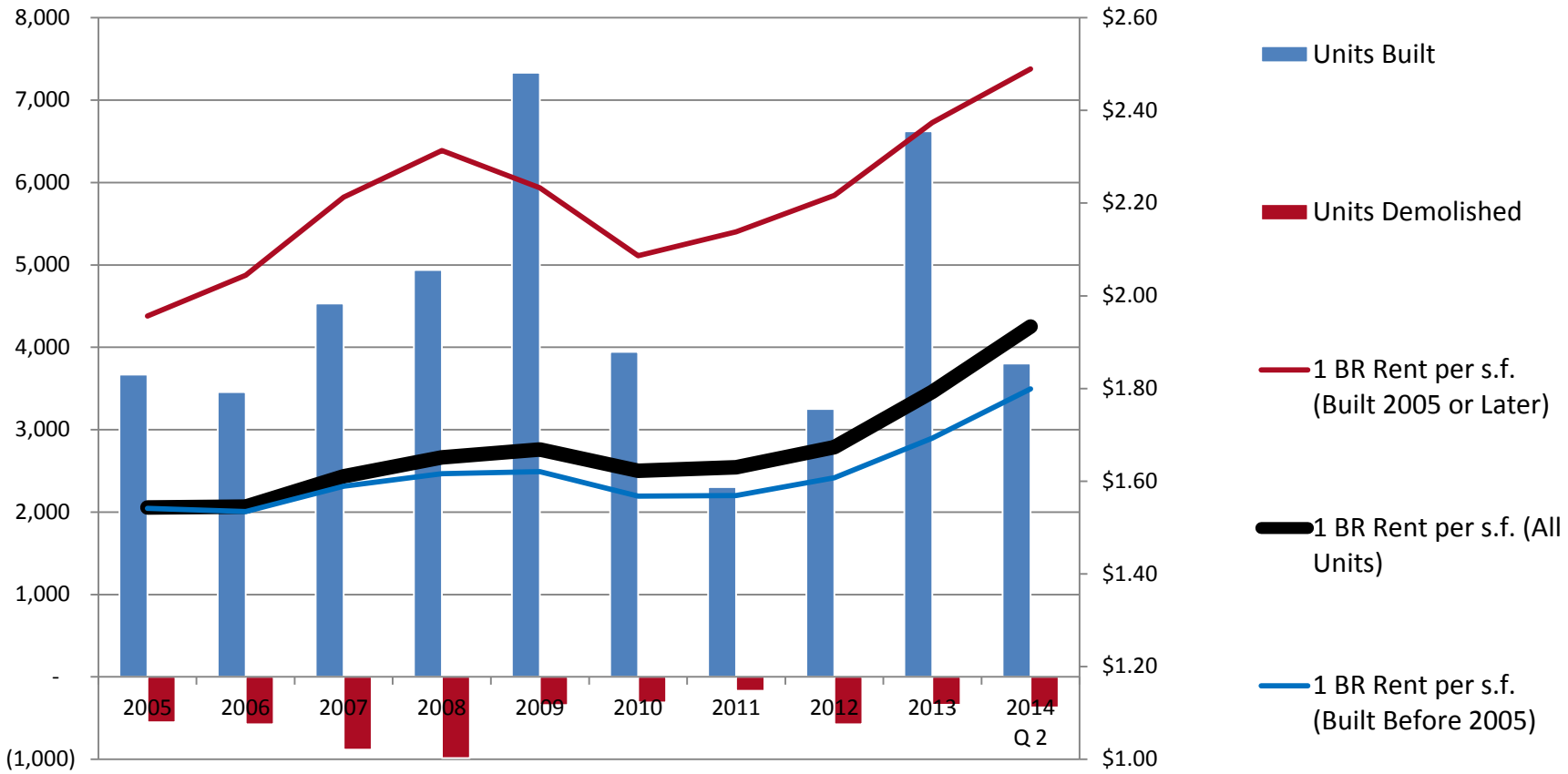
Over 25% of Black/African American owners, and close to 35% of Black/African American renters, pay more than half of their incomes for housing.



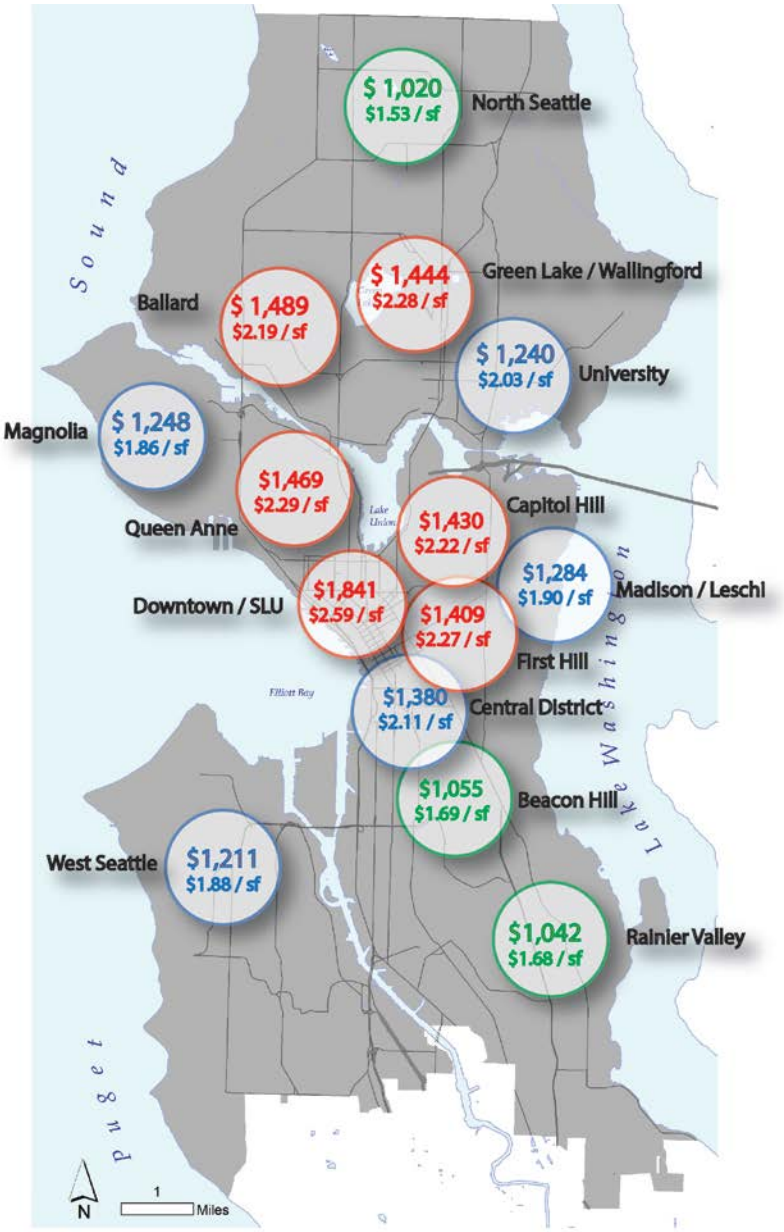
Source: U.S. Department of Housing & Urban Development, CHAS, 2006-2010 5-Year American Community Survey, Seattle city.

Rent Trends

In the last few years, housing development has accelerated, but rents continue to climb, driven by rapidly growing demand. Rental rates for new units are higher, and housing that is demolished tends to be older more affordable housing stock in varying conditions.



Sources: Seattle Residential Permit Report, DPD Permit Warehouse, 2nd Q 2014;
Dupre+Scott Apartment Advisors, Apartment Vacancy Report, 20+ unit buildings, Fall 2014, Seattle-14 market areas.



Average Rents by Sub-Market (1 Bedroom)

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.

1-Bedroom Rents by Seattle Sub-Markets

Rents are highest in Downtown and around Lake Union and the Ship Canal. Rents are lowest in North Seattle, Rainier Valley, and Beacon Hill.

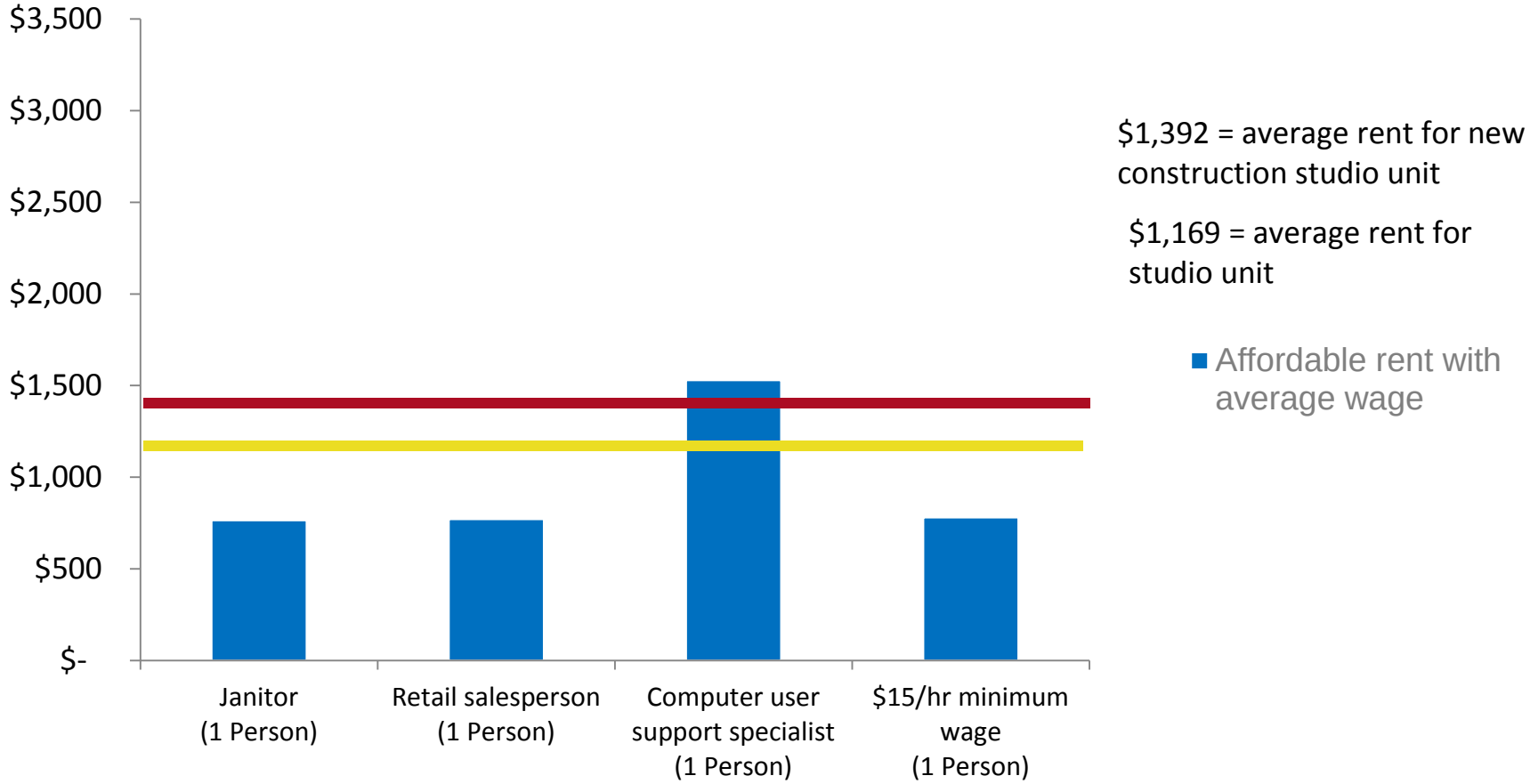
Market Area	Average Rent/Unit
Downtown, Belltown, South Lake Union	$ 1,841
Ballard	$ 1,489
Queen Anne	$ 1,469
Greenlake/Wallingford	$ 1,444
Capitol Hill, Eastlake	$ 1,430
First Hill	$ 1,409
Central	$ 1,380
Madison/Leschi	$ 1,284
Magnolia	$ 1,248
University	$ 1,240
West Seattle	$ 1,211
Beacon Hill	$ 1,055
Rainier Valley	$ 1,042
North Seattle	$ 1,020

Market Area	Avg. Rent/NRSF
Downtown, Belltown, South Lake Union	$ 2.59
Queen Anne	$ 2.29
Greenlake/Wallingford	$ 2.28
First Hill	$ 2.27
Capitol Hill, Eastlake	$ 2.22
Ballard	$ 2.19
Central	$ 2.11
University	$ 2.03
Madison/Leschi	$ 1.90
Magnolia	$ 1.86
West Seattle	$ 1.86
Beacon Hill	$ 1.69
Rainier Valley	$ 1.68
North Seattle	$ 1.53

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

Housing Affordability for Working Households – Studios

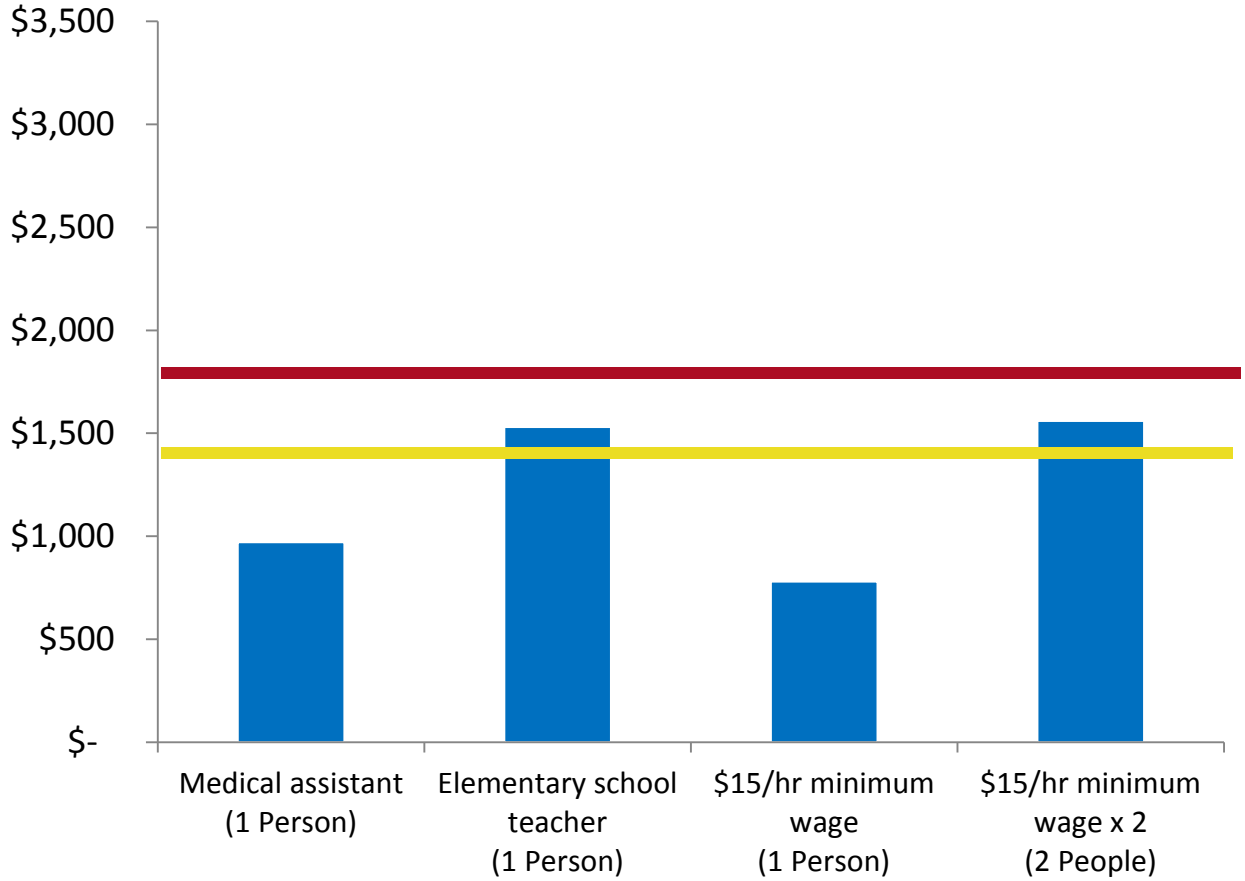
Average rent for studio apartments in Seattle is not affordable to people working in some of the region's most common occupations.



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

Housing Affordability for Working Households – 1 Bedrooms

Average rent for 1 bedroom apartments in Seattle is not affordable to people working in some of the region's most common occupations.



$1,780 = average rent for new construction 1 BR/1 B unit

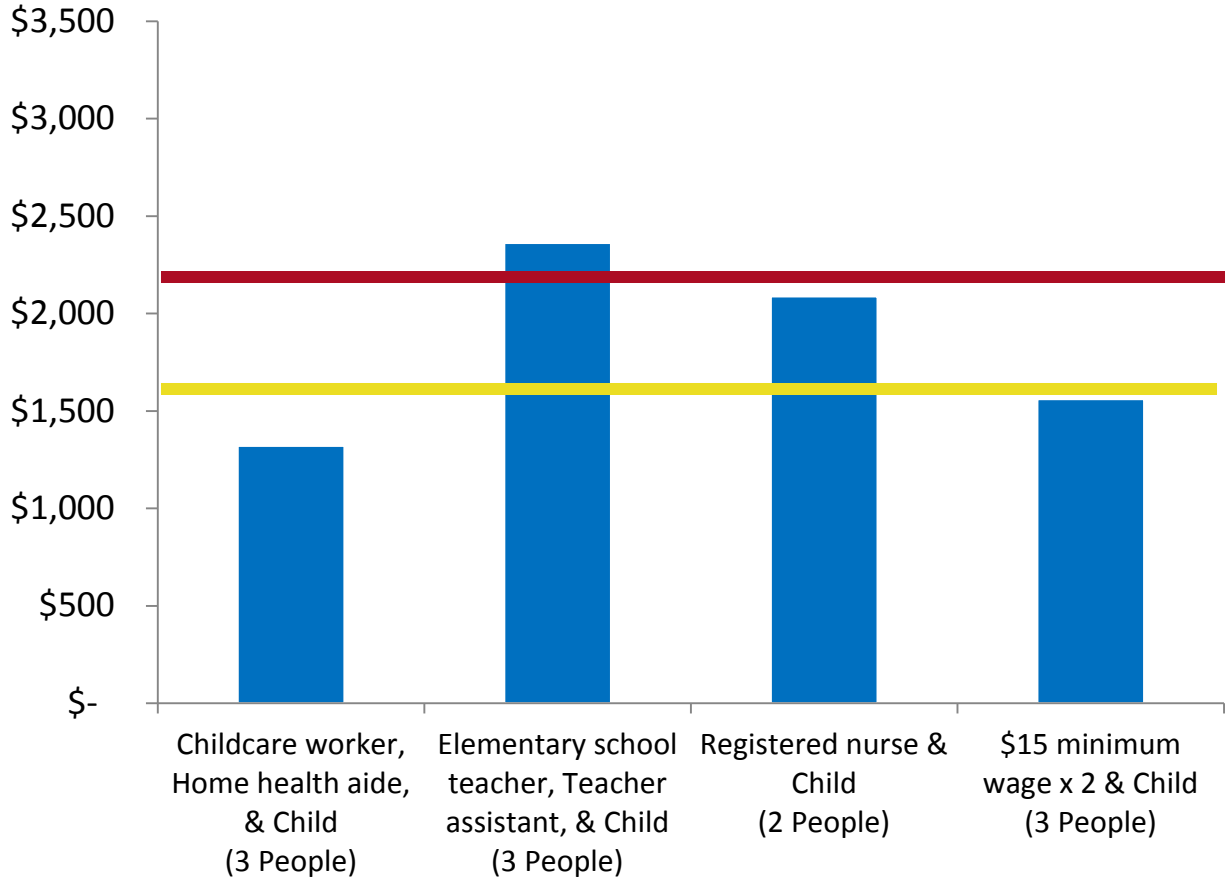
$1,412 = average rent for 1 BR/1 B unit

Affordable rent with average wage

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

Housing Affordability for Working Households – 2 BR/2 B

Average rent for 2 bedroom/1 bath apartments in Seattle is not affordable to families with wage earners in some of the region's most common occupations.



