

## AGENDA

### **Housing Affordability and Livability Advisory Committee December 11, 2014; 3:00 – 5:00 Boards and Commissions Room, Level L2, Seattle City Hall**

- 3:00 Welcome and Introductions (*Co-Chairs Faith Pettis and David Wertheimer*)
- 3:10 Review Agenda (*John Howell*)
- 3:15 Charge and Scope for the Committee (*Co-Chairs*)
- 3:25 Committee Ground Rules (*John Howell*)
- Is there agreement on the ground rules for the committee's work?
- 3:35 Reflections on Community Meetings (*HALA Members*)
- Brief summary of follow up actions and other outreach opportunities
  - What did you hear? What themes emerged for you?
- 4:00 Creation of HALA Work Groups (*HALA Members*)
- The role of the work groups and proposed structure (*Staff Team*)
  - Do the proposed work groups address the range of issues/strategies the HALA will need to consider?
  - Is there consensus about moving forward with the work groups?
  - Which work group(s) would HALA members like to participate in?
- 4:55 Next Steps
- 5:00 Adjourn

# Housing Affordability and Livability Agenda

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## Strategy Work Group Proposal (12-5-14)

### Strategy Work Groups:

- Nine groups are being proposed by staff as outlined below.
- Work groups are not necessarily designed to be uniform in size or scope. Some groups may need to meet 3 times, others may need to meet more often based on the number of strategies or depth of discussions needed. Meetings are expected to begin in January.
- There will be an opportunity for HALA members to discuss and modify proposed work groups and initial strategies at the 12/11 meeting.

### Participation:

- HALA Advisory Committee members are encouraged to participate in at least one group.
- HALA Advisory Committee members and staff may suggest additional members based on needed expertise.
- HALA Advisory Committee members will report the strategy recommendations of their work groups to the Committee for consideration.
- Each work group will be facilitated by a city staff and will be supported by additional staff from the relevant city departments.
- Staff will make best efforts to accommodate schedules using a meeting scheduling tool like Doodle. However, because time is of the essence, meetings will sometimes need to be held when some members are unavailable. Notes from meetings will be shared by city staff to the group electronically to maintain a consistent flow of information.

### Workflow of Groups:

- Development of work plan, initial selection of strategies to work on
- Background information & data from staff
- Initial identification by Do/Develop/Explore (see below)
- Development of strategies and range of options
- Application of racial equity analysis questions (This will be covered at the Jan 7<sup>th</sup> meeting)
- Finalize recommendations and Do/Develop/Explore categorization

### Outcomes:

- Strategies should be categorized by the following priority levels:
  - **Do: Priority strategy for immediate action.**  
A “Do” is a strategy that is both a high priority and a strategy that is ready for immediate action.
  - **Develop: Take action on strategy within 5 years.**  
A “Develop” is a strategy that shows great potential but also requires additional research or analysis to be ready for action. Work groups should identify the gaps and provide next steps toward action.

- **Explore: Research and cultivate the strategy**  
An “Explore” is a strategy that shows potential but requires more effort than the time allotted to resolve basic issues or questions. When possible, each work group should produce roughly 5 strategies, with at least 1-2 immediate actions, described as “Do” above.
- Where relevant, work groups may identify the range of options for individual strategies and the spectrum of impact that each could have.

**Deliverables:**

- HALA Committee members will present work group strategy recommendations to the HALA Committee for consideration. The schedule for reporting back is currently under development.
- Written Documentation for each strategy recommendation that sets the context and defines the policy recommendations, describe the potential impacts of each strategy, identifies the stakeholders impacted and explains any areas of major disagreement among work group members.

**Proposed Work Groups**

**(1) Financing**

*Increase production through new financing tools and expansion of existing programs.*

- Use City credit enhancement, interest buy down or other financing strategies to catalyze large-scale affordable housing and/or mixed income developments, leveraging available Washington State Housing Finance Commission and Seattle Housing Authority bond authority
- Implement refinancing opportunities that generate proceeds to extend the useful life of existing projects and/or repayment to finance new production
- Strengthen the Multifamily Tax Exemption (MFTE) program to more effectively spur development and retention of mixed-income rentals.
- Others?

**(2) Zoning and Housing Types**

*Increase production of a broader variety of housing.*

- Remove remaining code barriers to Accessory Dwelling Units (ADUs).
- Launch a Density by Design housing pilot program to demonstrate (build) housing innovations (intergenerational housing, family housing, etc).
- Incentivize development of affordable family friendly housing, through tools such as family friendly design guidelines.
- Encourage pre-fab/modular housing and ramp up pre-approved standard plans program.

