



Goals and Values

- **Strengthen our City through Housing Affordability**
When people of all incomes, from individuals to multigenerational families, have the opportunity to live throughout Seattle, our city achieves greater economic growth, environmental sustainability and equity.
- **Ensure Equal Access to Housing to Advance Social and Racial Justice**
People of all races, ethnicities and abilities should be able to access housing in Seattle.
- **Promote the Livability of Seattle's Neighborhoods**
Deliberate planning for how new housing is built should be guided by the values of equity and sustainability to create strong, sustainable communities with good transportation choices, open space and amenities that ensure a good quality of life for all.
- **Promote Housing Opportunity across Seattle**
Communities and people thrive when safe, healthy and affordable housing options are available throughout the City.
- **Promote Equitable Growth**
People who live in Seattle should be able to afford to stay in their communities as the city grows and prospers. People should benefit from growth, not be displaced by growth.
- **Continue our Commitment to Prioritizing those Most in Need**
When we invest public resources to build homes for people with the lowest incomes, our whole city benefits.
- **Embrace Innovation and Build upon Current, Proven Programs and Policies**
As a national leader in the funding and development of affordable housing, Seattle must continue to take bold and innovative actions to address the housing affordability crisis.



The Agenda will chart a course for the next 10 years to ensure the development and preservation of a diversity of housing for people across the income spectrum. The Housing Affordability and Livability Advisory Committee is charged with evaluating potential housing strategies and delivering a set of recommendations to the Mayor and Council by May 29, 2015.



WELCOME

Thank you for coming!

We are looking for your thoughts and experiences to help us create the vision for an affordable and livable Seattle.

Housing Affordability and Livability Committee members and city staff are here today to listen, share information, and record your comments.



PROGRAM

- 6:30 Welcome remarks from Faith Pettis and David Wertheimer, Co-Chairs of the Housing Affordability and Livability Committee
- 6:45 Audience survey with voting devices, led by John Howell, HALA facilitator
- 7:30 Open house and discussions with HALA Advisory Committee members and City staff at interactive stations
- 8:30 Wrap up

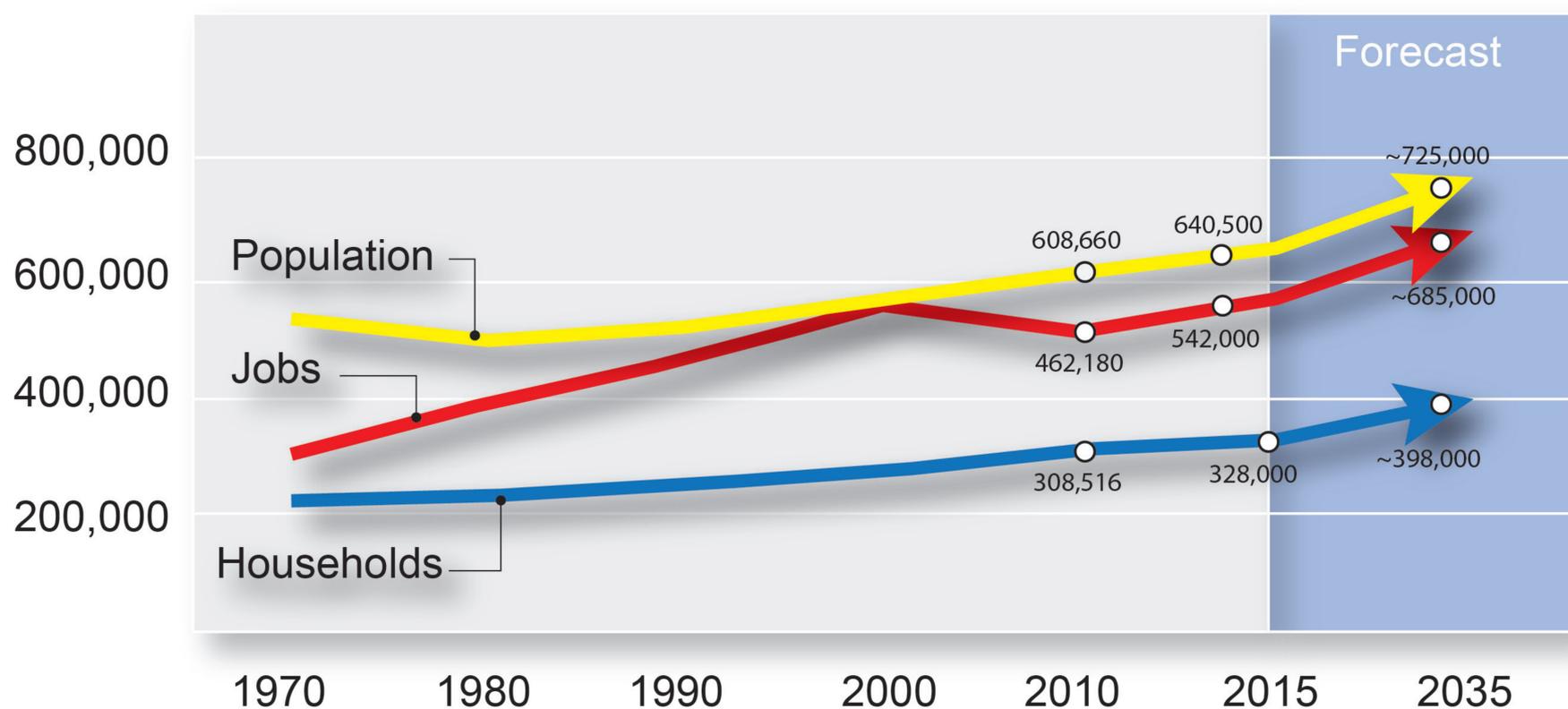
WHAT HAPPENS NEXT?