$2,132 = average rent for new construction 2 BR/1 B unit

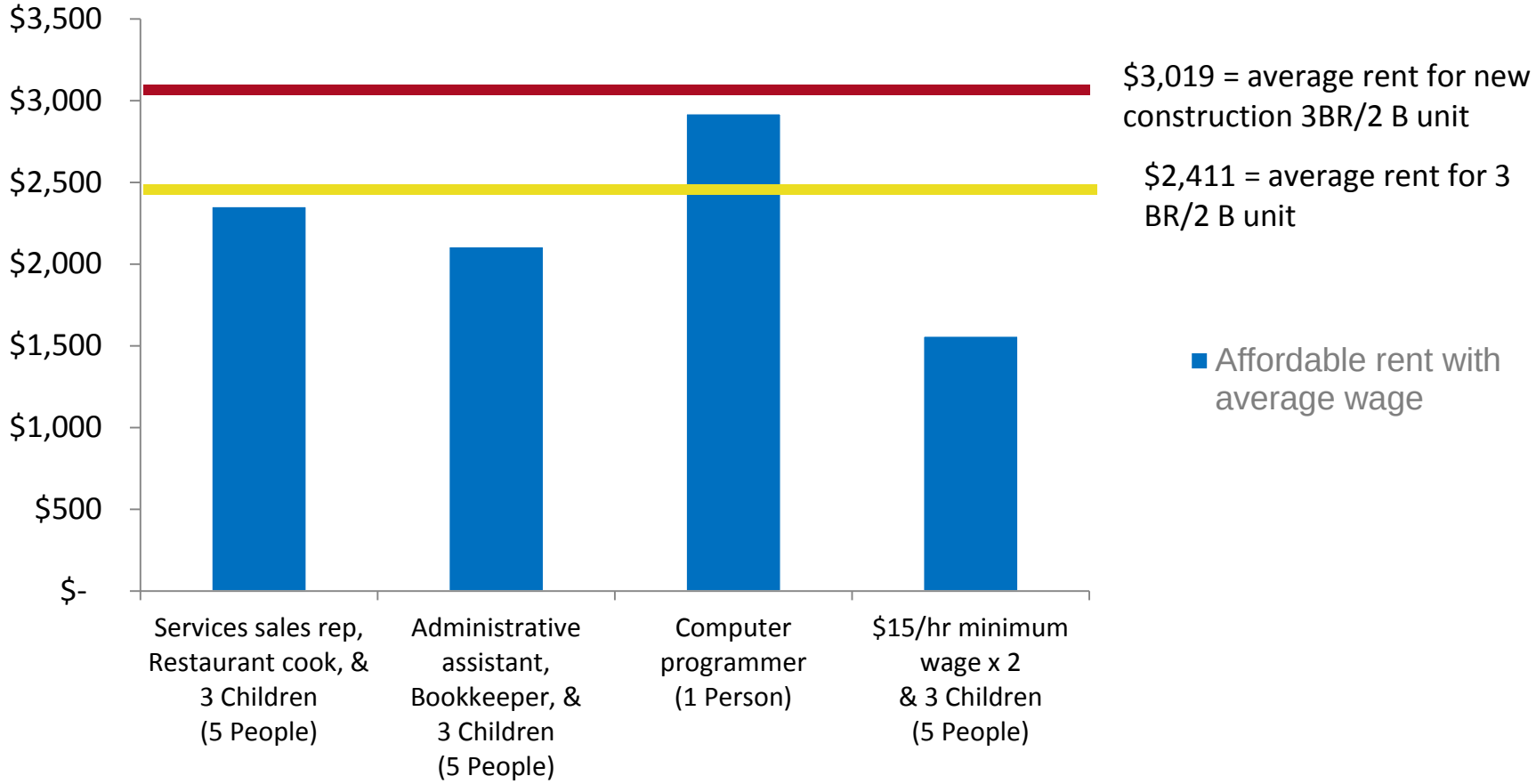
$1,605 = average rent for 2 BR/1 B unit

Affordable rent with average wage

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

Housing Affordability for Working Households – 3 BR/2 B

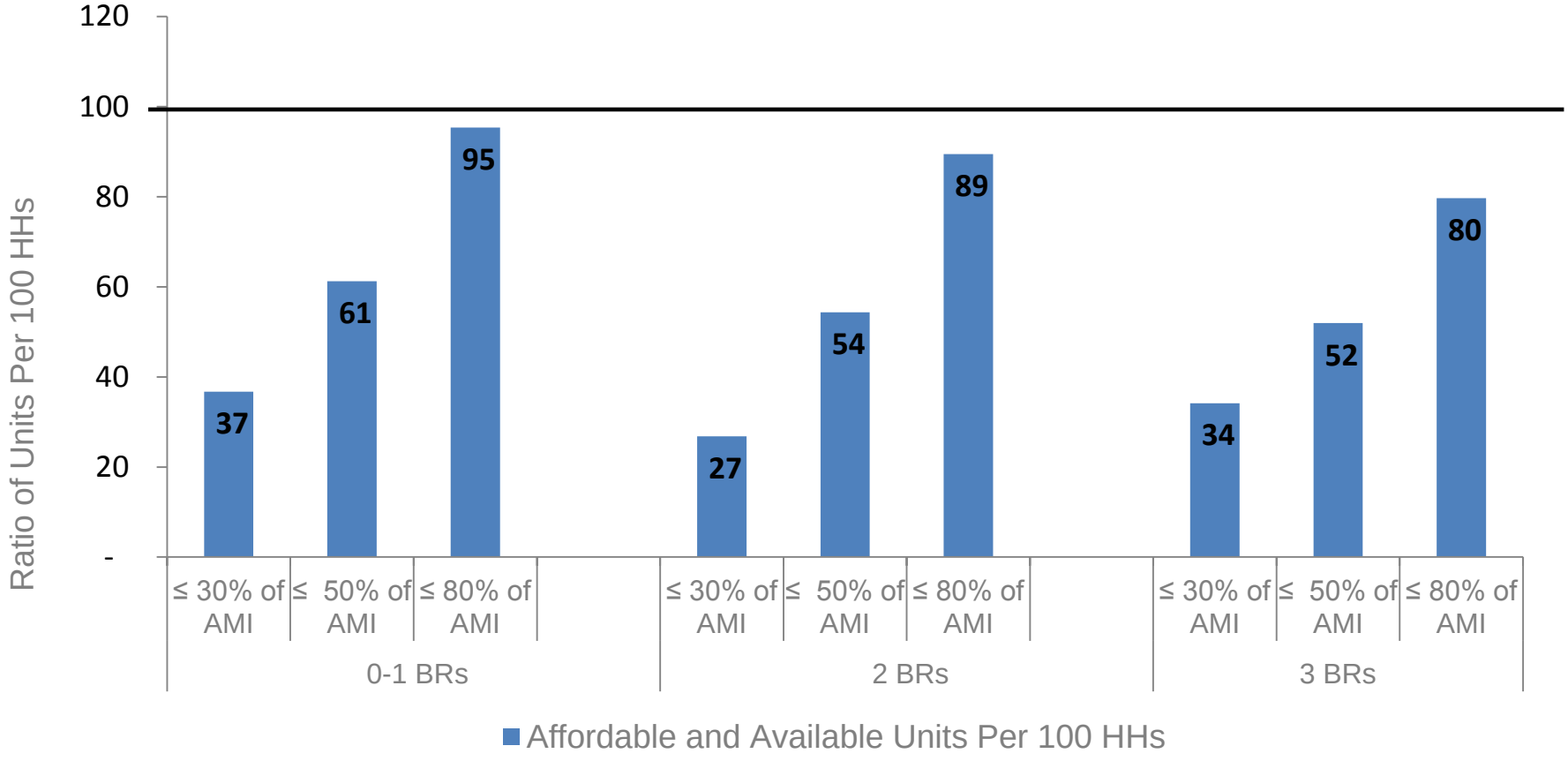
Average rent for 3 bedroom/2 bath apartments in Seattle is not affordable to families with wage earners in some of the region's most common occupations.



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

Rental Housing Affordability & Availability by Unit Size

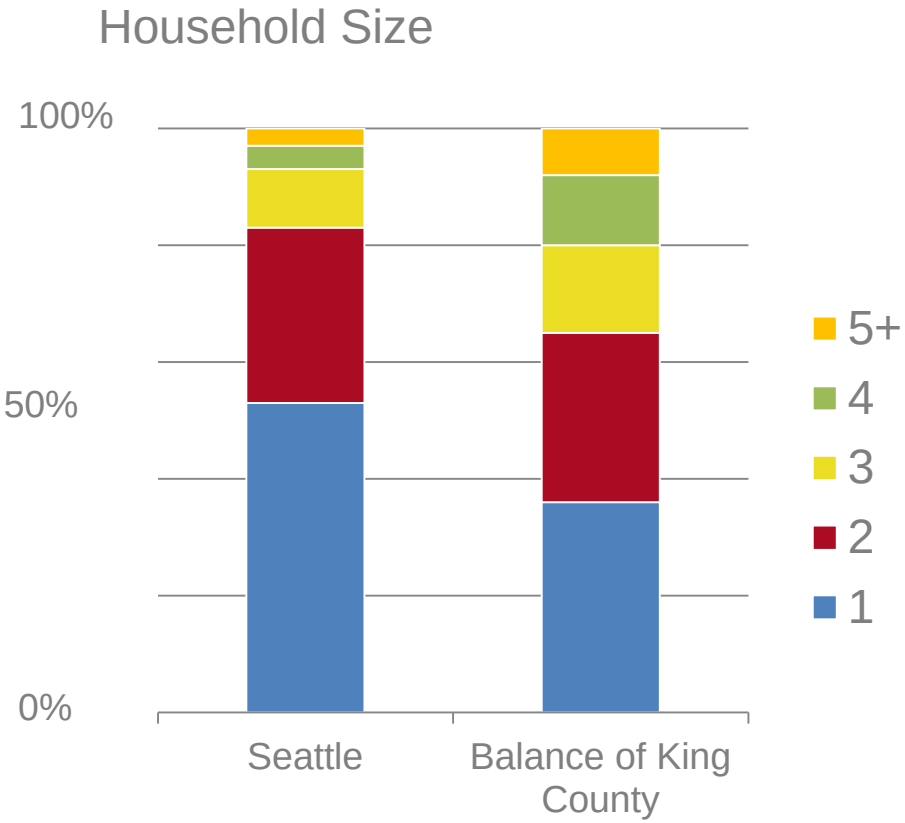
Low and moderate income families face significant challenges in finding affordable and available rental housing with more than 1 bedroom.

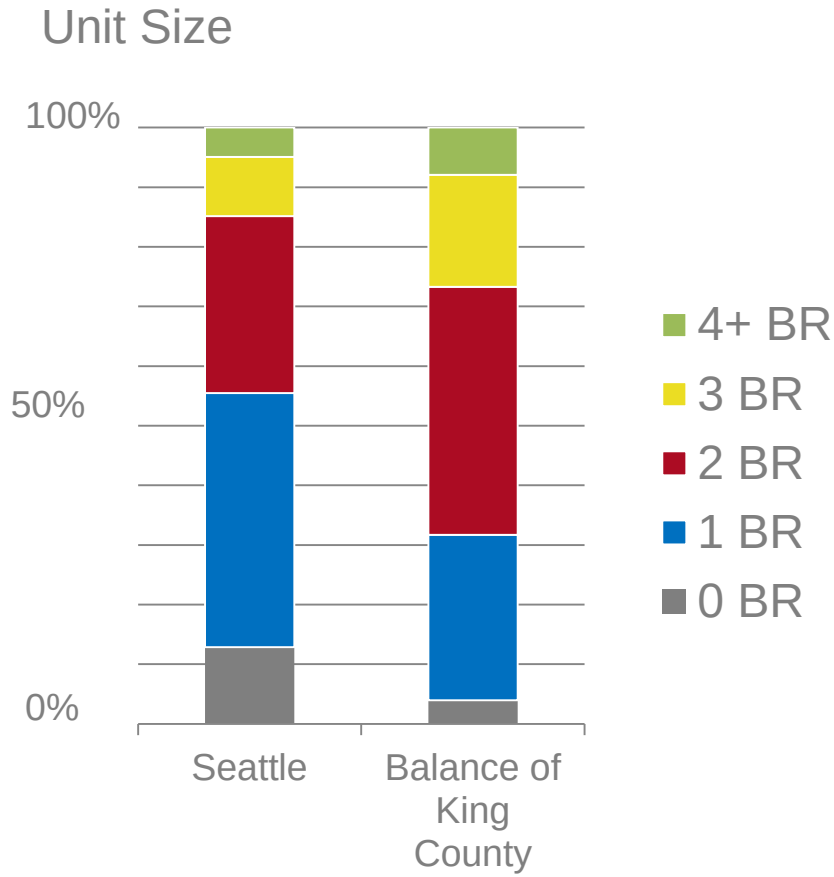


Source: U.S. Housing & Urban Development, CHAS, 2006-2010 5-Year American Community Survey, Seattle city.

Households Size and Rental Unit Size

This comparison suggests that Seattle and King County have a sufficient supply of large units. However, it does not reflect the degree to which larger units are occupied by smaller size households.

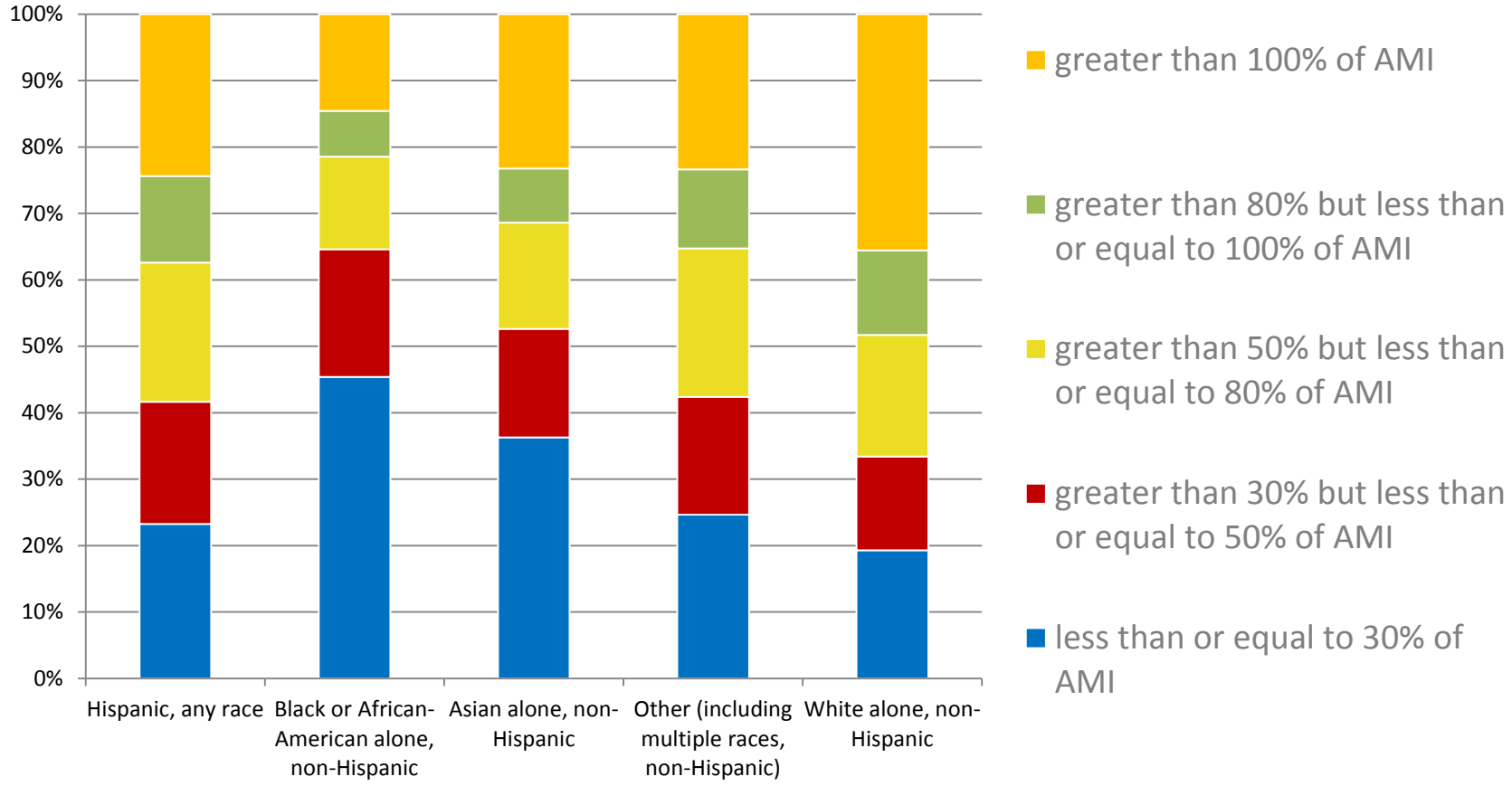




Source: U.S. Census Bureau, 2008-2012 5-Year American Community Survey, Seattle city

Race/Ethnicity by Income – Renter Households

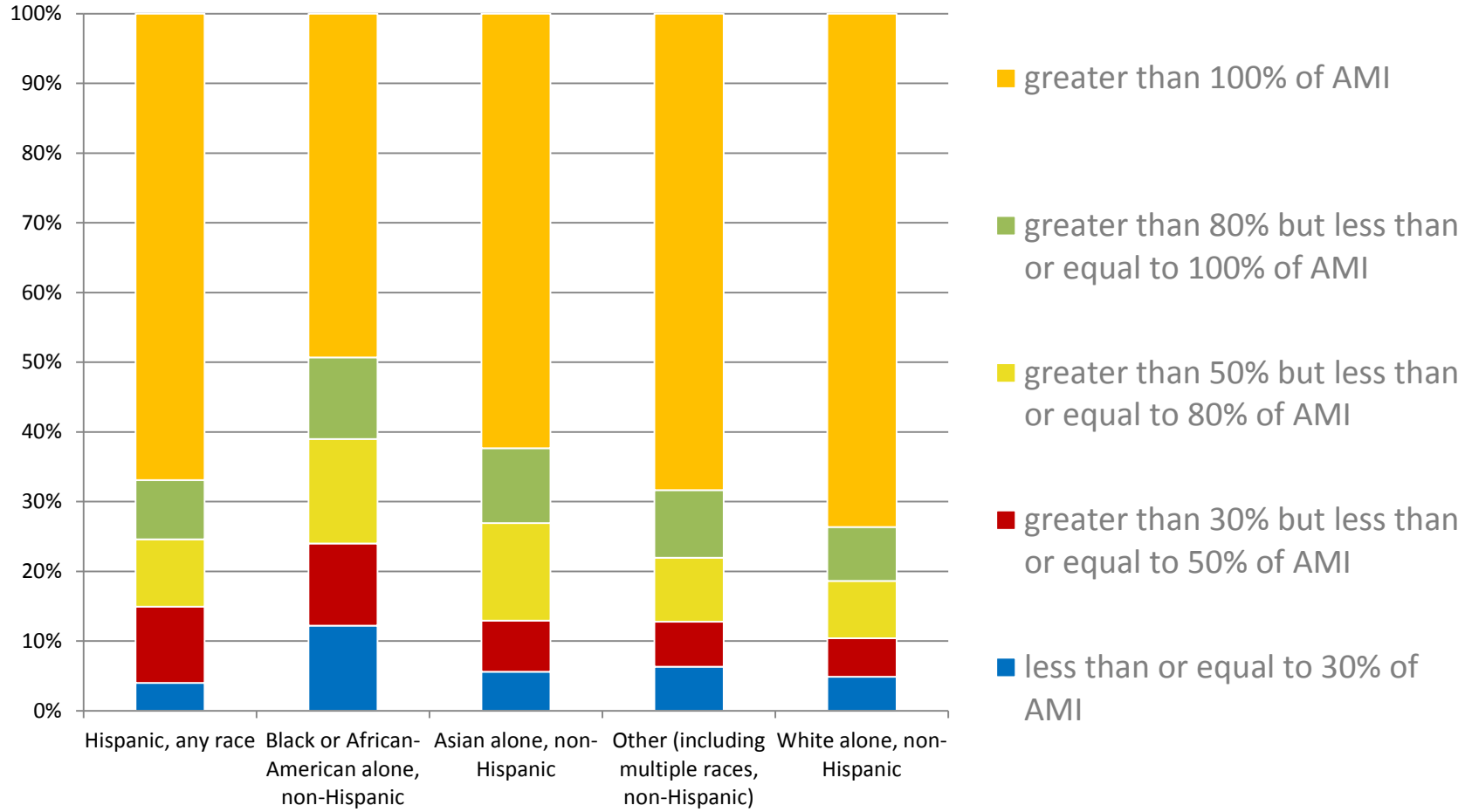
Renter households of color, particularly Black/African Americans, have incomes disproportionately ≤ 30% of area median income.



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

Race/Ethnicity by Income – Owner Households

Black/African American homeowners have incomes disproportionately ≤ 80% of area median income.



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

Seattle Office of Civil Rights 2014 Fair Housing Testing Preliminary Findings

64% of all tests showed evidence of different treatment.

42 tests focused on **Race - 64%** showed patterns that generally favored white testers.

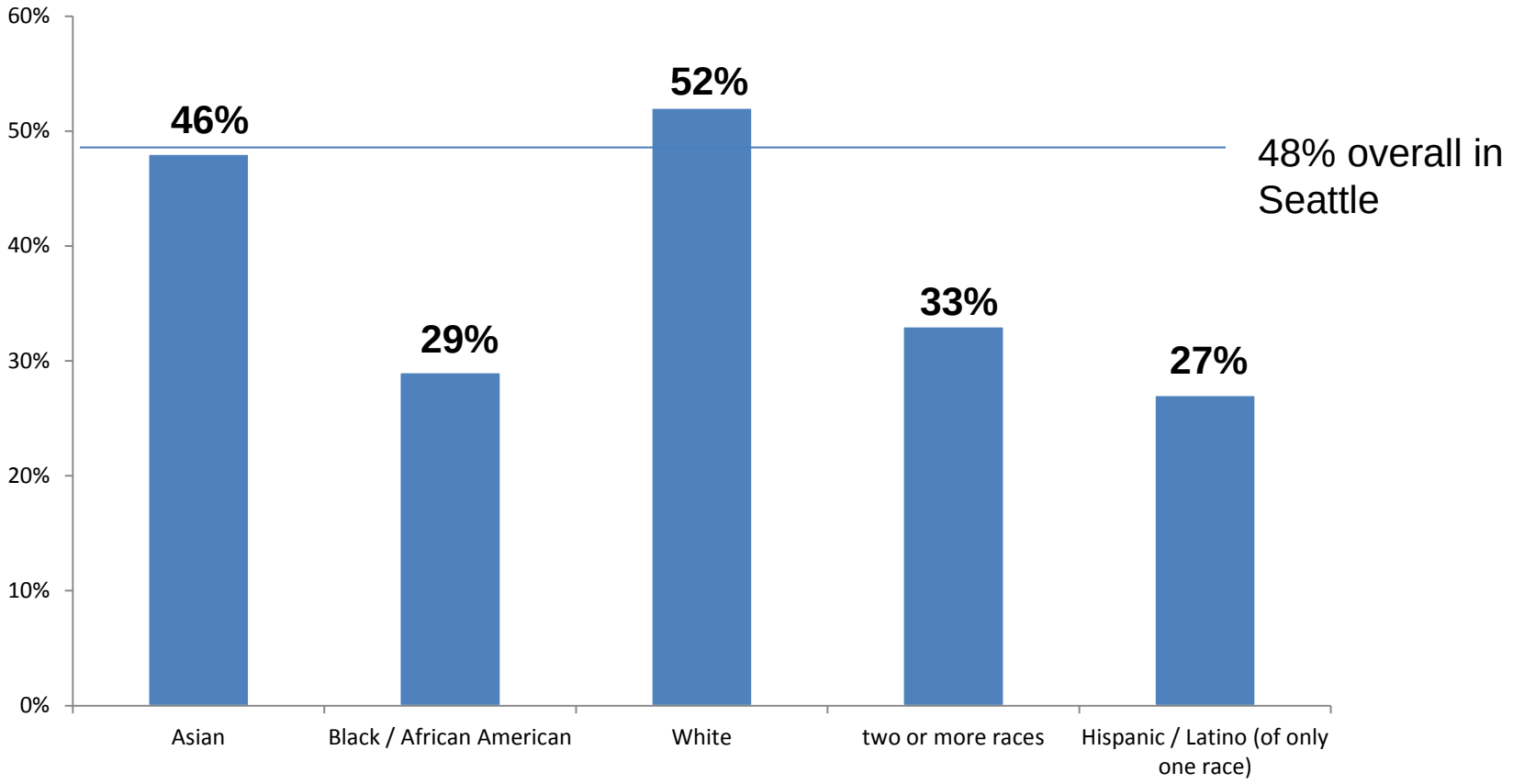
31 tests focused on **Sexual Orientation** - **61%** showed evidence of different treatment

43 tests focused on **National Origin** - **67%** showed evidence of different treatment

9 tests focused on **Gender Identity** - **67%** showed evidence of different treatment