- Explore impact of code requirements governing the number of unrelated residents in a housing unit on affordability.
- Allow flexible reuse of large infill development sites for housing.
- Maintain no parking minimum requirements for affordable housing, with re-introduction of some parking requirements to urban villages for market rate housing.
- Provide relief from prescriptive design and use standards for affordable housing.
- Advance and support land use (zoning) changes such as density increases for housing - especially near transit or other specific locations – via the major Comprehensive Plan update (Seattle 2035).
- Others?

### **(3) Construction Costs and Timelines**

*Create efficiencies in construction costs and timelines to reduce housing costs.*

- Evaluate coordinated permit expedition for affordable housing within DPD and other departments.
- Waive or reduce permit and utility connection fees, threshold standards, or latecomer fees, for DADUs or other forms of affordable housing.
- Improve the design review process for even greater predictability and efficiency.
- Modify SEPA thresholds in certain locations or execute SEPA planned actions
- Others?

### **(4) Tenant Access/Protections**

*Increase tenants' access to safe, affordable housing.*

- Pursue policies and legislation to address housing barriers for people with criminal records, checkered rental histories, and other issues.
- Increase access to private market housing for homeless people by supporting the Landlord Liaison Project, Landlord mitigation funds, and other tools.
- Increase impact of Tenant Relocation Assistance Ordinance (TRAO) Program by, for example, providing resources (i.e. counselling/guidance) to assist with low income tenants with application process, increasing the amount of relocation assistance paid or increasing the qualifying affordability levels.
- Amend the Rental Agreement Regulation Ordinance (RARO) to increase notice requirements for rent increases.
- Ensure consistent enforcement of fair housing statutes.
- Absent State legislative action, allow for local portability of tenant screening reports.
- Others?

### **(5) Preservation of Existing Subsidized Housing**

*Preserve the affordability and quality of the existing housing stock.*

- Establish a dedicated funding source to preserve older properties in the city's portfolio.
- Expand current efforts to collect data on and monitor expiring subsidized units by, for example,; conducting proactive outreach to property owners, tenants and stakeholders; and continuing to facilitate property transactions that preserve affordable units.
- Others?

#### **(6) Affordability in Existing Market-Rate Housing**

*Preserve or create affordability in existing market rate housing stock.*

- Develop financing models or incentives to preserve or deepen affordability of existing unregulated housing; explore leveraging existing resources such as weatherization funds for this purpose.
- Explore state legislation to authorize the use of MFTE for rehabilitation of existing housing.
- Explore targeted tenant assistance to low income households in buildings at risk of losing affordability due to unreinforced masonry (URM) or Rental Housing Registration and Inspection Program (RRIO) requirements; evaluate opportunities to preserve buildings impacted by URM and RRIO programs.
- Explore feasibility of tracking non-subsidized units affordable to lower-income households.
- Others?

#### **(7) New Affordable Housing Resources**

*Increase City and leveraged resources for affordable housing to meet high demand.*

- Support a proposed Medicaid benefit for permanent supportive housing for chronically homeless people with disabilities and for supportive services to at risk tenants in affordable and subsidized units.
- Explore options for other funding sources, e.g., hospitals, large employers, foundations.
- Consider State legislation to authorize a local option Real Estate Excise Tax (REET) for affordable housing.
- Structure city-wide Linkage Fee program to appropriately mitigate the impacts of new development on the need for affordable housing
- Redirect Seattle's share of property tax from non-participating, MFTE eligible new development
- Others?

## **(8) Place Based Strategies**

*Pursue location-specific strategies to create affordable housing and strengthen communities.*

- Consider strategies to facilitate acquisition of sites for future affordable housing development, such as direct city acquisition of properties, expansion of existing bridge financing program, and/or seed funding to the regional Transit Oriented Development (TOD) Regional Equitable Development Initiative (REDI) fund.
- Utilize surplus City-owned properties for affordable housing.
- Create programs/allowances for an increase in student housing near campuses, including partnerships with institutions.
- Develop policy that authorizes the City to designate specific sites or places (e.g. TOD area) for targeted investment, setting a common goal for multiple departments that do site-specific investment.
- Identify opportunities/tools to prevent displacement as development occurs.
- Others?

## **(9) Sustainable Homeownership**

*Increase sustainability of investments in homeownership.*

- Support the stabilization of existing homeowners through implementation of foreclosure prevention strategies and better leveraging existing programs such as the home repair loan and weatherization programs.
- Research approaches to provide affordable homeownership opportunities to middle income people for whom significant barriers to homeownership exist.
- Others?

## **(10) Additional Strategy Work Group suggested by HALA Advisory Committee?**