Homeownership Rates by Major Racial Category and Hispanic/Latino Ethnicity

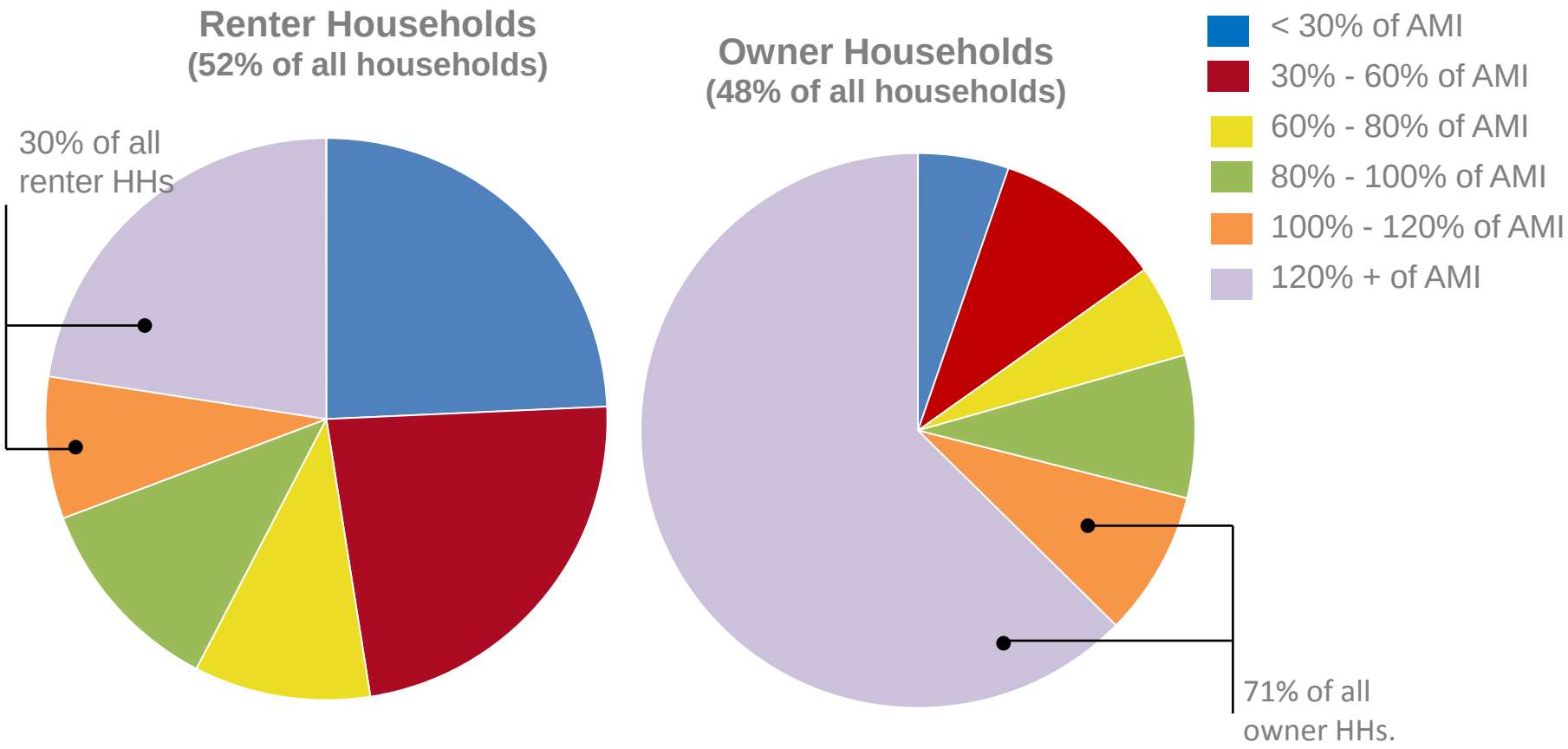
Homeownership rates for Black/African American, Hispanic/Latino and mixed race households are significantly lower than for Asian and White households.



Source: US Census. 2010 decennial Census.

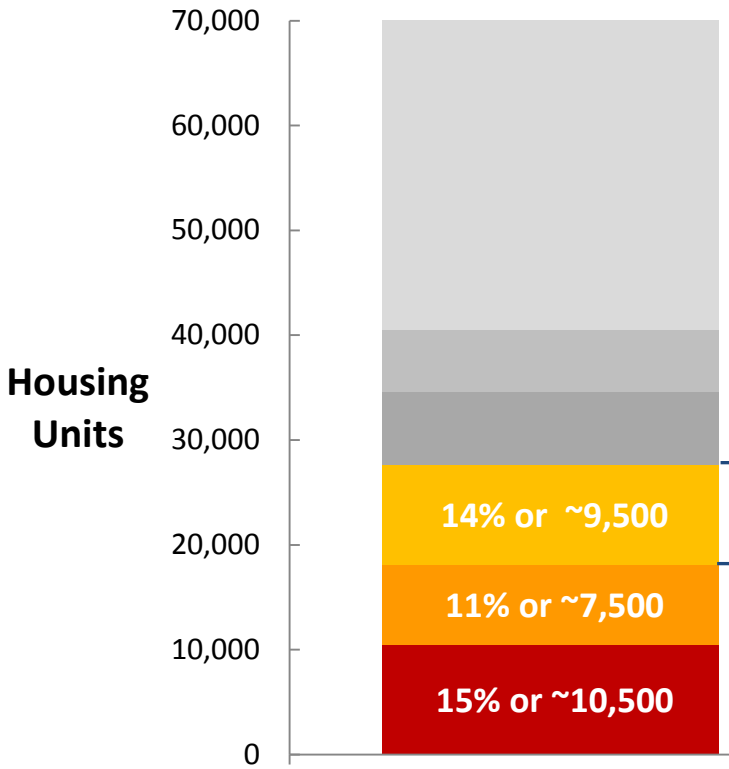
Seattle Households by Income – Owners & Renters

Renter households have a greater diversity of incomes, including an estimated 30% with incomes greater than 100% of AMI. Nearly three-quarters of owner households have incomes greater than 100% of AMI.



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

Housing Needed to Accommodate Growth by Income Level



An incomplete look

Overlaying today's income distribution on growth *starts* to tell us how much of the housing growth needs to be affordable at low and moderate income levels.

However, it does *not* account for:

- Some affordable units being occupied by higher income households; and
- Existing unmet need for affordable housing (for example, looking just at 0-30% of AMI there is currently a shortage of 23,500 affordable and available renter units.)

26% or ~18,000 units ≤ 50% AMI

40% or 28,000 units ≤ 80% AMI

Income bands:

- > 120% of AMI
- 100-120% of AMI
- 80-100% of AMI
- 50-80% of AMI
- 30-50% of AMI
- 0-30% of AMI

Sources: U.S. Housing & Urban Development, CHAS, 2006-2010 5-Year American Community Survey, Seattle city; Seattle 2035 Updating Seattle's Comprehensive Plan, Background Report, February 2014.

Age of Housing Stock

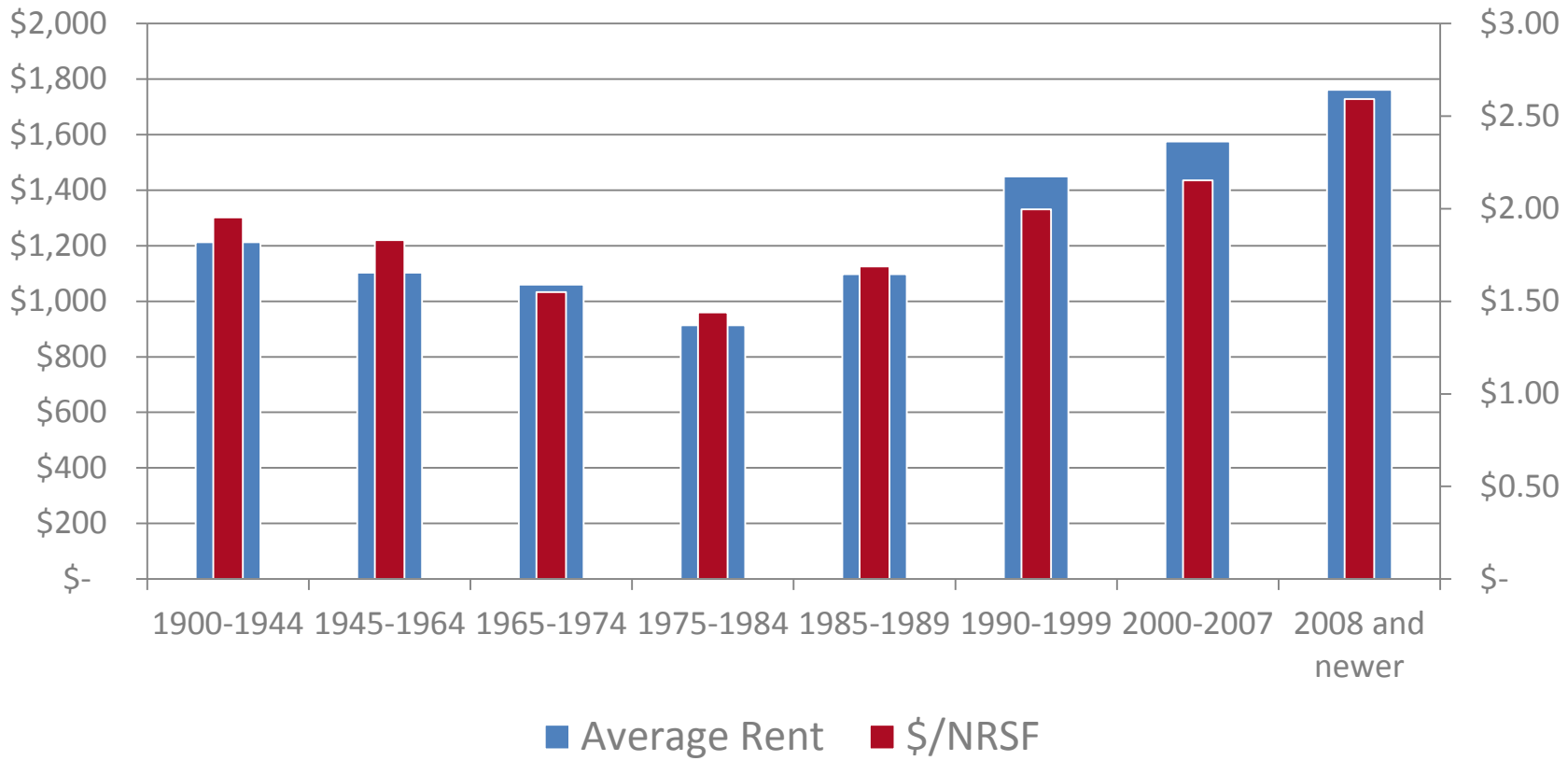
Over a quarter of the City's existing housing stock was built before 1940.

Year Built	Housing Units	Percentage
2010 or later	*About 16,000*	*5%*
2000-2009	47,861	15%
1990-1999	24,861	8%
1980-1989	23,566	7%
1970-1979	27,914	9%
1960-1969	28,424	9%
1950-1959	35,267	11%
1940-1949	29,441	9%
1939 or earlier	88,279	27%

Source: U.S. Census Bureau, 2011-2013 3-Year American Community Survey, Seattle city.

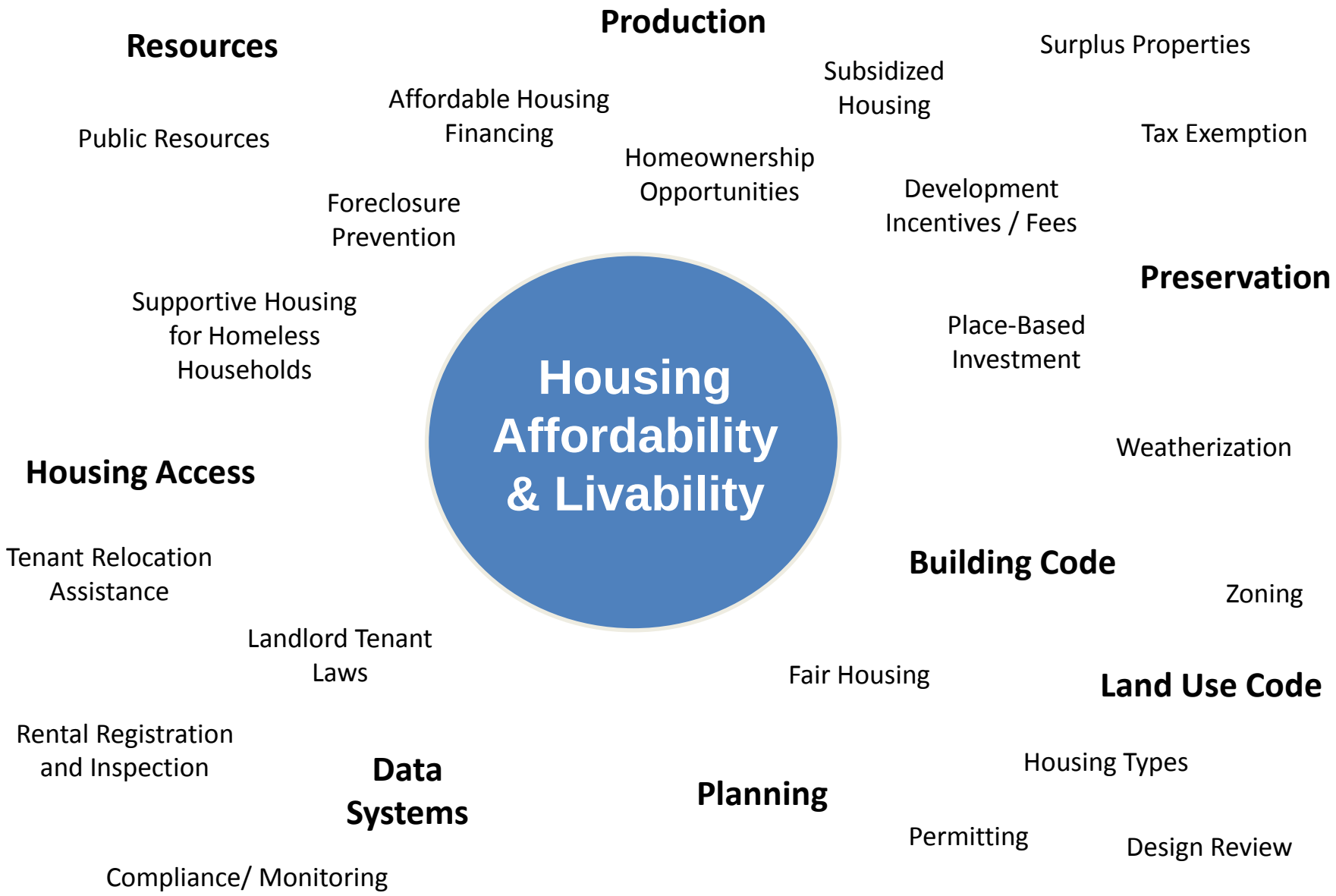
Age of Housing & Rents

Seattle's least expensive rental housing stock was built in the 1970s and 1980s.



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

Housing Affordability & Livability Agenda



Department of Planning & Development – Programs

PLANNING

Comprehensive Planning

- Area Planning
- Land Use Code (Zoning) Changes

LAND USE & ENVIRONMENTAL REGULATION

Land Use Permitting (MUP)

- Design Review
- Environmental & Shoreline Regulations (SEPA , SMP etc.)

REGULATION OF CONSTRUCTION

Building Permits (Building Code & Residential Code)

- Fire & Life Safety

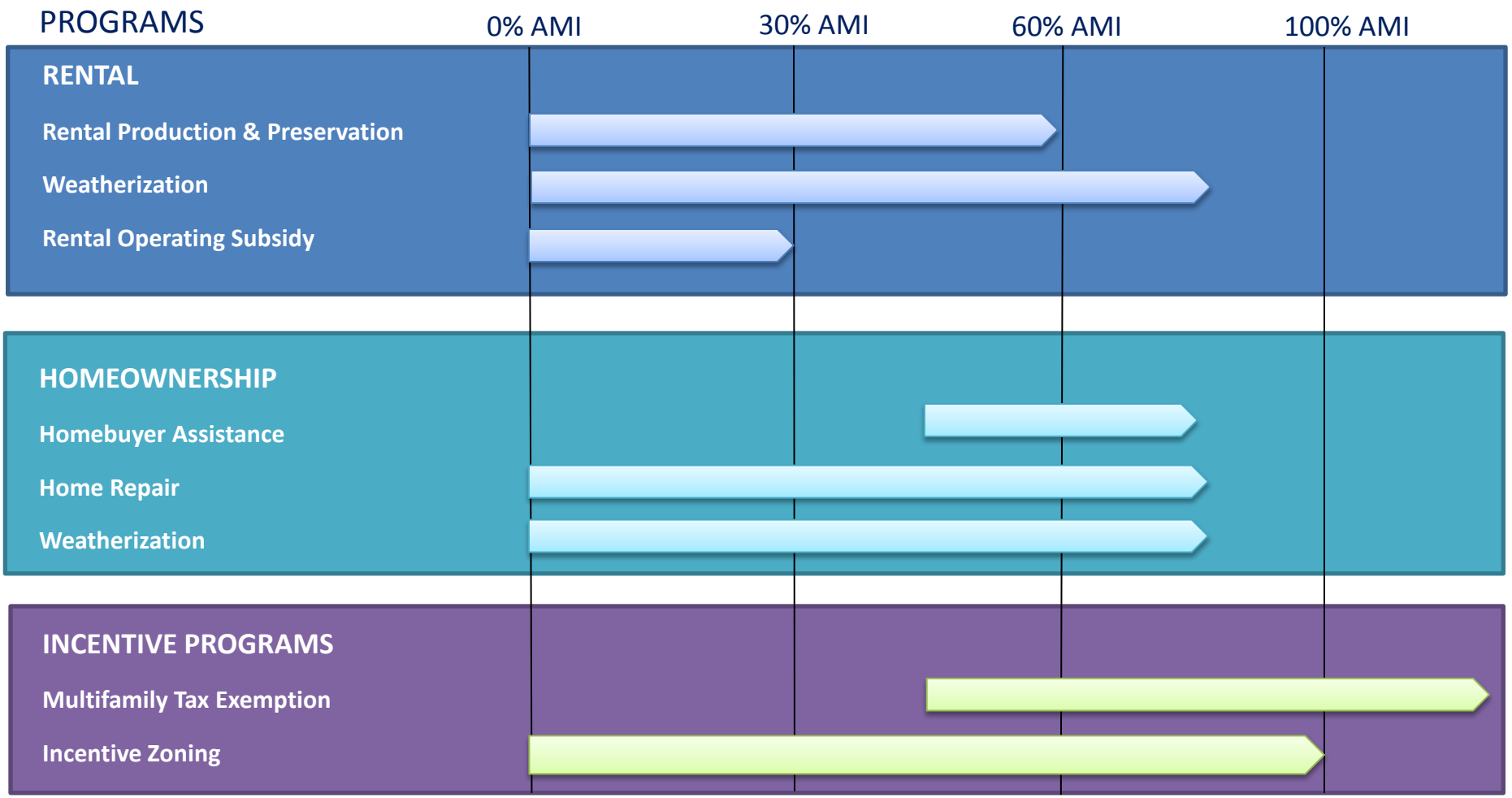
CODE COMPLIANCE

Tenant Relocation Assistance Ordinance (TRAO)

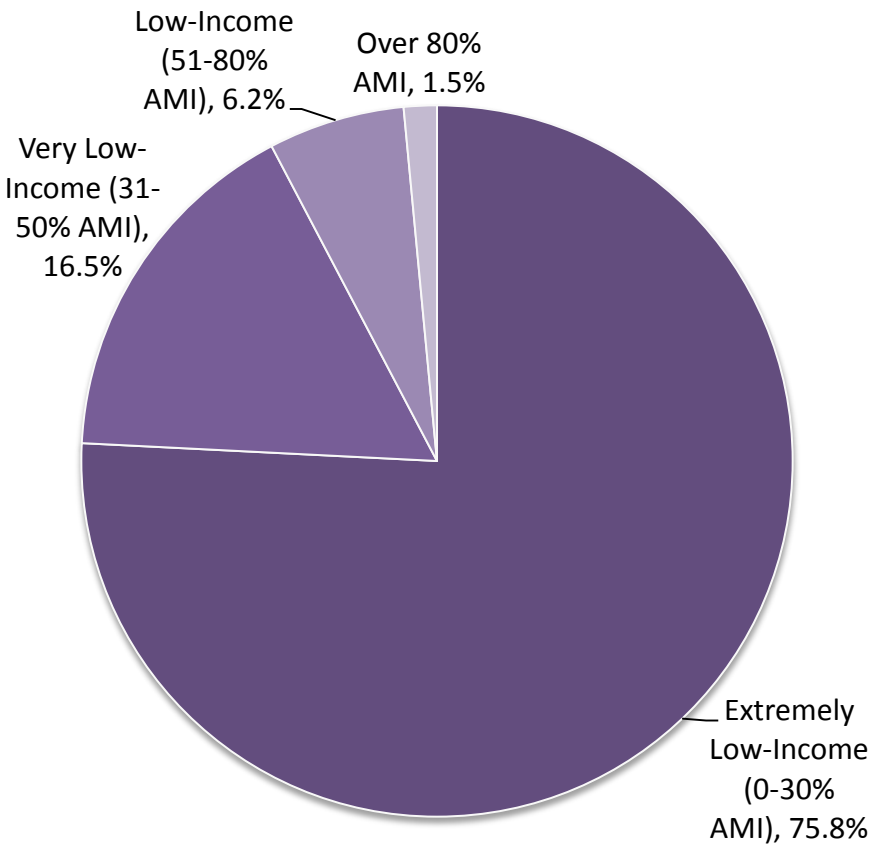
Housing Building and Maintenance Code (and Land Use Code) Enforcement

Rental Registration and Inspection Ordinance (RRIO) Program

Office of Housing Programs – Target Income Ranges



Office of Housing – Rental Housing Program
Households Living in Income-Restricted Units, by Income



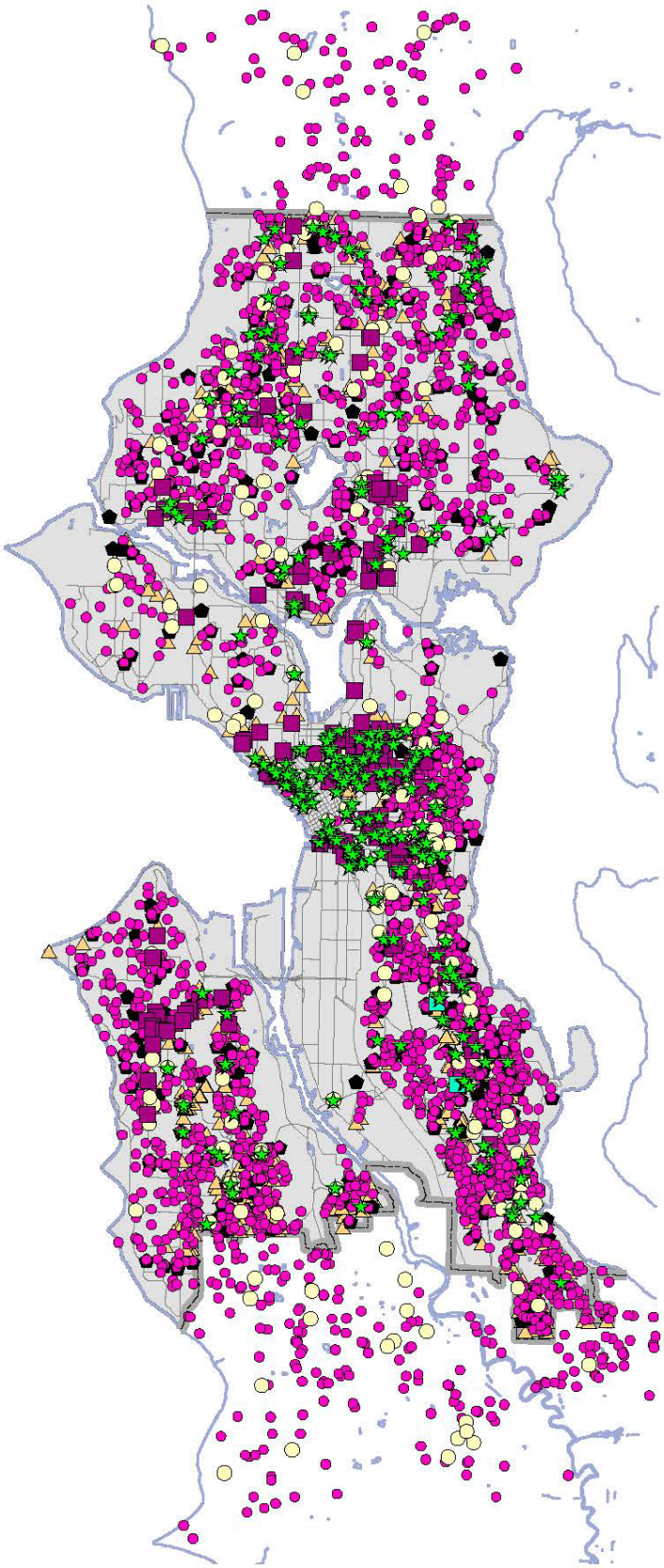
Projects in Operation and Reporting as of 12/31/13	Number of Households by Income	Percent of Households	Units by Income Restriction	Percent of Units
Extremely Low-Income (0-30% AMI)	10,375	75.8%	5,630	51.9%
Very Low-Income (31-50% AMI)	2,253	16.5%	3,286	30.3%
Low-Income (51-80% AMI)	853	6.2%	1,560	14.4%
Over 80% AMI	209	1.5%	374*	3.4%
Total	**13,690**	**100%**	**10,850**	**100%**

**"Over 80% AMI" represents units in OH-funded projects that are restricted by other funders.*

Source: Office of Housing, Annual Report Data, 2013

City of Seattle
Office of Housing Portfolio

This map shows where households have benefited from OH's Rental Housing Program, Home Repair Loan Program, Homebuyer Assistance Program, Multifamily Property Tax Exemption Program, and Homewise Weatherization Program.



Program Activity

- Rental Housing Program
- Rental MFTE
- Owner MFTE
- Rental Weatherization
- Owner Weatherization
- Home Repair
- Homebuyer Assistance

Source: City of Seattle
Office of Housing
October 2014

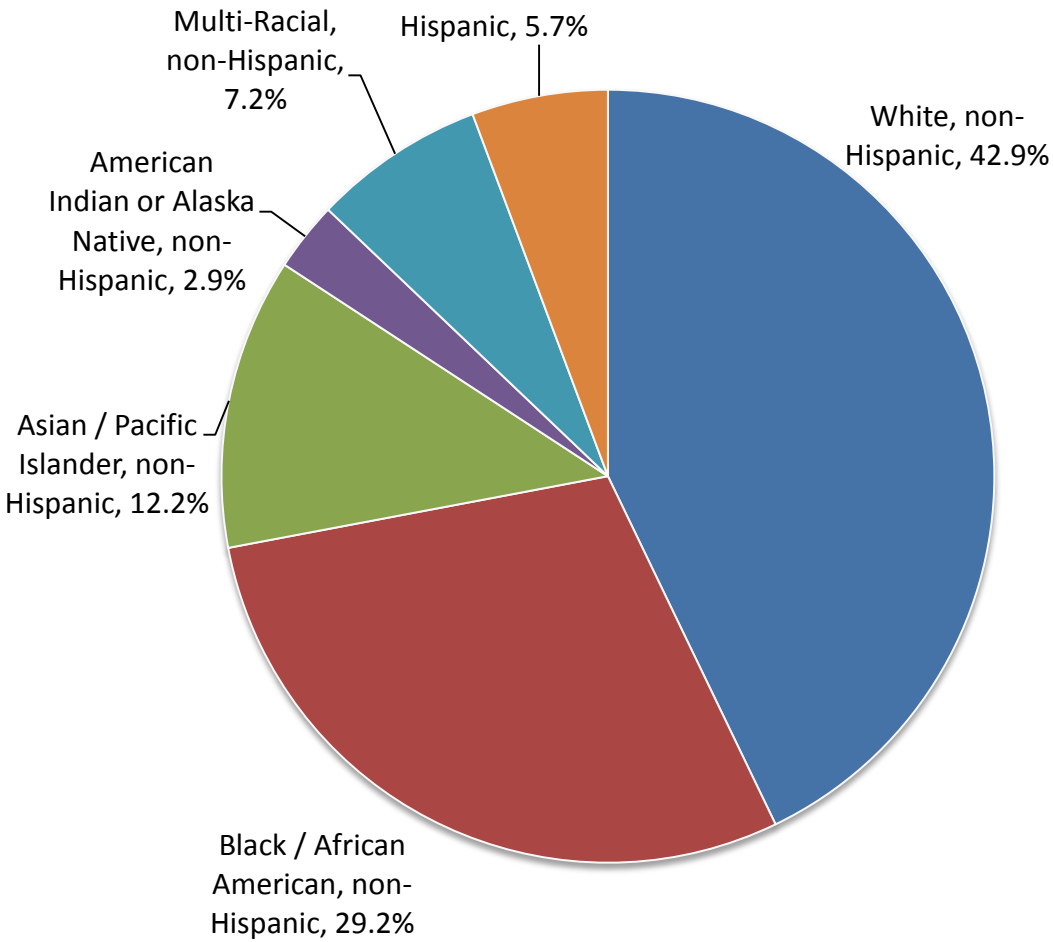
N

0 0.5 1 2 3
Miles

2014 City of Seattle

No warranties of any sort, including accuracy, fitness or merchntabiltiy, accompany this product.

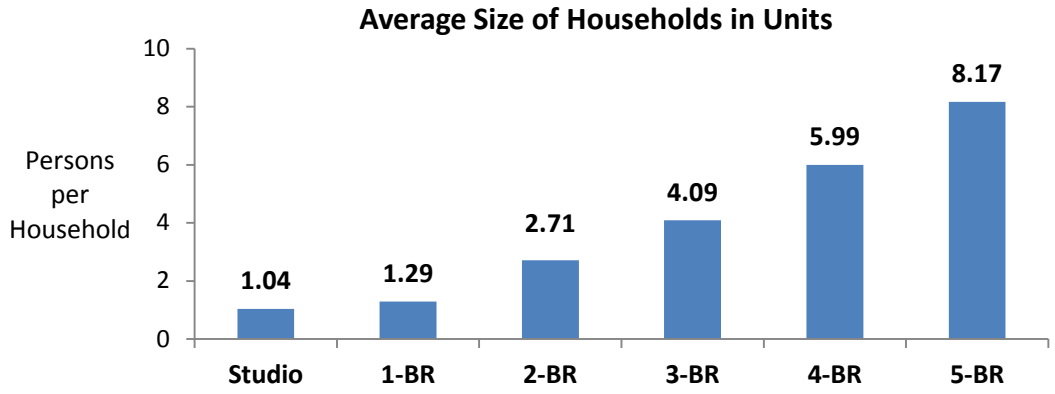
Office of Housing – Rental Housing Program
Households Living in OH Income-Restricted Units, by Race/Ethnicity



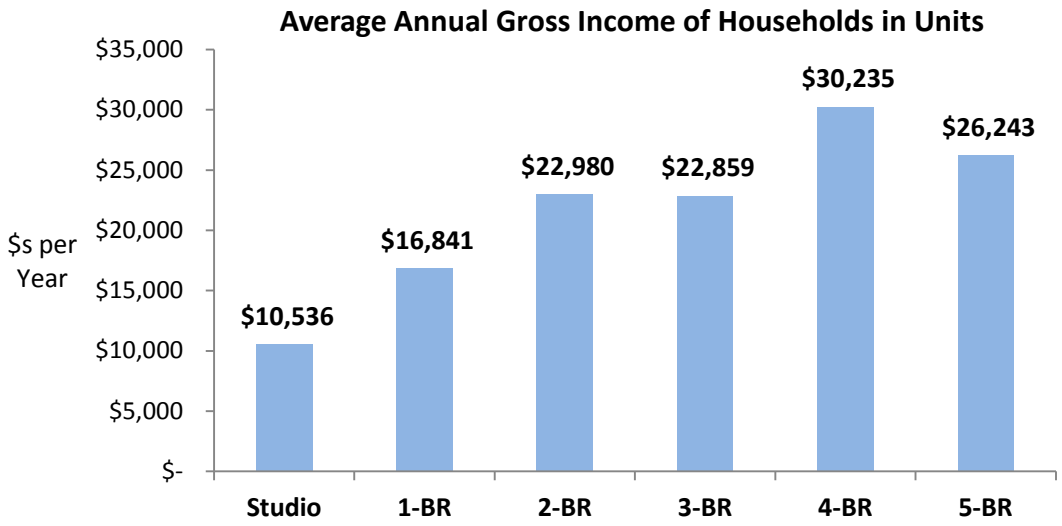
Race / Ethnicity	Number of Households	Percent of Total
White, non-Hispanic	5,595	42.9%
Black / African American, non-Hispanic	3,817	29.2%
Asian / Pacific Islander, non-Hispanic	1,587	12.2%
American Indian or Alaska Native, non-Hispanic	378	2.9%
Multi-Racial, non-Hispanic	935	7.2%
Hispanic	741	5.7%
Total Households Reporting Race/Ethnicity in 2013	**13,053**	**100.0%**

Source: Office of Housing, Annual Report Data, 2013

Office of Housing – Rental Housing Program
Households Living in Income-Restricted Units, by Average Size and Income of Households



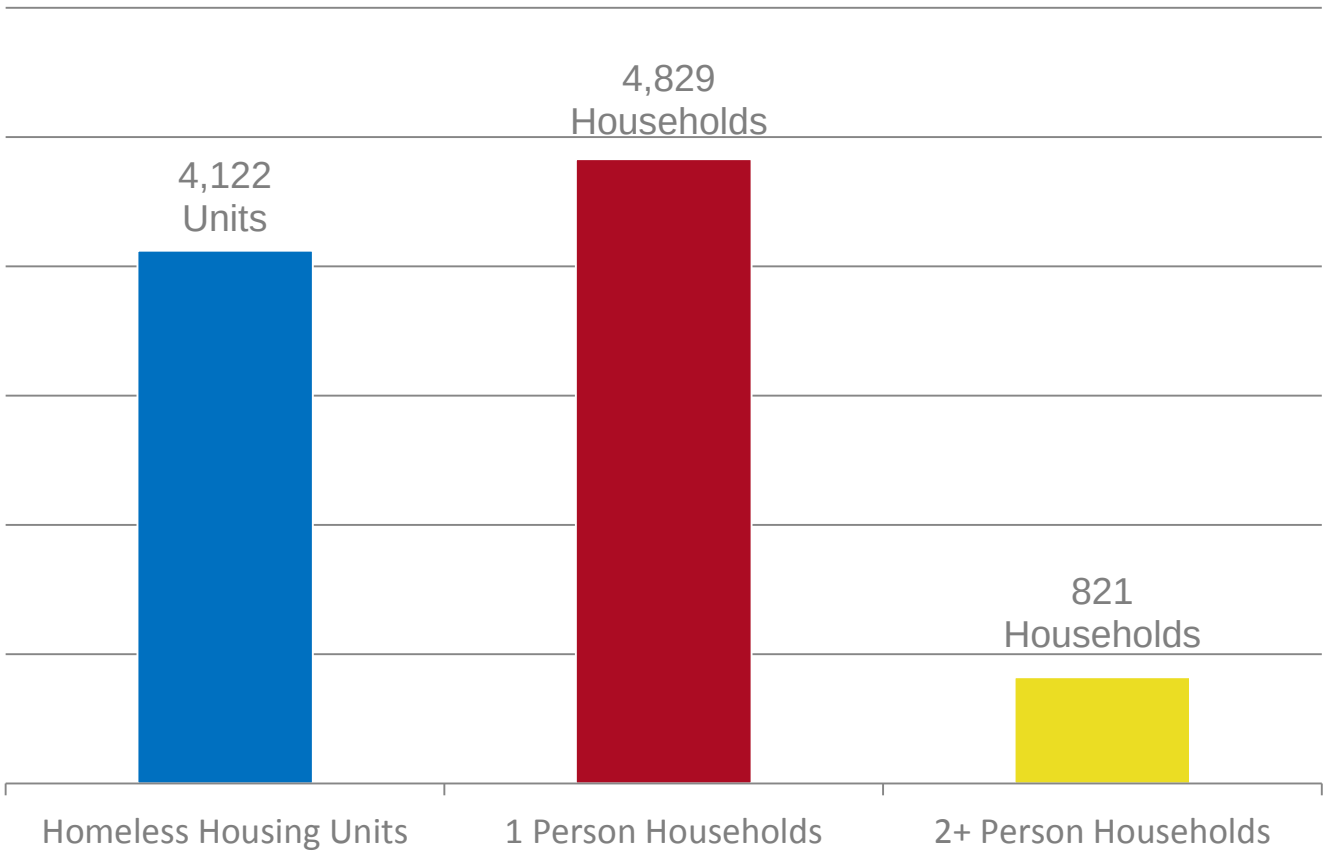
Unit Type	Average Size of Households
Studio	1.04
1-Bedroom	1.29
2-Bedroom	2.71
3-Bedroom	4.09
4-Bedroom	5.99
5-Bedroom	8.17



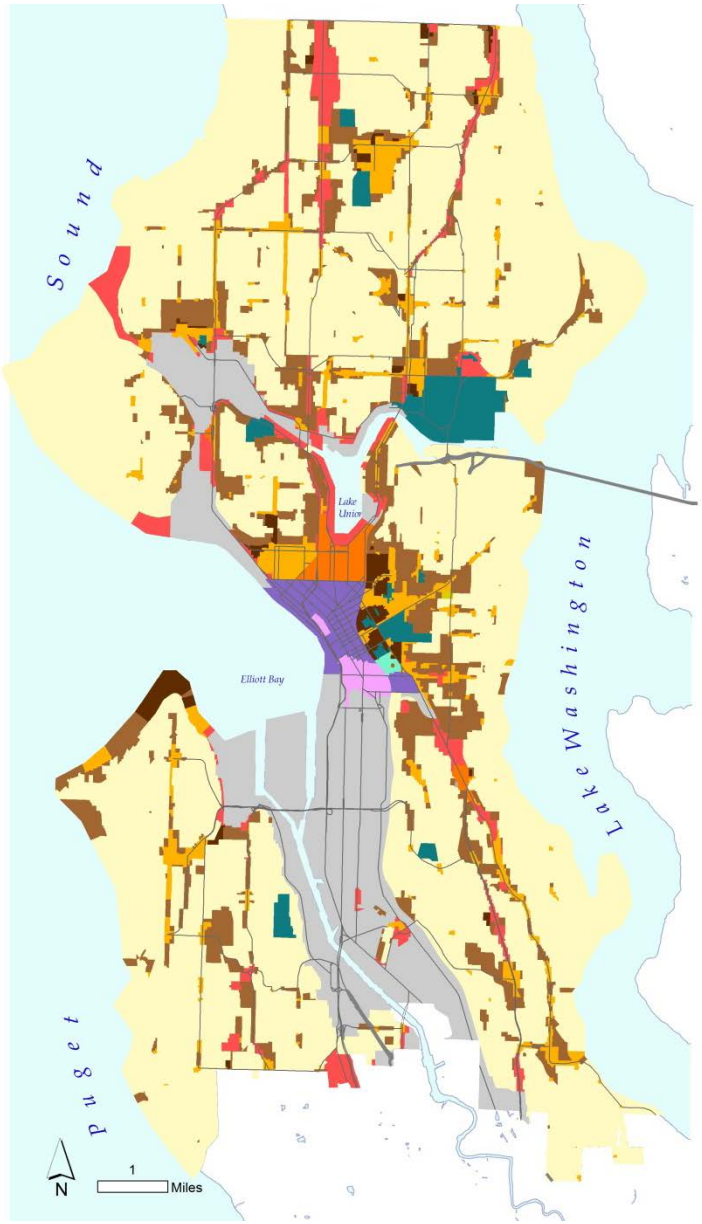
Unit Type	Average Annual Income of Households	Income of Households as % of Area Median Income
Studio	$10,536	17%
1-Bedroom	$16,841	26%
2-Bedroom	$22,980	30%
3-Bedroom	$22,859	29%
4-Bedroom	$30,235	31%
5-Bedroom	$26,243	22%

Source: Office of Housing, 2013 Annual Report Data

Office of Housing – Rental Housing Program
Homeless Housing and Households Served



Source: Office of Housing, Annual Report Data, 2013

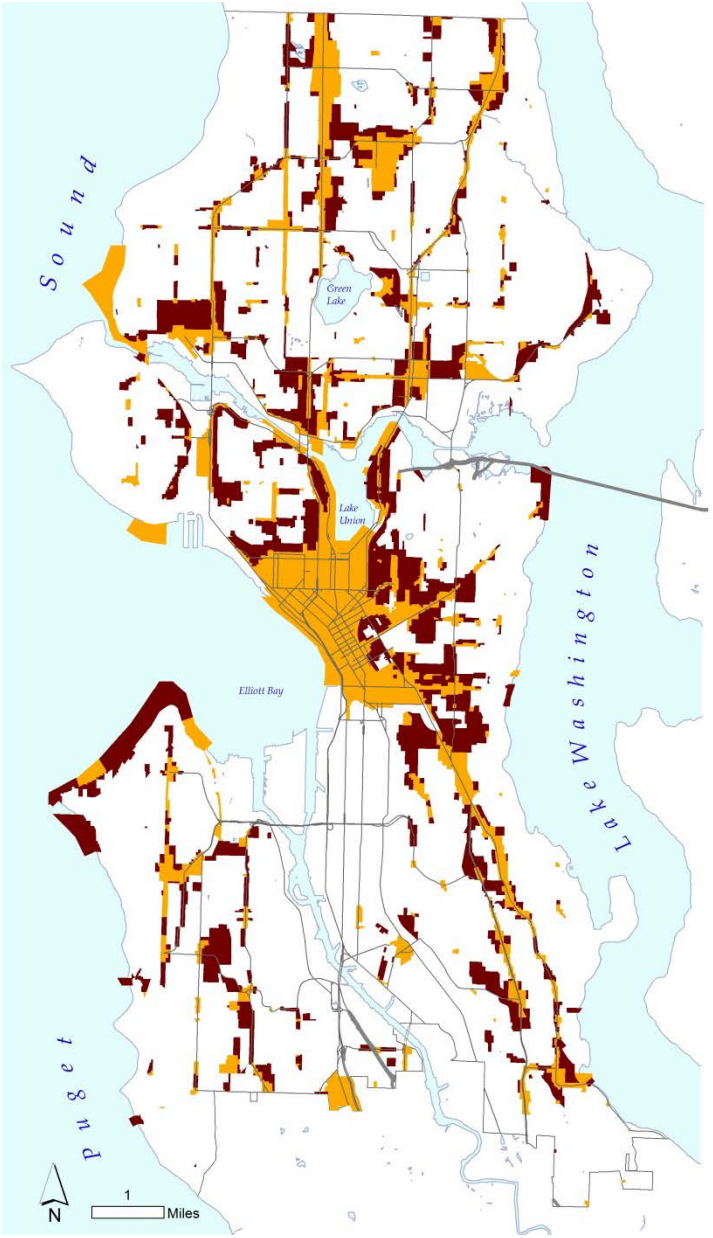


Existing Zoning

Large portions of the city are zoned for low density residential (Single Family) or do not allow housing (Industrial).

Zone Category	Parcel Acres	% Total
Single Family	24,706	67.2%
Lowrise	3,450	9.4%
Midrise & Highrise	278	0.8%
Commercial*	1,292	3.5%
Neighb. Commercial	1,553	4.2%
Downtown***	463	1.3%
Industrial	4,125	11.2%
Major Institution**	924	2.5%
Total	36,791	100.0%

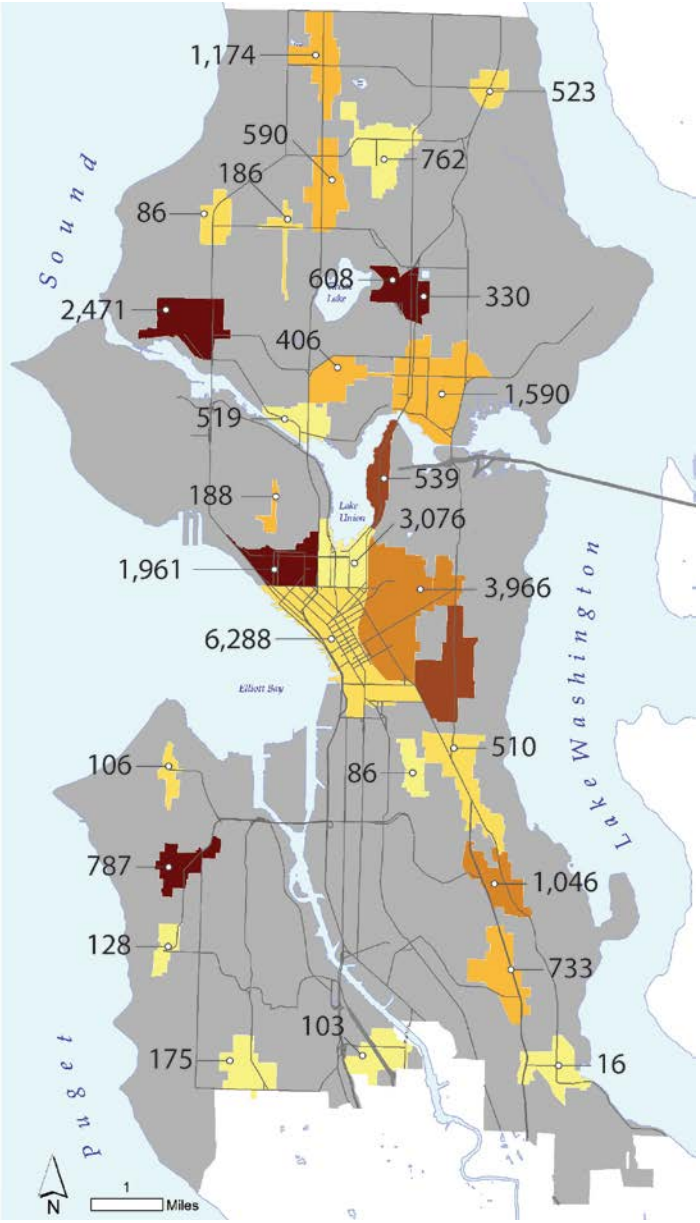
* Includes Seattle Mixed (South Lake Union)
** Includes Yesler Terrace
*** Includes Chinatown/ ID & Pioneer Square



Where Multi-family Housing is Allowed by Zoning

Zoning allows multi-family housing in mixed use areas along with commercial uses *(10.2% of city parcel area)*

Zoning allows multi-family housing and does not allow commercial uses *(9.0% of city parcel area)*



Net New Housing Units By Urban Village/Urban Center

Residential growth has been strong in most Urban Centers/Urban Villages, though some have not seen much new housing.

Progress Towards 2005-2024 Comprehensive Plan Residential Growth Targets
and Number of Net New Housing Units
(2005 through September 2014)

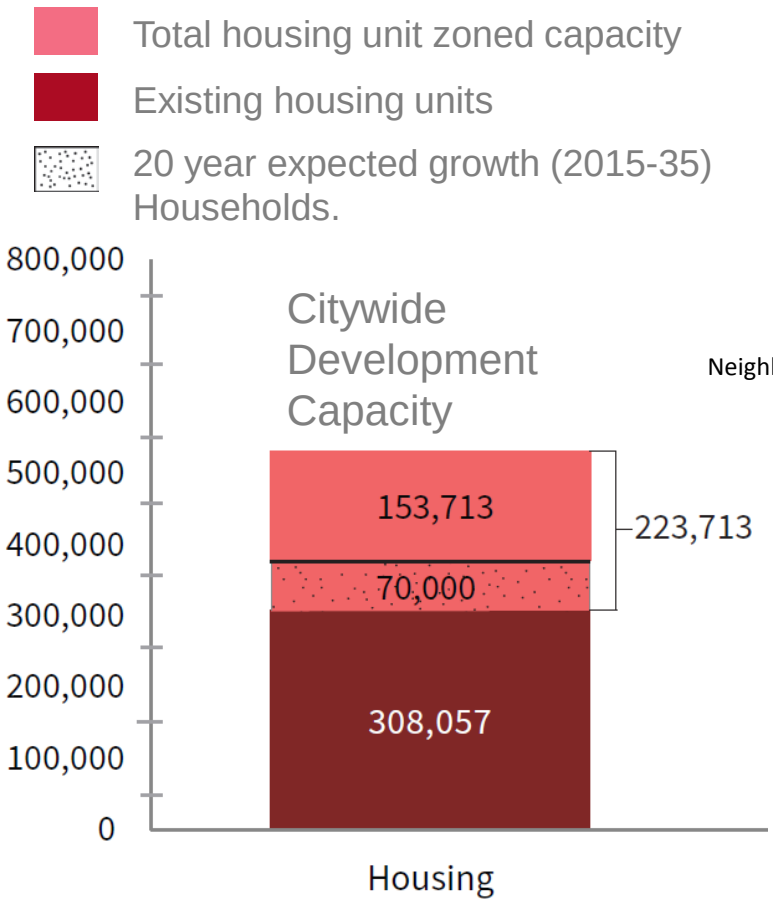
Total number of housing units added in center/village

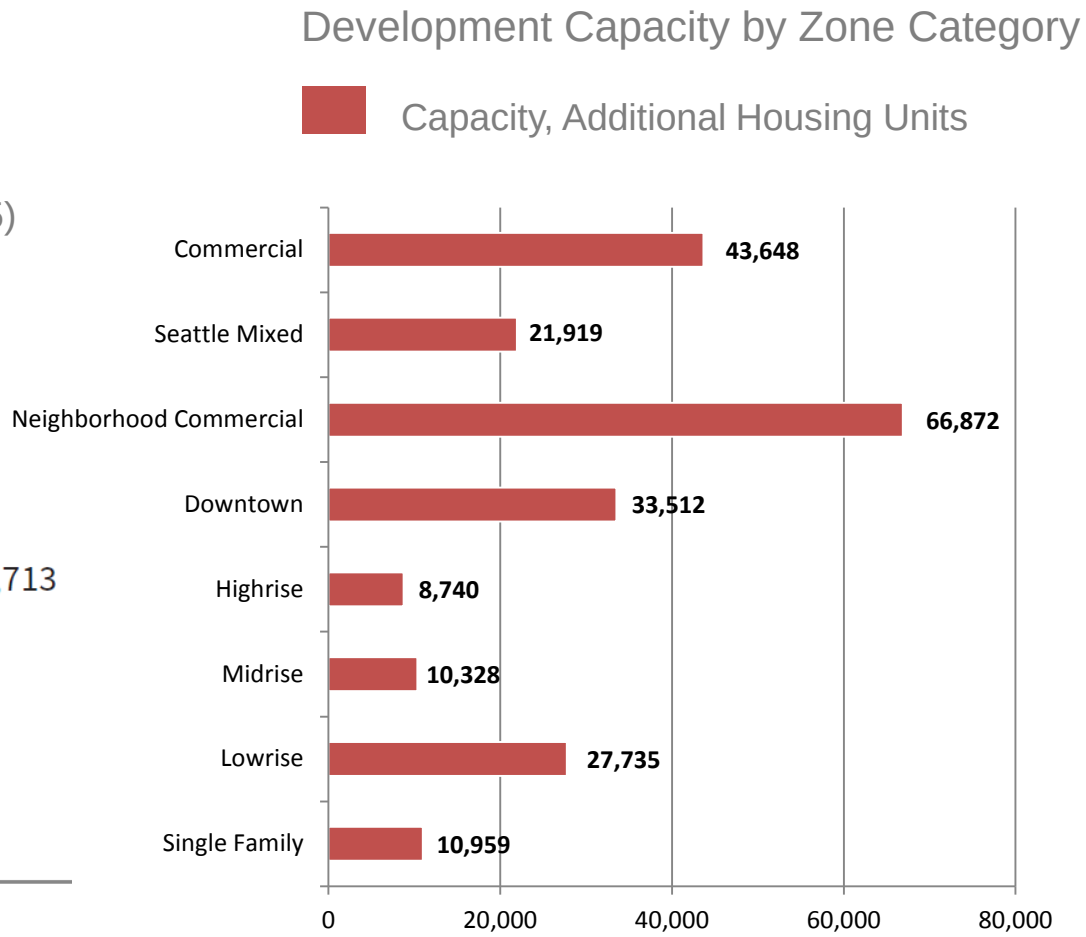
- 0% - 50%
- 51% - 100%
- 101% - 150%
- 151% - 200%
- 201% - 250%
- 251%+

Source: Seattle DPD Urban Center/Village Residential Growth Report (Finaled Permits)

Zoned Capacity for New Housing

Zoning has capacity to accommodate 20 years of expected household growth. But how much capacity is enough?

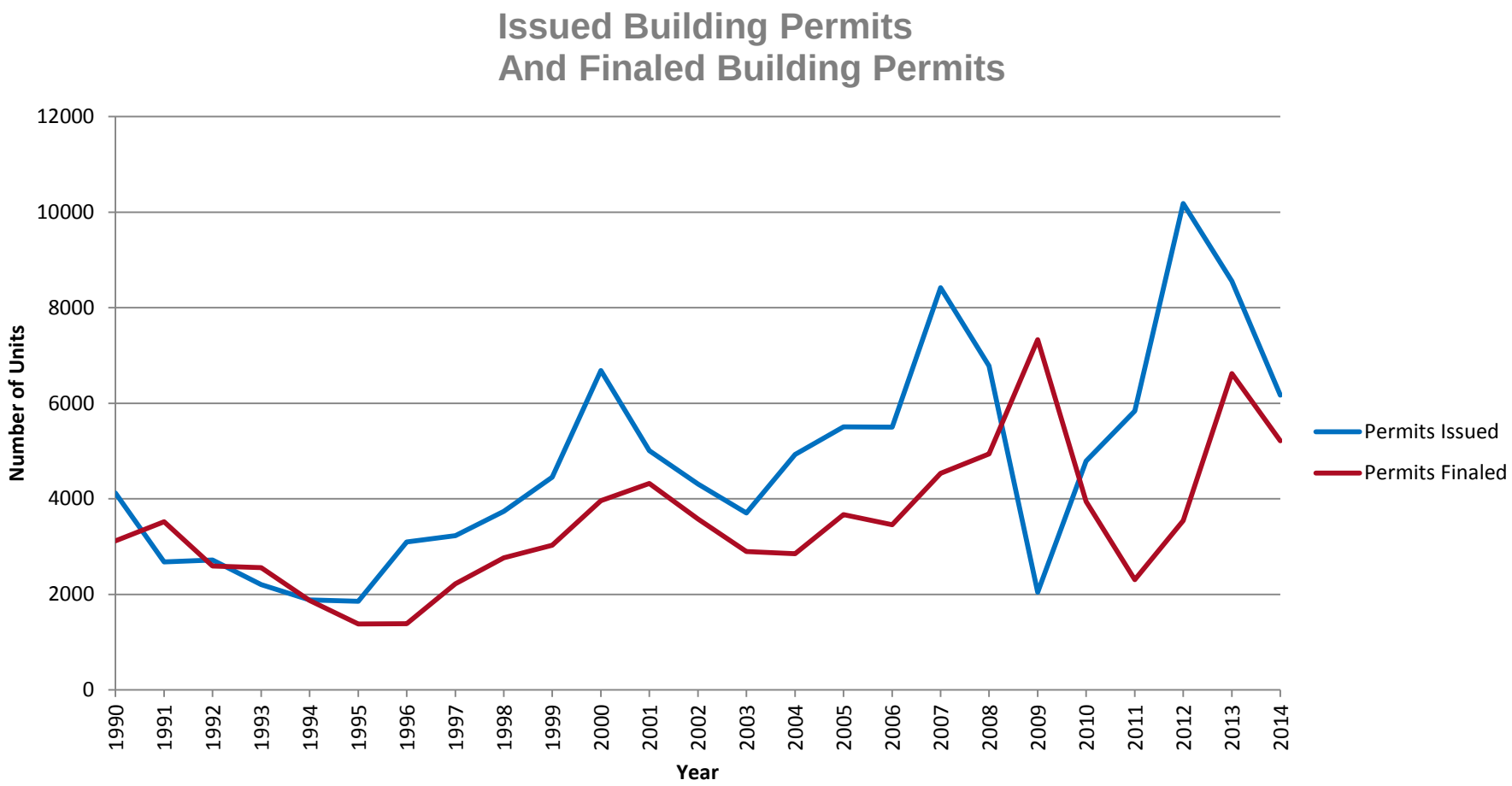




Sources: Seattle 2035, Development Capacity Report, August 2014. Seattle DPD.

Construction and Permit Volumes

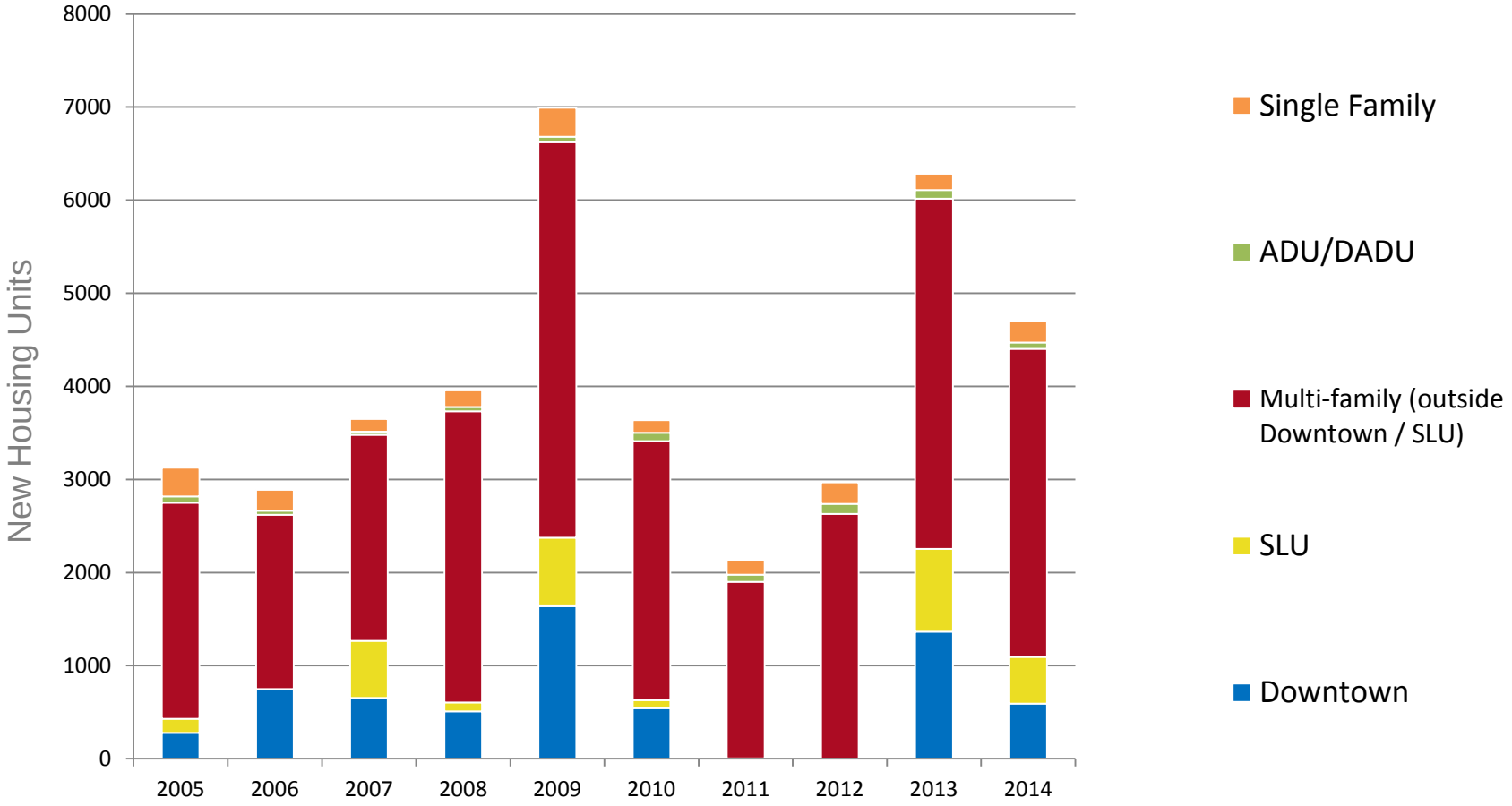
We have seen historically high permitting and construction volumes in recent years, although the overall trends are complex.



Sources: Seattle DPD Permit Data.

Types of Housing Units Constructed

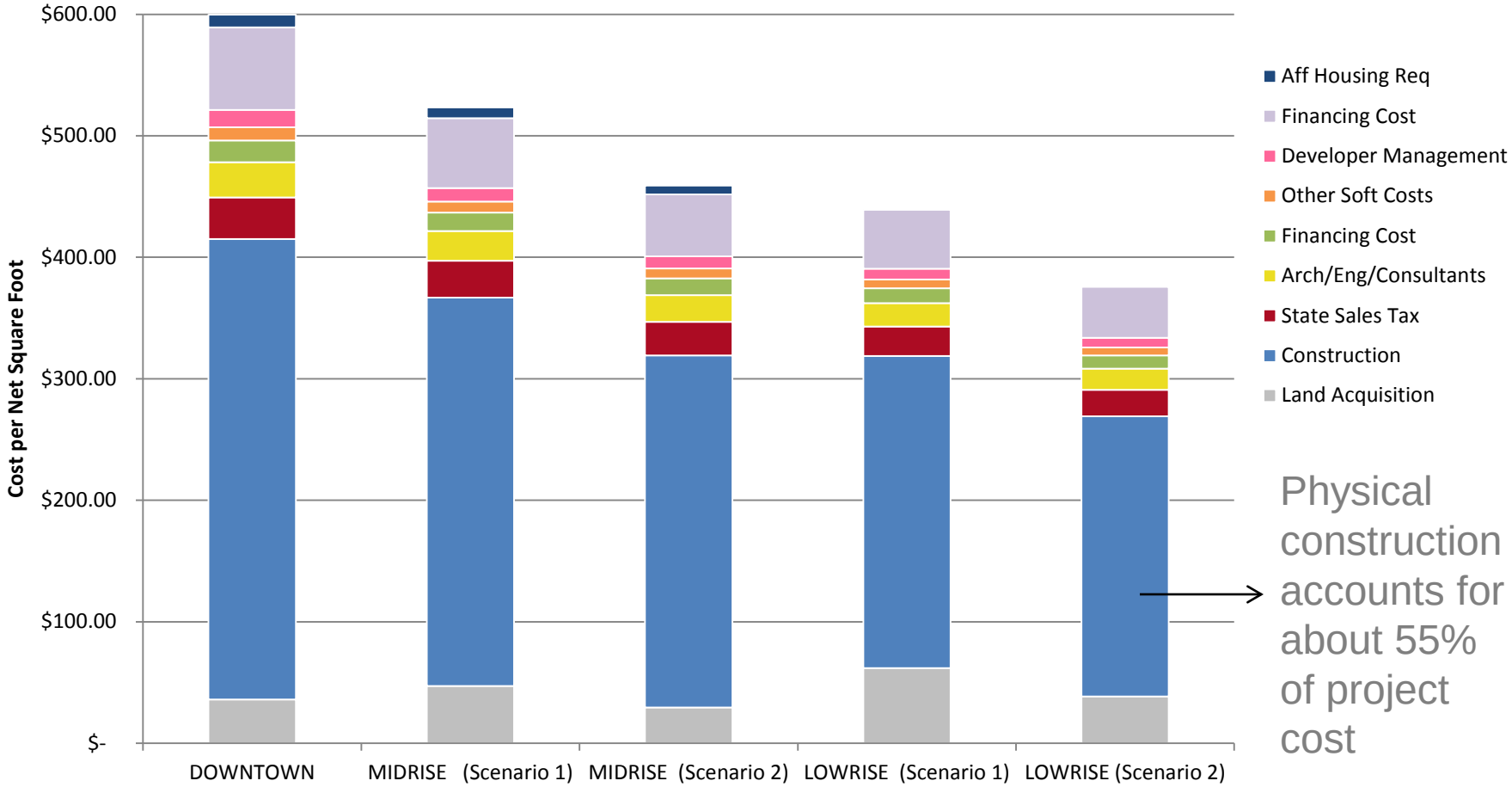
The vast majority of new housing being constructed is multi-family housing located outside of Downtown and South Lake Union.



Sources: Seattle DPD Permit Data.

Cost Breakdown of Newly Constructed Housing

Cost of construction is the biggest factor in the cost of new housing, but many factors play a role. Permit fees and soft costs are a small portion of overall development cost.



Physical construction accounts for about 55% of project cost

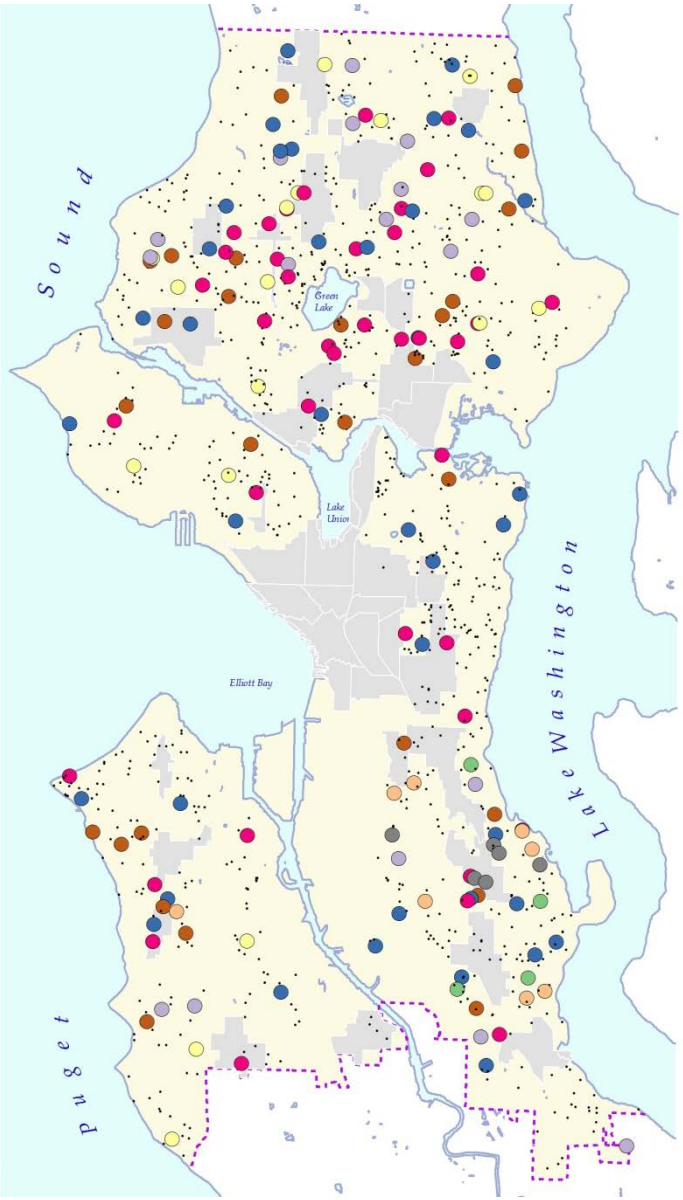
Sources: 2014 DRA Study Prototypes.

Cost to Construct Parking

Parking is expensive to build and adds to the monthly cost of housing when it is included in a project.

	Central Business District Locations (e.g. Downtown, Belltown)	Urban Locations (e.g. Central District, Ballard, West Seattle Junction)
Estimated Capital Cost Per Parking Stall (Structured)	$ 40,817	$31,583
Estimated Monthly Cost For Parking Stall per Residential Unit (Structured)	$ 298	$237

Sources: King County Right Size Parking. August 15, 2014 Parking Costs and Operating Expense Estimates. Kidder Mathews.



Accessory Dwelling Unit Production

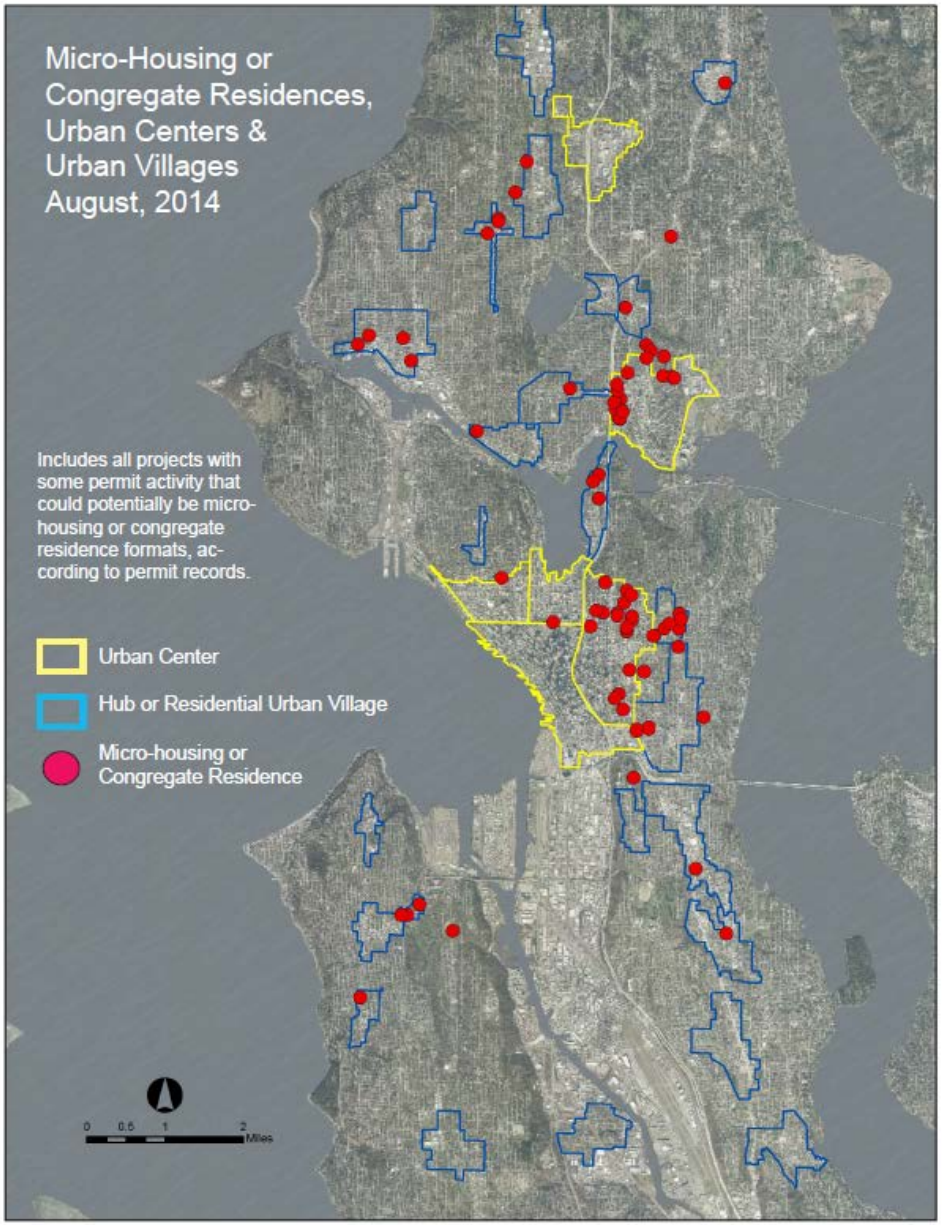
DADU production has been modest since being legalized citywide in 2009.

Detached Accessory Dwelling Units (DADU)
Final Building Permits Issued By Year

Year	Number of DADUs
2007	4
2008	6
2009	8
2010	17
2011	27
2012	40
2013	39
2014	18
Total	**159**

- **Total Attached Accessory Dwelling Units (ADUs) Permitted from 1994 – 2014: Approximately 1,200**

Sources: Seattle DPD Permit Data.



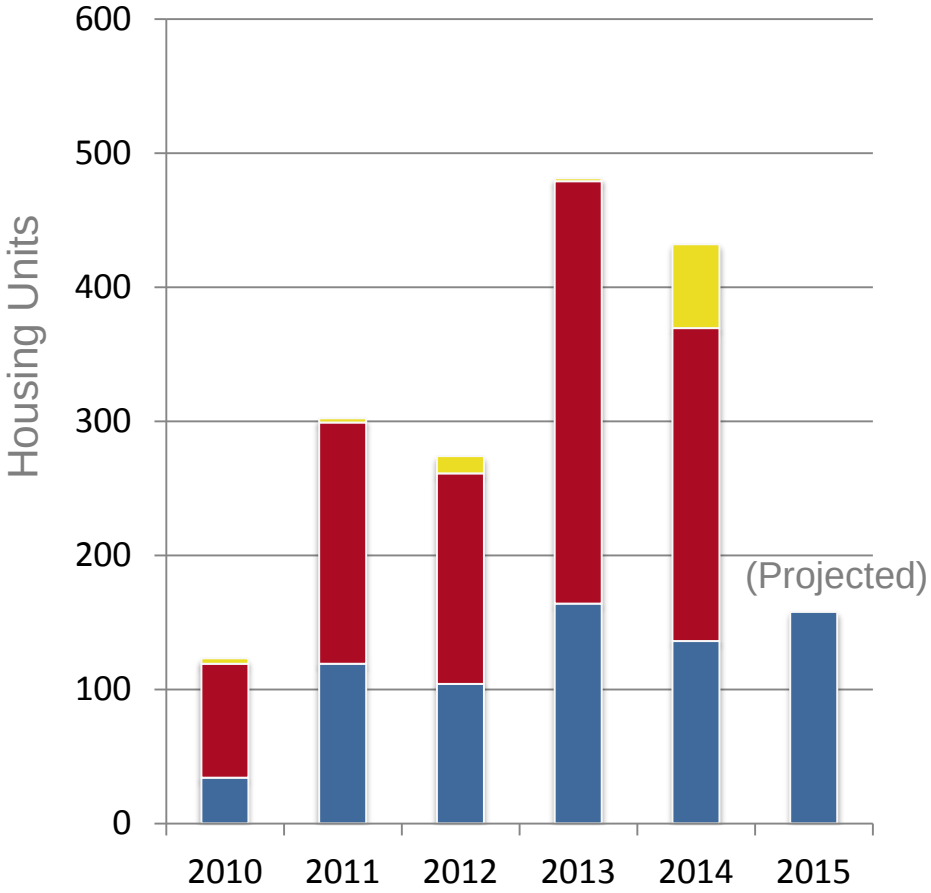
Micro-housing
(Small Efficiency Dwelling Units)

- There were about 64 applications for micro-housing or congregate residence projects between 2009 and 2014.
- 3,500+ sleeping rooms.
- Rents are about $600 - $900
- On a per SF basis rents are high ($3.15+).
- New regulations for Small Efficiency Dwelling Units go into effect in November, 2014.

Sources: Seattle DPD Permit Data.

Tenant Relocation Assistance

Only a portion of displaced households become eligible to receive assistance through the Tenant Relocation Assistance Ordinance (TRAO) program.



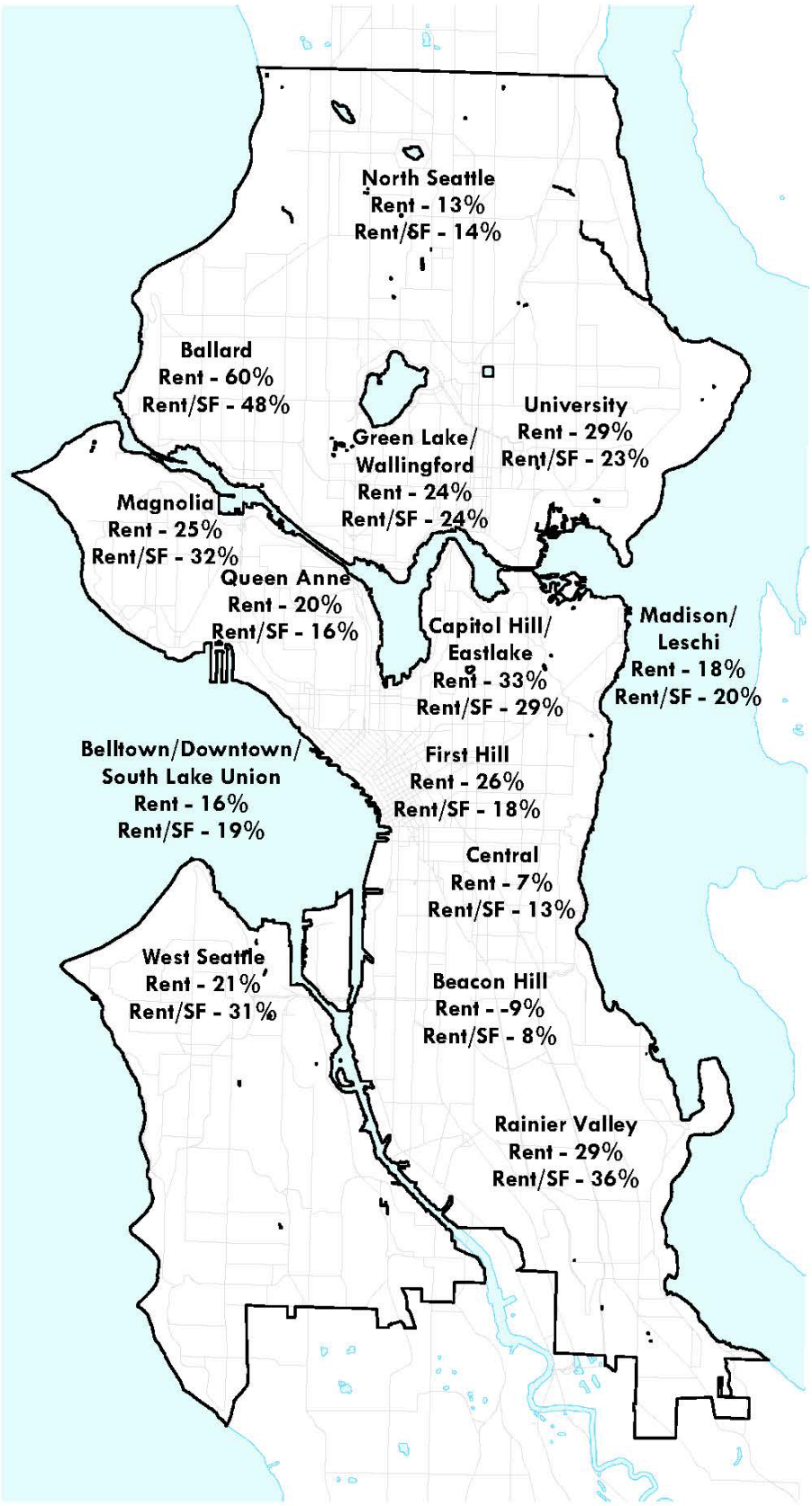
Eligible. Tenant is income qualified and completed steps to become eligible.

Not Eligible. Tenant was either not income qualified, or did not complete steps to become eligible.

Ineligible. Tenant was documented as having too much income, or moved into unit after notice of discontinuance of the housing unit was already given.

DPD projects a 16% increase in eligible households between 2014 and 2015.

Percent Change in Rent and Rent per Square Foot
Spring 2005 - Fall 2014



Source: Dupre + Scott Apartment Vacancy Report; Additional analysis by Seattle Office of Housing

All rents inflation adjusted: Consumer Price Index – All Urban Consumers, Not Seasonally Adjusted, Seattle-Tacoma-Bremerton, WA, All Items, 1982-82 = 100 (February 2005 and August 2014).

November 2014

City of Seattle
Office of Housing

City of Seattle
Office of Housing

2014 Incomes and Affordable Rents - Seattle-Bellevue

*Seattle-Bellevue HUD Metro Fair Market Rent Area (HMFA) is comprised of King and Snohomish

Annual Housing Incomes

	Percent of Area Median Income				
Family Size	30%	50%	60%	80%	100%
1 Person	$18,550	$30,900	$37,080	$49,440	$61,800
2 Persons	$21,200	$35,300	$42,360	$56,480	$70,600
3 Persons	$23,850	$39,700	$47,640	$63,520	$79,400
4 Persons	$26,450	$44,100	$52,920	$70,560	$88,200
5 Persons	$28,600	$47,650	$57,180	$76,240	$95,300
6 Persons	$31,970	$51,200	$61,440	$81,920	$102,400
7 Persons	$36,030	$54,700	$65,640	$87,520	$109,400
8 Persons	$40,090	$58,250	$69,900	$93,200	$116,500

Affordable Rents Including Utilities at 30% of household income

	Percent of Area Median Income				
Unit Size	30%	50%	60%	80%	100%
0 Bedrooms	$463	$772	$927	$1,236	$1,545
1 Bedroom	$496	$827	$993	$1,324	$1,655
2 Bedrooms	$596	$992	$1,191	$1,588	$1,985
3 Bedrooms	$688	$1,146	$1,376	$1,835	$2,293
4 Bedrooms	$767	$1,280	$1,536	$2,048	$2,560
5 Bedrooms	$846	$1,411	$1,694	$2,259	$2,823

Fall 2014 Market Rents - Seattle

Published by Dupre+Scott (October 2014)

20+ Unit Properties

Unit Size	Average	New Construction
All Units	$1,488	$ 1,836
0 Bedrooms	$1,169	$ 1,392
1 Bedroom	$1,412	$ 1,780
2 Bedrooms 1 Bath	$1,605	$ 2,132
2 Bedrooms 2 Bath	$2,156	$ 2,722
3 Bedrooms 2 Bath	$2,411	$ 3,019

City of Seattle
Office of Housing

Programs

The Seattle Office of Housing administers several affordable housing programs, which all help low-income families and individuals to thrive, and enable neighborhoods to provide a full range of housing choice and opportunity. These programs help build strong, healthy communities and increase opportunities for people of all income levels to live in our city.

Rental Housing Program

- **2013 Funding:** $27.1 million, including $14 million in Housing Levy, $6.6 million in federal grants, $4.7 million in Bonus funds, and $1.8 million in other funding
- **2013 Production:** 432 units, including 310 new construction units, 80 acquisition-rehab units, and rehab of 42 units in the existing portfolio
- **Total Portfolio:** Cumulative production of over 11,000 units since 1981, largely funded by voter-approved housing levies
- **Affordability Term:** Minimum 50 years
- **Incomes Served:** Generally 0-60% AMI, with over half of all units restricted <30% AMI. Of actual households served, 76% earn 0-30% AMI, 17% earn 31-50% AMI, and 6% earn 51-80% AMI.
- **Populations Served:** General priorities include formerly homeless individuals and families, seniors and people with disabilities, and low-wage working households. Racial/ethnic makeup of households served is 43% White, 29% Black/African American, 12% Asian, 3% Native American, 6% Hispanic, and 7% Multi-Racial.
- **Weblink:** http://www.seattle.gov/housing/development

The Rental Housing Program provides capital funding for the development of affordable rental housing in Seattle using funds from the Seattle Housing Levy, Bonus funds, and federal grants. The Office of Housing coordinates with other public and private funders to leverage these resources 3 to 1, with the largest sources of leverage coming from low-income housing tax credits and tax-exempt bond financing. The program is utilized largely by mission-driven nonprofit housing organizations, which sponsor and/or develop the projects. Funding is generally provided in the form of low interest, deferred payment loans.

Incentive Zoning Program

- **2013 Production**: 16 units produced on-site in 5 projects, and $2.8 million of in-lieu payments
- **Total Portfolio**: 67 units in 16 projects since 2010, and $48.5 million of in-lieu payments since 2001
- **Affordability Term:** Minimum 50 years
- **Incomes Served:** Up to 80% AMI for rental and 100% AMI for owner-occupied housing; In-lieu payments support incomes served by the Rental Housing and Homebuyer Programs
- **IZ areas:** http://www.seattle.gov/housing/incentives/IncentiveZoning_Housing_Map.pdf
- **Weblink:** http://www.seattle.gov/housing/incentives/LandUseCode.htm

Through the Incentive Zoning program, Seattle allows additional floor area for developments in certain zones in exchange for providing affordable units on site (in residential projects) or paying a fee to support the development of affordable housing.

Multifamily Tax Exemption

- **2013 Production**: 693 units in 41 projects approved
- **Total Portfolio**: 3,133 units in 87 projects since 1998, with another 1,686 units in 83 projects expected to be complete by 2017
- **Affordability Term:** Up to 12 years
- **Incomes Served:** Up to 65-85% AMI, depending on bedroom size
- **MFTE Areas:** http://www.seattle.gov/housing/incentives/MFTE_RTA_Map.pdf
- **Weblink:** http://www.seattle.gov/housing/incentives/mfte.htm

Multifamily Tax Exemption is a voluntary program that allows developers to receive a property tax exemption on the residential improvements of a development for up to 12 years. In exchange, 20% of the housing units in their building must be kept affordable for income-eligible households. The tax exemption is available in 39 residential target areas in Seattle, which constitute 73% of the land zoned for multifamily development. Approximately 40% of all projects currently in development in Seattle have opted to participate in the program. The program complements the State's tax exemption for projects with 75% of units serving households under 50% AMI.

Homebuyer Program

- **2013 Funding:** $2.3 million awarded, including $1.6 million in Housing Levy and $490,000 in federal grants, and $147,000 in other funding
- **2013 Production:** 51 homebuyers assisted
- **Total Portfolio:** 932 homebuyers assisted since 2004, largely funded through voter-approved Housing Levies
- **Affordability Term:** Nearly 17% of loans are through a land trust/resale-restricted model, with provisions to ensure long-term affordability for future buyers; no ongoing affordability requirement for the remainder of loans
- **Incomes Served:** Up to 80% AMI, with 19% of actual households served earning less than 50% AMI, 19% earning 50-60% AMI, and 62% earning between 61-80% AMI.
- **Populations Served:** To date, the program has largely served families with children (40%) and single adults (52%). Racial/ethnic makeup of households served is 57% White, 18% Black/African American, 17% Asian, 4% Hispanic, 1% Native American, and 3% Other/Multi-Racial.
- **Weblink:** http://www.seattle.gov/housing/buying/programs.htm

The Office of Housing provides up to $45,000 per household in downpayment assistance to low-income first time home buyers, typically in the form of low-interest, deferred payment second mortgages. For resale restricted homes, OH will provide up to $55,000. The program is marketed through partner nonprofits and lending institutions, who often supplement City funds with subsidies from additional federal and local sources. OH also provides annual funding for homebuyer counseling,

and has recently launched a foreclosure prevention outreach campaign to connect homeowners with resources and information.

HomeWise Weatherization

- **2013 Funding:** $5.1 million total, including $2.3 million from the State, $1.8 million from utilities, and $1million in other funds
- **2013 Production:** 1038 units, including 200 single-family and 838 multifamily units
- **Total Portfolio:** 14,103 units since 2000
- **Affordability Term:** 3 years for rental housing weatherization; no ongoing affordability requirement for homeowners
- **Incomes Served:** Eligibility varies depending on source of funding, with 60% of actual households earning 0-30% AMI, 36% of households earning 31-60% AMI, and 4% earning 61-80% AMI
- **Populations Served:** Racial/ethnic makeup of households served is 44% White, 22% Black/African-American, and 20% Asian residents. A third of residents served are over 60 years of age.
- **Weblink:** http://www.seattle.gov/housing/HomeWise/default.htm

The HomeWise program provides energy efficiency, and health and safety improvements to houses and apartment buildings with low-income households. Typical investment ranges from $6,000 to $12,000 per unit.

Home Repair Loan Program

- **2013 Funding:** $251,000 total, with $239,000 from CDBG and $12,000 from the Housing Levy
- **2013 Production:** 16 loans
- **Total Portfolio:** ~2,900 loans to date
- **Affordability Term:** No ongoing affordability requirement
- **Incomes Served:** Up to 80% AMI, with over half of actual households earning less than 30% AMI, a quarter earning 31-50% AMI, and a quarter earning 50-80% AMI
- **Populations Served:** Over half of households are elderly, nearly a quarter of households are families with children, and remaining households are non-elderly adults. Racial/ethnic makeup of households served is 59% White, 21% Black/African American, 12% Asian, 4% Native American, 2% Hispanic
- **Weblink:** http://www.seattle.gov/housing/buying/repair_loans.htm

The Home Repair Loan Program helps low- to moderate-income homeowners finance critical home repairs. Eligible homeowners apply for a 0% or 3% loan of up to $24,000 (with a maximum life time benefit of $45,000) for a term of up to 20 years. The goals for the program are to identify and make health, safety and code-related repairs, increase home energy-efficiency, and help revitalize neighborhoods.

Rental Assistance Program

- **2013 Activity: 600 households** received financial assistance
- **2013 Funding: $692,042 in Housing Levy funds,** averaging $1,153 per household
- **Populations Served:** Families with children, single adults and young adults are at risk of homelessness or experiencing homelessness
- **Incomes Served:** Up to 50% AMI

The Rental Assistance Program supports homeless prevention and housing stabilization programs administered by the Seattle Human Services Department (HSD). The program provides short-term to medium-term rental assistance (up to three or six months), which may be used for rent, security and/or utility deposits, move in costs, and rental and utility arrears. HSD distributes rental assistance funding through community-based agencies, pairing financial assistance with a range of culturally and linguistically relevant services, including recent funding for financial empowerment services.

City of Seattle

Edward B. Murray, Mayor

Seattle Department of Planning and Development

Diane M. Sugimura, Director

Departmental Programs Overview

Below is an overview of Department of Planning and Development (DPD) roles and functions that affect housing. DPD is responsible for regulation of development, policy and code development, long-range planning, tenant relocation and code compliance. In these roles, DPD impacts housing affordability through a variety of regulations, programs, and policy initiatives.

Following an overview of programs, we highlight a few recent policy initiatives DPD has taken related to housing affordability.

Land Use & Environmental Regulation

- **Land Use Code (Zoning)**
  Title 23 of the Seattle Municipal Code is the Land Use Code, also known as the zoning code. DPD administers the Land Use Code, including allowable use requirements, parking requirements, height and density limits etc. Through the permitting process, all new applications for development must comply with the Land Use Code including affordable housing projects. For most complex development projects all land use and environmental reviews are bundled in a Master Use Permit (MUP) for land use entitlements.

  - **Incentive Zoning**
    Seattle allows additional residential or non-residential floor area beyond base height or FAR limits to be achieved in certain zones. SMC 23.58A (Incentive Provisions) is Seattle's primary land use code chapter guiding incentive zoning (IZ). Extra floor area above the base limit set for the zone may be achieved when affordable housing is provided. Developers can build affordable housing as part of their development or, in certain zones, have the option of making a cash contribution to the City to fund new affordable housing. Currently, when an area is up-zoned, the development that could occur under the old zoning is set as a base limit for development. Developers participate in incentive zoning to access additional development potential (above the base) up to a new maximum amount.

  - **Priority Permitting**
    DPD provides priority permitting for certain development projects such as affordable housing and green buildings. The priority permitting advances projects in the queue past other projects. In certain instances DPD may assign an affordable housing development a project

facilitator. These steps ensure faster review times to receive permits than conventional projects.

- **Design Review**

  Design review is a process that evaluates private development projects for consistency with design principles in neighborhood and citywide design guidelines. Design review addresses aspects such as the relationship of a building to its site, overall appearance of the buildings, and design qualities of materials, landscaping and open space. There are seven, five-member citizen boards appointed by the Mayor. The Boards review development that is over a certain size threshold, during public meetings in neighborhood locations. Some smaller projects may be reviewed administratively by staff. Through design review, developers can access 'departures' from certain prescriptive design standards if they can demonstrate the departure improves project design.

- **Environmental and Shoreline Regulations**

  DPD administers the codes for environmental and shoreline protections. These include the Environmentally Critical Areas (ECA) code, the Shoreline Master Program (SMP), which are mandated by state law. Seattle also has a Tree Protection code. These codes protect the natural environment and public health and safety for items such as construction near steep slopes or landslide prone areas.

  DPD administers the State Environmental Policy Act (SEPA) during the permitting process. SEPA is the environmental review process used to identify and disclose potential environmental impacts stemming from proposed development. Projects over a certain size threshold are required to have a SEPA analysis. An important aspect is that SEPA requires public notice and affords an opportunity for an appeal of the Department's environmental determination to the City's Hearing Examiner.

Regulation of Construction

- **Building Code & Residential Code**

  The Seattle Building Code (SBC) and Seattle Residential Code (SRC) provide minimum requirements for design and construction of new buildings. The SRC and the Seattle Existing Buildings Code (SEBC) govern additions and alterations to existing buildings and change of use. New developments, additions, alterations and change of use must receive a building permit in addition to the land use permit.

  Seattle has adopted the 2012 International Building Code (IBC), 2012 International Residential Code (IRC) and 2012 International Existing Building Code with amendments specific to our city. The IRC includes regulations for single-family houses, duplexes, and townhouses with up to three stories and separate entrances. Regulation for construction of all other types of buildings is found in the IBC.

  The regulations contained in the SBC, SRC and SEBC address fire safety issues such as exiting from buildings and fire-resistive construction, as well as structural engineering issues such as earthquake-resistant construction. Amendments and other alternative methods of compliance published in the Seattle codes are reviewed by the Seattle Construction Code Advisory Board.

The 2012 Seattle Energy Code consists of the 2012 International Energy Conservation Code with state and Seattle amendments. It provides for efficient use of energy.

The State Building Code Act limits local amendments that affect one- and two-family buildings and small multifamily buildings. Building and Residential code amendments that affect construction of these buildings must meet minimum standards, and must be approved by the State Building Code Council before they take effect. Local jurisdictions are not allowed to adopt Energy Code amendments that affect these buildings. Local jurisdictions may interpret the codes and may determine alternate methods of compliance.

City Planning

- **Comprehensive Plan**
  DPD oversees the Comprehensive plan, a 20-year framework for most of Seattle's big-picture decisions on how to grow. The Plan meets requirements of the Washington State Growth Management Act (GMA), ensuring land use regulation can accommodate the projected amount of population and job growth. The Comprehensive Plan sets the urban village strategy and establishes where certain zoning can be applied. Seattle's original Comprehensive Plan was adopted in 1994 with a 20 year time horizon, and was substantially updated in 2004. Currently DPD is currently leading a major update to the Comprehensive Plan entitled Seattle 2035.

- **Area and Neighborhood Plans**
  From time to time Seattle engages in planning for sub-areas or neighborhoods. During the late 1990s after the original Comprehensive Plan was adopted, the City and communities undertook 38 neighborhood plans across the city. Since that time, DPD has undertaken planning in 25 areas where housing policies and strategies have been discussed. Neighborhood Planning works closely with neighborhood stakeholders to set local priorities about needed amenities like parks, urban design, and policies about where certain zoning can be applied. During 2008 in anticipation of Light Rail service commencing, neighborhood plan updates were undertaken in southeast Seattle communities near stations. Other recent area plan efforts include South Lake Union, Yesler Terrace, the University District and the West Seattle Triangle. Area or neighborhood plans often result in changes to policies about amenities, and zoning changes, to help the neighborhood achieve its vision.

- **Citywide and Neighborhood Design Guidelines**
  Design Guidelines are used in the design review process for new buildings. When development goes through design review, the project is evaluated for consistency with design guidelines. Citywide design guidelines set overarching principles about quality design in Seattle. Neighborhood Design Guidelines supplement the citywide guidelines with neighborhood-specific priorities.

- **Changes to the Land Use Code**
  DPD works with the Mayor, the City Council and communities to update chapters of the land use code to ensure zoning is producing outcomes in line with adopted policy and plans. For example in

2007 zoning standards for Downtown were updated for greater height and density - an effort that led to establishment of the current Incentive Zoning structure. In 2008 zoning standards for all commercially zoned areas (which allow housing) were updated, and in 2010 Lowrise Multi-family zoning standards were updated citywide to produce a broader variety of housing types. In addition, smaller amendments are on-going to address a variety of issues as they arise.

- **The Seattle Planning Commission**
  The Seattle Planning Commission is an independent body (not technically a part of DPD, but closely affiliated with DPD) that advises the Mayor, City Council and City departments on broad planning goals, policies and plans for the physical development of the city. The Commission is a 16 member volunteer body that is appointed by the Mayor and City Council. In recent years the Commission has prepared policy reports on Transit Communities (2010), Affordable Housing (2011), and Family Sized Housing (2013).

Code Compliance

- **Tenant Relocation Assistance Ordinance (TRAO)**
  DPD administers the Tenant Relocation Assistance Ordinance (TRAO), which requires developers to pay relocation assistance to low-income tenants who must move because their rental will:
    - Be torn down or undergo substantial renovation
    - Have its use changed (for example, from apartment to office use)
    - Have certain use restrictions removed (for example a property is no longer required to rent only to low-income tenants under a federal program)

  Developers must receive a Tenant Relocation License if a project meets any of the criteria above. Only low-income tenants earning 50% or below of Area Median Income (AMI) receive relocation assistance. Total amount of assistance is $3,255, of which the developer pays half and the City of Seattle pays half. DPD will not issue a master use, construction, demolition, or change of use permit for a property where tenants will be required to move until a Tenant Relocation License is issued. Strict limits on Tenant Relocation Assistance are set in State Law, including a limit on income eligible households of no more than 50% AMI, and a cap on the owner's share of assistance at 50%. (RCW 59.18.440).

- **Housing & Building Maintenance Code & Land Use Code**
  DPD ensures existing buildings and properties are used and maintained to a habitable, safe and sanitary standard through administration of the Housing and Building Maintenance Code (HBMC) and the Land Use Code (LUC). This function is commonly referred to as Code Compliance. DPD inspectors visit sites to investigate potential HBMC and LUC violations if a complaint is received. If violations are present fines may be levied, and in some cases orders to vacate may be issued to protect health and life safety. Relocation costs must be paid by the building owner when emergency housing code or illegal unit violations are present. DPD also enforces a number of other codes including the weeds and vegetation code, the tree ordinance, and elements of the noise ordinance.

- **Rental Registration and Inspection Ordinance (RRIO) Program**
  DPD began registering rental housing units under the Rental Registration and Inspection Ordinance (RRIO) program in 2014. RRIO helps ensure that rental housing in Seattle is safe and meets basic housing maintenance requirements. The program will require owners to verify their properties meet these standards when registering with the City. All registered rental properties must be inspected at least once every 10 years. The owner must hire a qualified rental housing inspector or a City inspector to do the inspections. Rental properties with prior enforcement problems will be inspected early in the program.

Recently Completed Housing Initiatives

DPD has undertaken several recent policy initiatives to support housing options.

- **Legalizing Backyard Cottages**
  Backyard cottages, or 'mother-in-law' apartments were made legal citywide in 2008 after a pilot program in Southeast Seattle. Since then, about 50 cottages per year have been produced. Accessory Dwelling Units located within the principal home structure have been allowed since 1994, and there are around 1,200 of those citywide. Backyard cottages and Accessory Dwelling Units create additional rental housing stock, and present an option to homeowners for adding living space to accommodate extended family or renters.

- **2010 Lowrise Multi-Family Code Update**
  In 2010 a major zoning update to the Lowrise Multi-Family Zoning Code took a large step towards facilitating a variety of housing forms. Since adoption, production of multi-family housing has been strong in LR zones, with more than 600 permitted projects yielding thousands of new housing units between January 2012 and the present. Key factors included removal from the code of density limits and parking requirements in urban villages and centers, and more flexible height allowances for 3 and 4 story buildings.

  Continuing to support the 2010 lowrise multifamily zoning reforms is an important pro-housing action. In 2014 in response to a Council request DPD prepared draft code and environmental analysis on legislation that would make minor reductions to height allowances and floor area exemptions in LR zones. This legislation, while responsive to community and Council concerns, would likely reduce the overall amount of development potential in LR zones by minor amounts. This legislation is ready for delivery to Council pending guidance from Mayor Murray. Amendments to the draft legislation to support affordable housing are possible.

- **Micro-housing / Congregate Residences**
  DPD monitored micro-housing production since 2009 and proposed new regulations for micro-housing and congregate residences in late 2013. DPD recommended supporting the housing type as a form of innovative market-produced lower cost housing, but also recommended making sure it received the right level of permit review including design review. After additional study and work

with a stakeholder group, City Council passed new rules for micro-housing and congregate residences. Key elements of the Council's final decision, include shifting the housing model from groups of sleeping rooms with shared kitchens, to complete individual 'Small Efficiency Dwelling Units'. The Council also established a minimum unit size, and limited congregate residences style development to higher intensity commercial and multi-family zones.

- **Expansion of Incentive Zoning for Affordable Housing**
  Since 2010, the City has expanded the use of incentive zoning for affordable housing to neighborhoods outside of Downtown, South Lake Union, and First Hill. In the last few years DPD has implemented the policy of applying the program anytime there is an upzone in a neighborhood. This has led to moderate income housing requirements for developers seeking to build floor area beyond base height and/or FAR limits in certain areas, including Roosevelt, West Seattle, and some Southeast Seattle station areas.

- **Increase in Tenant Relocation Assistance Payment**
  DPD has authority to periodically increase the payment amount for the TRAO program based on cost of living increases.
    - In 2013 DPD increased the payment amount for the first time in 5 years, following emergence from the recession.
    - In 2014 DPD increased the TRAO relocation amount to its current level and is planning annual updates in the first quarter of each year moving forward.

QUICK FACTS

Seattle Housing Authority is a public corporation, providing affordable housing to more than 29,500 people. Approximately 10,900 Seattle Housing residents are elderly or disabled and 9,364 are children.

In keeping with our mission, the agency supports a wide range of community services for residents, including employment services, case management and youth activities.

HOUSING PROGRAMS

Public Housing

The low income public housing program manages more than 6,295 public housing units in large and small apartment buildings; multiplex and single family housing; and in communities at NewHolly, Rainier Vista, High Point and Yesler Terrace. Funding to cover costs exceeding rental income comes from federal subsidies and grant programs.

Senior Housing

The Seattle Senior Housing Program was established by a 1981 Seattle bond issue. It has 23 apartment buildings — with at least one in every major neighborhood of the city — totalling approximately 1,000 units. These units offer affordable rent for elderly or disabled residents; 894 of them receive public housing subsidy.

Housing Choice Vouchers

Also known as Section 8, the Housing Choice Voucher Program is a public/private partnership that provides vouchers (housing subsidies) to low income families for use in the private rental housing market. It is funded and regulated by the federal government. Seattle Housing Authority administers more than 9,885 vouchers.

Additional Options

Seattle Housing Authority's Impact Property Management division manages nearly 1,715 units in town homes and small apartment complexes throughout Seattle, including low and moderate income rental housing in the agency's redeveloped family communities: NewHolly, Rainier Vista, High Point and Lake City Court.

OUR RESIDENTS

Annual Income

Among Seattle Housing Authority households, 85 percent have annual incomes below 30 percent of area median income; the average income is $13,573 per year.

Race

Head of household for all programs

White	43%
African/African American	39%
Asian/Asian American	15%
Native American	2%
Pacific Islander	1%

Waiting Lists

As of December 31, 2013

Housing Choice Vouchers (closed)	2,340
Public and Senior Housing	9,034
Total (unduplicated) on any list	9,434

Housholds may be on more than one list.

BUILDING AND RENOVATING HOUSING

Seattle Housing Authority is engaged in a multi-year redevelopment of three public housing communities: NewHolly, Rainier Vista, High Point and Lake City Court. When complete, these redevelopments will have created more than 4,600 new units of housing for people across the income spectrum, as well as new infrastructure, parks and community facilities. The initial stages of redevelopment are also underway at Yesler Terrace.

OUR MISSION

The mission of the Seattle Housing Authority is to enhance the Seattle community by creating and sustaining decent, safe and affordable living environments that foster stability and self-sufficiency for people with low incomes.

190 Queen Anne Avenue N, P.O. Box 19028 • Seattle, WA 98109 • 206-615-3300 • www.seattlehousing.org

Seattle HOUSING AUTHORITY

Housing Choice Voucher Program

MEMO

DATE: October 28, 2014

FROM: Lisa Wolters, Director of Housing Advocacy and Rental Assistance Programs

SUBJECT: Housing Choice Voucher Program

The Housing Choice Voucher Program (HCV) provides rental assistance to help very low-income families afford decent, safe, and sanitary rental housing. Our program supports the mission of the Seattle Housing Authority (SHA) by expanding housing options available to low-income families and connecting families to decent, safe and affordable living environments that foster stability and self-sufficiency.

The purpose of this memo is to provide you with a general overview of the HCV program, including:

1. The number, types, and uses of the vouchers HCV is authorized to administer
2. The definition and purposes of Voucher Payment Standards (VPS)
3. How families obtain and use vouchers

Voucher Types and Uses

The Housing Choice Voucher Program is federally funded under the US Department of Housing and Urban Development (HUD). We are authorized under the Housing Choice Voucher Program (HCV) to provide rental subsidies to a maximum of 10,076 families (as of September 2014). Under this program, families lease a unit and SHA pays a portion of the unit's rent. The vast majority of our voucher subsidies are paid on behalf of families who are on our tenant-based waiting list or in a project-based unit.

Tenant-based vouchers – SHA allocates 5,805 vouchers for our tenant-based program. Families may use these vouchers to lease a unit of their choice as long as it is deemed affordable, passes an SHA-performed Housing Quality Standards inspection, and meets other HCV Program requirements. To receive a voucher, families must first register for our tenant-based waiting list (currently closed).

Project-Based Voucher Program – SHA is a participant in a network of housing and service providers serving very low-income and extremely low-income families in the Seattle/King County area, and promotes the coordination of services among community resources when it can do so in

a fair, open and non-discriminatory manner. To this end, SHA established its Project-Based Voucher Program in 2000.

Project-based policy goals:

1. To expand the affordable housing stock;
2. To increase the affordability of housing currently not affordable to households below 30 percent of the area's median income; and
3. To preserve the affordability of existing affordable housing for households below 30 percent of the area's median income.

Currently, SHA allocates 3,165 vouchers for our project-based program. These vouchers are attached to specific units owned by SHA or our partner agencies. We maintain separate waiting lists for SHA-owned buildings. Partners maintain their own waiting lists. HCV determines eligibility and level of subsidy for families referred by partner agencies and SHA-owned buildings. Our MTW authority allows us to project base up to 25 percent of our HCV funding whereas a non MTW agency can only project base up to 20 percent of its housing choice vouchers.

Seattle Housing Levy Vouchers - Consistent with SHA Board Resolution 4633 dated January 22, 2002, and SHA Board Resolution 4708 dated July 21, 2003, SHA committed approximately 70 project-based Housing Choice Vouchers per year to city-funded units selected through the City of Seattle Office of Housing's regular competitive process from 2003 to 2009. SHA renewed its commitment to the City of Seattle with the 2009 City of Seattle Housing Levy. SHA again committed approximately 70 project-based Housing Choice Vouchers per year to city-funded units over the seven year period from 2010 to 2016. The properties may be new units financed by the 2009 City of Seattle Housing Levy, or other properties financed by City of Seattle housing resources that require operating subsidy to insure their preservation.

Project-based vouchers allocated for city-funded projects will be used for units serving households with incomes at or below 30 percent of area median, with priority for projects that provide supportive services to residents who need assistance to maintain a stable residence and satisfactory quality of life. Current residents of buildings identified for Project-based assistance may have incomes up to 50 percent of median income.

To date we have contracted for 643 Seattle Housing Levy vouchers, at an annual commitment value of $5,887,462.

Special Purpose Vouchers – About 10% of our authorized vouchers are **special purpose**—designated for specific populations as stipulated by our federal funding [e.g., Veteran's Administration Supportive Housing (VASH) Program vouchers for homeless veterans referred by the VA; Family Unification Program (FUP) vouchers for families and youth referred from Public Child Welfare Agencies].

Voucher Payment Standards

The Voucher Payment Standard (VPS) governs the maximum amount of subsidy that can be paid to landlords on behalf of voucher holders and therefore serves as a general proxy for the rent levels for voucher holders. The VPS, in turn, is based on the US Department of Housing and Urban Development (HUD)'s Fair Market Rent (FMR) schedule, which is published annually. Fair Market Rents are based on the 40th percentile of rents charged for standard rental housing in the Seattle-Bellevue area. HUD's formula for calculating FMRs uses survey data to determine the rent for a two-bedroom unit, and based on that rent, extrapolates estimate rents for other bedroom sizes.

Public Housing Authorities are allowed to establish Voucher Payment Standards that are between 90 percent and 110 percent of the HUD published FMR. Seattle Housing Authority, in its Moving to Work (MTW) Agreement with HUD, was given the authority to establish its own payment standards between 90 percent and 120 percent of the FMR[1]. Currently, all of SHA's standards are at or above 90 percent of the 2014 FMR. Ideally, HUD Fair Market Rents and the Voucher Payment Standards mirror market rents and accurate estimates of utility expenses so that participants can secure decent housing in most neighborhoods that may have been initially out of reach given their households' current circumstances. If the VPS is set too low, it may limit families' access to safe and decent rental housing. If the VPS is set too high, the Housing Authority may be paying too much subsidy and therefore depriving families the availability of vouchers.

[1] SHA is one of 39 housing authorities across the country participating in HUD's Moving to Work (MTW) program, which allows the agency to test innovative methods to improve housing services and to better meet local needs. As a participant in MTW, Seattle Housing Authority may propose and implement alternatives to federal regulations for certain issues, which are spelled out in an agreement between HUD and the agency.

Below is a table that shows the 2014 FMRs for Seattle and SHA's VPS by bedroom size:

Bedroom Size by Final FY 2014 FMRs and SHA Voucher Payment Standards

Bedroom Size	FMR	Voucher Payment Standard	% of FMR
Studio	$771	$771	100%
One-Bedroom	$913	$879	96%
Two-Bedroom*	$1,123	$1,105	98%
Three-Bedroom	$1,655	$1,496	90%
Four-Bedroom	$1,989	$1,827	92%
Five-Bedroom	$2,287	$2,102	92%
Six-Bedroom*	$2,586	$2,475	96%

*In August 2014, the SHA Board of Commissioners approved an increase to the two- and six-bedrooms payment standards; these increased standards are reflected in the table above. HUD recently published the final 2015 FMR for the Seattle-Bellevue area. We are currently analyzing our payment standards in the context of the 2015 FMR and will likely increase the VPS for some, but not all, bedroom sizes.

Obtaining a Voucher and Leasing a Unit

Once a family reaches the top of our waiting list or is referred by a partner agency, the HCV Program processes applications, determines eligibility for rental assistance, and issues the selected family a voucher confirming the family's eligibility for assistance. HCV has a preference for who receives vouchers, so that families who are extremely low income and/or homeless are given first priority.

1. **Tenant-based and special purpose vouchers**—once a voucher is issued, the family must find and lease a unit suitable to the family's needs and desires in the private rental market. Families have 120 days to look for housing with our vouchers.[2] If a family's selected unit passes the Housing Quality Standards inspection and we determine that the rent is reasonable for the neighborhood and market, we contract with the owner to pay a portion of the rent on behalf of the family[3].

[2] SHA grants extensions beyond the 120 days if necessary to make the program accessible to a family member with a disability and other extenuating circumstances including, but not limited to: extended hospitalization, death of an immediate family member, or inability to find a unit due to unit size requirements of five or more bedrooms.

[3] Rent reasonableness—SHA determines and documents on a case-by-case basis that a unit's approved rent is reasonable in comparison to rent for other comparable unassisted units in the market.

2. **Project-based vouchers**—The Housing Assistance Payment (HAP) contract is between SHA and the project-based partner for designated units. Rent for project-based units must be the lower of the current VPS or the market rate rents for comparable unassisted units in the area. When contracted units are occupied by an eligible family, SHA pays a portion of the rent on behalf of the family. All project based units are inspected on a regular schedule, whether or not currently occupied.

In 2013, SHA issued approximately 266 tenant-based vouchers to families on our Housing Choice Voucher waiting list. Of those households:

- 52% used SHA vouchers to lease housing within Seattle
- 11% used SHA vouchers to lease housing outside of Seattle
- 37% did not lease housing with SHA vouchers

Housing Search Assistance
To improve leasing success rates and increase opportunities for mobility, we have launched a more robust housing search assistance program for our tenant-based vouchers. This expanded model is three-pronged:

1. Our Housing Counselors offer housing search assistance by appointment or during drop-in housing search clinics held weekly in our Housing Service Center. In addition, we recently hired a new Housing Counselor to provide more intensive 1:1 housing search assistance in the community and the case management support needed to enable a partnership with the with a local non-profit agency (see below).
2. We are exploring a contract with a local non-profit agency to incorporate a model similar to Landlord Liaison Project (LLP). The LLP model provides housing search and deposit assistance as well as risk reduction funds (i.e., damage claims beyond the deposit amount) as incentives for landlords.
3. We are increasing the number of Ready to Rent courses we offer SHA participants. These courses teach rental preparedness, rental search tips, tenant rights and responsibilities, and financial literacy.

City of Seattle

Office of Housing
Department of Planning and Development

2014 Housing Affordability and Livability Agenda Advisory Committee

Glossary of Terms

Accessory Dwelling Unit (ADU) - An attached dwelling unit that is a separate living space within a house (sometimes called a mother-in-law apartment).

Affordability - The U.S. Department of Housing and Urban Development (HUD) deems housing to be affordable to a household if a household spends no more than 30% of its income on housing costs (rent plus basic utilities or gross monthly owner costs). When the term is used in reference to affordability of housing costs at a certain percentage of Area Median Income, adjustments are made according to average size of household considered to correspond to the size of the housing unit.

American Community Survey (ACS) - The ACS is an ongoing statistical survey that samples a small percentage of the population and households to collect information about demographic, social, economic, and housing characteristics in communities. One-year and multi-year estimates from the ACS are released annually for communities with populations of 100,000 or more. The ACS has replaced the long-form portion of the

Area Median Income (AMI) – Median family income for the Seattle-Bellevue-Everett Division of the Seattle-Tacoma-Bellevue Metropolitan Area, as published from time to time by HUD, with adjustments for smaller or larger families.

Assisted Housing - Owner-occupied or rental housing that is subject to restrictions on rents, rate of return, or sale prices as a result of any of the following: one or more governmental subsidies provided with respect to such housing, including grants, loans, or rent subsidies from public funds; any land use bonus; a transfer of development rights; or use of bonus contributions or mitigation funds administered by the City; or tenant-based subsidies such as Section 8 vouchers.

Chronically Homeless - According to HUD, a person is defined as being chronically homeless if he or she has a disabling condition and has been continuously homeless for a year or more or has had at least four episodes of homelessness in the past three years.

Community Development Block Grant (CDBG) - A federal program authorized by the Housing and Community Development Act of 1974, which replaced several community development categorical grant programs. CDBG provides eligible metropolitan cities, urban counties (called entitlement communities) and states with annual direct grants that they can use to revitalize neighborhoods, expand affordable housing and economic opportunities, and/or improve community facilities and services, principally to benefit households with incomes not exceeding 80% of Area Median Income.

Comprehensive Plan - Plan that provides the framework and policy direction for where and how growth needs will be met. Cities are required to have a comprehensive plan under Washington State's Growth Management Act (GMA), RCW Chapter 36.70A. Land use, housing, and transportation are among the required elements. The City is in the process of updating its 20-Year Comprehensive Plan.

Congregate Residence - A residential use in which rooms or lodging, with or without meals, are provided for nine or more non-transient persons not constituting a single household, excluding single-family dwelling units for which special or reasonable accommodation has been granted.

Cost-Burdened Households - Households spending more than 30% of their income on housing costs.

Countywide Planning Policies - Common set of policies and guidelines for cities in King County to use in developing their comprehensive plans.

Credit enhancement – A variety of provisions that may be used to reduce the credit risk of an obligation (e.g. loan guarantee, where the City is contractually bound to meet the obligations of one party should that party default).

Detached Accessory Dwelling Unit (DADU) - A detached dwelling unit located on the same property as an existing house (sometimes called a backyard cottage).

Department of Planning & Development (DPD) - The Seattle Department of Planning and Development, and any successor departments or offices of the City, which provides a broad range of services including: long-range, neighborhood-specific planning and community development, and urban design; policy and code development; project and plan review; permit issuance and inspections; enforcement of more than 17 City codes; enforcement of Tenant Relocation Assistance and Just Cause Eviction Ordinances; and Rental Registration and Inspection program for rental housing.

Emergency Shelter - Any facility with overnight sleeping accommodations, the primary purpose of which is to provide temporary shelter for the homeless in general or for specific populations of the homeless.

Emergency Shelter Grant (ESG) - A federal grant program designed to help improve the quality of existing emergency shelters for the homeless, to make available additional shelters, to meet the costs of operating shelters, to provide essential social services to homeless individuals, and to help prevent homelessness.

Extremely Low-Income Household* - A household whose income does not exceed 30% of Area Mean Income (AMI).

Fair Housing Act – The federal Fair Housing Act, 42 USC Sec. 3601 et seq., as amended, which requires, among other things, that owners of rental housing generally not discriminate against potential tenants based on race, sex, color, religion, national origin, disability or familial status.

Family Household – The Census Bureau defines a family as a group of two or more people who reside together and who are related by birth, marriage, or adoption (U.S. Census definition).

Family Self-Sufficiency Program (FSS) - A program enacted by Section 554 of the National Affordable Housing Act which directs Public Housing Agencies (PHAs) and Indian Housing Authorities (IHAs) to use Section 8 assistance under the rental certificate and rental voucher programs, together with public and private resources, to provide supportive services to enable participating families to achieve economic independence and self-sufficiency.

Federal Housing Administration (FHA) - A division of the Department of Housing and Urban Development. Its main activity is the insuring of residential mortgage loans made by private lenders. FHA also sets standards for underwriting mortgages.

FHA Mortgage Limit - The one-family mortgage limit for the Seattle-Bellevue-Everett Metropolitan Statistical Area (MSA), as reported annually by HUD.

HOME Investment Partnership (HOME) – A federal grant program designed to help jurisdictions expand the supply of decent and affordable rental and ownership housing for low- and very low-income households.

Homeless – A family or individual that:

- lacks a fixed, regular, and adequate nighttime residence; or
- has, or had within 30 days before occupancy of subsidized rental housing, a primary nighttime residence that is
    - a supervised, publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels and congregate shelters); or
    - an institution that provides a temporary residence for individuals intended to be institutionalized; or
    - a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings; or
    - transitional housing, or

- is certified by a public or non-profit agency, acceptable to the City, to be in imminent danger of becoming a homeless family or individual under paragraph (1) or (2) above.

Homeless Management Information System (HMIS) - A database used to collect and analyze information about people who are homeless and to learn more about the emergency services they use. King County's Homeless Management Information System is called Safe Harbors and is managed by the City of Seattle's Human Services Department, King County's Department of Community and Human Services, and United Way of King County. Local jurisdictions must have an HMIS to be competitive for Federal McKinney- Vento funding and for Washington State Department of Community, Trade & Economic Development homeless service funds.

HOPE VI - A funding program sponsored by the U. S. Department of Housing and Urban Development. Seattle Housing Authority has secured over $135 million through this program to redevelop four housing communities in Seattle: High Point, New Holly, Rainier Vista and Westwood Heights. HOPE VI permits expenditures for the capital costs of demolition, construction, rehabilitation and other physical improvements, development of replacement housing, and community & supportive services.

Household - One or more persons occupying a housing unit (U.S. Census definition).

Householder - Person in whose name a home is owned or rented, or an equivalent member of the household. (U.S. Census Bureau definition).

Household Income - Total wages or salary, interest and dividends, retirement income, monetary public assistance, and other similar income, before taxes. (U.S. Census Bureau definition).

Housing Costs - Basic expenditures for housing—for renters this includes monthly rent and basic utilities; for owners this includes monthly mortgage, property tax, homeowner's insurance, and other related costs.

Housing Cost Burden - Per a commonly used standard, a household that pays more than 30% of their gross income for housing costs, including costs of basic utilities is considered to be cost burdened. A household that pays more than 50% of their income for housing costs is considered to face a severe housing cost burden.

Housing Opportunities for Persons with AIDS (HOPWA) - A federal program that provides housing assistance and supportive services for low-income people with HIV/AIDS and their families. Grants are provided by selection through a national competition of projects proposed by state and local governments and nonprofit organizations.

Housing Unit – An occupied or vacant house, apartment or single room (SRO housing) that is intended as separate living quarters (U.S. Census definition).

Human Services Department (HSD) – The Seattle Human Services Department, and any successor departments or offices of the City, which funds and operates programs and services that meet the basic needs of the most vulnerable people in our community.

HUD - United States Department of Housing and Urban Development.

Incentive Zoning - A program through which developers gain additional residential and/or non-residential development capacity (usually through increased floor area or height) as an incentive for providing specific public benefits, including affordable housing. Within the context of increased development capacity, incentive zoning can take two forms:

- Voluntary participation: A version of incentive zoning where developers must provide public benefits when they use additional development capacity.
- Mandatory participation: A version of incentive zoning where developers must provide public benefits regardless of whether they use the additional development capacity.

Income Limit - Maximum yearly income that allows a household to qualify for subsidized housing; typically expressed as a percentage of Area Median Income (AMI).

Land Use Code - Includes zoning designations and zoning codes identifying the regulations and development standards that apply in different zones, regulating how property can be used.

Low Income Household* - Household whose income is greater than 50 percent and equal to or less than 80 percent of Area Median Income (AMI).

Market-Rate Rental Housing - Housing unit without rent or income restrictions where landlords set the rent based on what they think tenants will be willing to pay.

McKinney Homeless Assistance Program – A federal program administered by the U.S. Department of Housing and Urban Development that consists of several component parts, including supportive housing for persons with disabilities, transitional housing, SRO Moderate Rehabilitation, Supplemental Assistance for Facilities to Assist the Homeless (SAFAH), and special housing services for people with AIDS.

Middle-Income Household* – A household whose income is greater than 80 percent and less than or equal to 120 percent of Area Mean Income (AMI).

Multifamily Property Tax Exemption Program (MFTE): A program that provides a tax exemption on the residential improvements on multifamily projects in exchange for setting aside 20% of the units for moderate-wage workers. Projects must be located in a residential targeted area.

Neighborhood Revitalization Strategy Area (NRSA) - A comprehensive approach to address economic development needs in particular neighborhoods. These strategies tie five-year outcome

based (quantifiable) benchmarks to CDBG funding decisions and offer public agencies and Community Based Development Organizations (CDBO) enhanced flexibility in undertaking activities with CDBG funds in these neighborhoods.

New Construction - The construction of housing on a vacant site or a site previously used for non-housing purposes, or the addition of housing units to a property, but not including the rehabilitation or replacement of housing units, whether vacant or occupied, without a material increase in the floor area used for housing on the site.

NOFA - Notice of Funding Availability.

Office of Economic Development (OED)– The Seattle Office of Economic Development, and any successor departments or offices of the City, which aims to create a robust economy and broadly shared prosperity, working chiefly through partnerships with community-based organizations, community lending institutions, community colleges, individual businesses, and industry associations and business organizations.

Office of Housing (OH)– The Seattle Office of Housing, and any successor departments or offices of the City, which works to build strong healthy communities and increase opportunities for people of all income levels to live in our city.

Off-Site Performance Option - Provision of affordable housing at a location other than the project under development in order to qualify for bonus floor area for that project.

On-Site Performance - Provision of affordable housing within an otherwise market-rate residential project in order to qualify for bonus floor area for that project.

Overcrowding – For purposes of describing relative housing needs, occupancy of a housing unit containing more than one person per room, as defined by the U.S. Census Bureau, for which data are made available by the Census Bureau.

Owner – A household that owns the housing unit it occupies. (U.S. Census definition)

Payment (aka Fee-in-Lieu) Option - Provision of a payment to the City in lieu of providing affordable housing in order to qualify for bonus floor area for that project.

Person with a Disability – Federal regulatory definition includes: a person who is determined to

- Have a physical, mental or emotional impairment that:
    - is expected to be of long-continued and indefinite duration;
    - substantially impedes his or her ability to live independently; and
    - (iii)is of such a nature that the ability could be improved by more suitable housing conditions; or

- Have a developmental disability, as defined in section 102(7) of the Developmental Disabilities Assistance and Bill of Rights Act (42 U.S.C. 6001-6007); or
- Be the surviving member or members of any family that had been living in an assisted unit with the deceased member of the family who had a disability at the time of his or her death.

Project-based Rental Assistance or Subsidies – Rental assistance or subsidies provided for a project, not for a specific tenant. Tenants benefiting from project-based rental assistance give up the right to that assistance upon moving from the project.

Rental Assistance – Rental assistance payments provided as either project-based rental assistance or tenant-based rental assistance.

Rental Registration and Inspection Ordinance (RRIO) – A Seattle ordinance that helps ensure that all rental housing in Seattle is safe and meets basic housing maintenance requirements, requiring all rental housing owners to register their properties and comply with minimum housing and safety standards at least once every 10 years.

Renter – A household that rents the housing unit it occupies, including both units rented for cash and units occupied without cash payment of rent. (U.S. Census definition)

Rezone- A change from one zoning designation to another. Rezones from a lower density designation to a higher density designation are considered upzones.

Safe Harbors – The Seattle/King County Homeless Management Information System. Safe Harbors is used to collect information about people who use homeless services.

Seattle Housing Levy - Voter-approved levy that creates and preserves affordable housing and provides related assistance to households.

Senior Person – An individual who is at least 62 years of age.

Service Needs – The particular services identified for vulnerable populations, which typically may include transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services to prevent loss of housing, premature institutionalization and assist individuals to continue living independently.

Severely Cost-Burdened Households - Households spending more than 50% of their income on housing costs.

SHA - Seattle Housing Authority.

Sheltered – Families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter, including emergency shelters, domestic violence shelters, residential

shelters for runaway and homeless youth, and any hotel/motel/apartment voucher arrangement paid because the person is homeless. This term does not include persons living doubled up or in overcrowded or substandard conventional housing.

Small Efficiency Dwelling Units (SEDU) – A type of dwelling unit subject to the following standards, and additional standards specified in the Seattle Building Code and any Director's Rule making interpretation thereof.

- Sleeping room net floor area. Each small efficiency dwelling unit shall have a sleeping room that has at least 150 net square feet of floor area. The floor area occupied by bathrooms, cabinets, closets, appliances, and structural features, is not included in calculating the net floor area.
- Total floor area. The total floor area of a small efficiency dwelling unit, inclusive of bathrooms, cabinets, closets, appliances, and structural features shall be at least 220 square feet.
- Food preparation area. Each small efficiency dwelling unit shall contain a food preparation area with a cooking appliance that may be portable, such as a microwave, a refrigerator, a sink, and not less than 4 square feet of contiguous countertop work area.
- Bathroom. Each small efficiency dwelling unit shall contain a bathroom with a toilet, sink, and a shower or bathtub.

Single Room Occupancy (SRO) – An SRO is a residential building that provides small private rooms, each of which is intended for occupancy by one individual. SRO buildings often contain kitchen and bathroom facilities that are shared by multiple residents.

Subsidies - Financial assistance provided to aid the construction, preservation or rehabilitation of affordable housing for income-eligible households.

Subsidized Housing - Housing units, primarily rentals, subsidized by the City and/or other agency(ies) restricted to households who qualify based on income. Subsidized rental housing does not include owner-occupied units, nor does it include units occupied by Section 8 voucher holders in otherwise unregulated housing.

Supportive Housing – Housing, including housing units or group quarters, that includes supportive services.

Supportive Services – Services provided to residents for the purpose of facilitating their independence. Some examples are case management, medical or psychological counseling and supervision, childcare, transportation, and job training.

TDR – Transferable development rights.

Temporary Assistance to Needy Families (TANF) – A federal program created through the Personal Responsibility and Work Opportunity Reconciliation Act of 1996, which replaced the old welfare system. TANF is designed to focus on work and responsibility.

Tenant-based Rental Assistance or Subsidy – A form of rental assistance or subsidy provided for the tenant, not for the project such as Section 8 vouchers or certificates.

Tenant Relocation Assistance Ordinance (TRAO)– A Seattle ordinance that provides benefits for residential tenants who will be displaced by housing demolition, substantial rehabilitation, change of use or removal of use restrictions on assisted housing. Benefits include payment of relocation assistance to low-income tenants and advance notice of planned development.

Transitional Housing – A type of supportive housing that is designed to provide housing and appropriate supportive services to homeless persons to foster independence and the transition into permanent housing.

Very Low-Income Household* - Household whose income is greater than 30 percent and equal to or less than 50 percent of Area Mean Income (AMI).

**Note: There are different sets of commonly used terms describing groups of low-income persons. The terms extremely low-income, very low-income and low-income are derived from and used largely in connection with many HUD and local funding programs. The City of Seattle Comprehensive Plan and other planning documents use different terms.*

HUD Income Definitions used for OH's Rental Housing Program & Homebuyer Assistance Program)	
≤ 30% AMI	Extremely Low-Income
>30 to ≤ 50% AMI	Very Low-Income
> 50 to ≤ 80% AMI	Low-Income

City of Seattle Income Definitions used in the Comprehensive Plan and other planning documents	
≤ 30% AMI	Very Low-Income
> 30 to ≤ 60% AMI	Low-Income
> 60 to ≤ 80% AMI	Moderate-Income

HOUSING AFFORDABILITY & LIVABILITY AGENDA

Links to Relevant Resources and Documents

Key Plans and Reports:

- Seattle 2035 *Background Report* – Seattle Comprehensive Plan http://seattle.gov/dpd/cs/groups/pan/@pan/documents/web_informational/p2112855.pdf
- Seattle 2035 *Development Capacity Report* - http://www.seattle.gov/dpd/cs/groups/pan/@pan/documents/web_informational/p2182731.pdf
- City of Seattle Zoning Map - http://www.seattle.gov/dpd/cs/groups/pan/@pan/documents/web_informational/dpds022048.pdf
- Seattle Planning Commission Reports
    - Housing Seattle - www.seattle.gov/Documents/Departments/SeattlePlanningCommission/HousingSeattleReport/HousingSeattleweb.pdf
    - Family-size Housing - www.seattle.gov/Documents/Departments/SeattlePlanningCommission/AffordableHousingAgenda/FamSizePC_dig_final1.pdf
- Seattle City Council Information on Affordable Housing for 60-100% of AMI Households - http://www.seattle.gov/council/issues/AffordableHousing/default.html
- Seattle Housing Levy Administrative & Financial Plan and Housing Funding Policies - http://www.seattle.gov/housing/levy/docs/HousingLevy_AFPlan_FundingPolicies_2014.pdf
- Consolidated Plan for Housing & Community Development - www.seattle.gov/housing/planning/
- 2013 Office of Housing Annual Report - http://www.seattle.gov/housing/pubs/AnnualReport2013.pdf

Housing Plan Examples from Other Cities:

- NYC Housing Plan: www.nyc.gov/html/housing/
- Housing Boston 2020: www.cityofboston.gov/dnd/housing_boston_2020.asp
- General Plan 2030, Housing Element, Richmond, California (More similar to Seattle's Comprehensive Plan than to the HALA effort, but a good example of planning for housing with an equity focus): http://www.ci.richmond.ca.us/DocumentCenter/View/24574

City Programs:

- Housing Levy: www.seattle.gov/housing/levy/
- Tenant Relocation Assistance: www.seattle.gov/dpd/codesrules/codes/tenantrelocationassistance/
- Rent Registration and Inspection: www.seattle.gov/dpd/codesrules/codes/rentalregistration/
- Fair Housing Education & Enforcement: http://www.seattle.gov/civilrights/about.htm
- Multifamily Tax Exemption and Land Use Incentives: http://www.seattle.gov/housing/incentives/default.htm
- Home Repair, Foreclosure Prevention, & Homebuyer Assistance: http://www.seattle.gov/housing/buying/default.htm
- Weatherization Services: http://www.seattle.gov/housing/HomeWise/default.htm

Race and Social Justice

- Mayor Ed Murray's Executive Order on the Race and Social Justice Initiative http://www.seattle.gov/Documents/Departments/RSJI/2014-04-01_RSJI-EO_Executive-Order_final_sl.pdf
- City of Seattle Race and Social Justice Initiative http://www.seattle.gov/rsji/
- *Segregated Seattle*, Seattle Civil Rights and Labor History Project of the University of Washington: http://depts.washington.edu/civilr/segregated.htm
- *Racial Restrictive Covenants: Enforcing Neighborhood Segregation in Seattle* by Catherine Silva: http://depts.washington.edu/civilr/covenants_report.htm

Seattle Municipal Code:

- Multifamily Tax Exemption Program (Chapter 5.73): http://clerk.ci.seattle.wa.us/~public/toc/5-73.htm
- Rental Agreement Regulation (Chapter 7.24): http://clerk.ci.seattle.wa.us/~public/toc/7-24.htm
- Unfair Housing Practices (Chapter 14.08): http://clerk.ci.seattle.wa.us/~public/toc/14-08.htm
- Rental Registration and Inspection Ordinance (Chapter 22.214): http://clerk.seattle.gov/~public/toc/22-214.htm
- Tenant Relocation Assistance (Chapter 22.210): http://clerk.seattle.gov/~public/toc/22-210.htm
- Incentive Provisions (Chapter 23.58A): http://clerk.ci.seattle.wa.us/~public/toc/23-58A.htm

Revised Code of Washington (RCW):

- RCW 35.21.830 Controls on rent for residential structures — Prohibited — Exceptions http://app.leg.wa.gov/rcw/default.aspx?cite=35.21.830
- RCW 36.70A.540 Affordable housing incentive programs — Low-income housing units. http://app.leg.wa.gov/RCW/default.aspx?cite=36.70A.540
- Chapter 49.60 RCW DISCRIMINATION — HUMAN RIGHTS COMMISSION http://app.leg.wa.gov/rcw/default.aspx?cite=49.60
- Chapter 59.18 RCW RESIDENTIAL LANDLORD-TENANT ACT http://app.leg.wa.gov/RCW/default.aspx?cite=59.18

Revised Code of Washington (RCW) continued:

- Chapter 82.02 RCW GENERAL PROVISIONS (Excise Taxes)
  http://app.leg.wa.gov/RCW/default.aspx?cite=82.02
- RCW 82.46.075 Additional excise tax — Affordable housing.
  http://app.leg.wa.gov/rcw/default.aspx?cite=82.46.075
- Chapter 84.14 RCW NEW AND REHABILITATED MULTIPLE-UNIT DWELLINGS IN URBAN CENTERS
  http://app.leg.wa.gov/RCW/default.aspx?cite=84.14

Washington State Constitution

http://www.leg.wa.gov/LawsAndAgencyRules/Pages/constitution.aspx

- Article VIII SECTION 7 CREDIT NOT TO BE LOANED. No county, city, town or other municipal corporation shall hereafter give any money, or property, or loan its money, or credit to or in aid of any individual, association, company or corporation, except for the necessary support of the poor and infirm, or become directly or indirectly the owner of any stock in or bonds of any association, company or corporation.

Fair Housing

- Federal Fair Housing Act http://www.justice.gov/crt/about/hce/title8.php
- See applicable sections of Chapter 49.60 of the RCW for state fair housing laws
- See Chapter 14.08 of the SMC for City of Seattle fair housing laws