- Community members provide input at 3 Open Houses and the online forum.
- We'll report themes from community input to the HALA Advisory Committee.
- We'll also post the report on the HALA website.
- Please sign in if you would like future information.



Seattle is Growing

People are moving to our region for jobs and quality of life.



In the Next 20 Years Seattle is Expected to Welcome:

- About 70,000 more households.
- About 146,000 more jobs.

We're working with the community to update the plan for how to manage expected growth. To participate in the Seattle 2035 Comprehensive Plan Update visit:

<http://2035.seattle.gov/>





Commercial Area



These pictures are one example of what change could look like in a commercial area. More housing is added to the neighborhood.



- 1 New rent-restricted housing ensures moderate income households have affordable rent in the area.
- 2 Mixed use buildings (housing & retail) replace single story retail buildings, providing more shopping and community services.
- 3 More people living and working in the area help a local cafe renovate and expand.
- 4 A new central gathering place replaces a parking lot and a gas station.

What changes do you like or dislike?

What is your vision for livable growth?



Multi-family Area



These pictures are one example of what change could look like in a multi-family area. More housing is added to the neighborhood.



- 1 A new housing development preserves an older house as a community gathering place.
- 2 Mixed use buildings (housing & retail) replace single story retail buildings and parking lots.
- 3 More options to operate a business from the home.
- 4 More people living and working in the area create enough demand to support a local grocery store.

What changes do you like or dislike?

What is your vision for livable growth?



Single Family Area



These pictures are one example of what change could look like in a single family area. More housing is added to the neighborhood.



- 1 A large house is divided into several apartments, but still looks like a single family home.
- 2 A garage becomes a backyard cottage.
- 3 A new small apartment building is built in back of an existing home, with access from the alley.

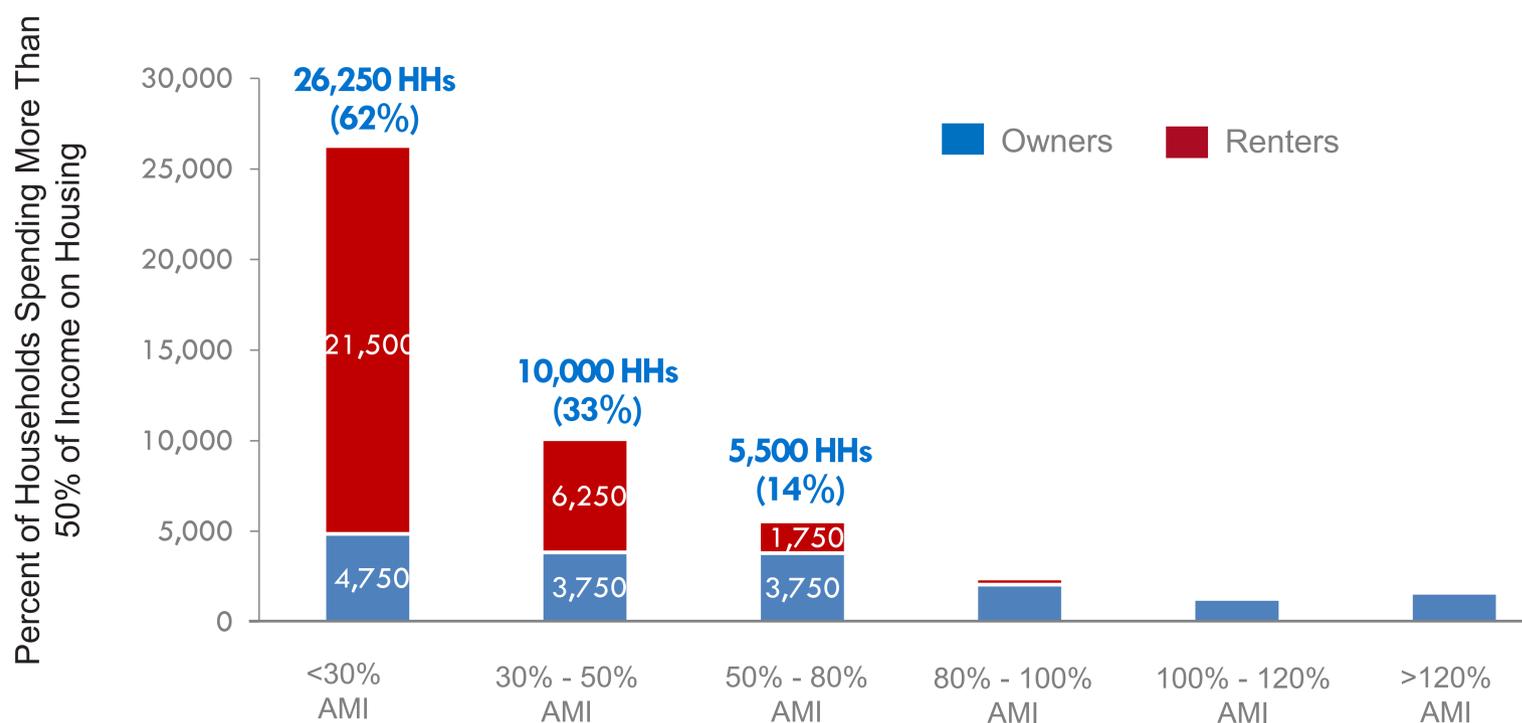
What changes do you like or dislike?

What is your vision for livable growth?



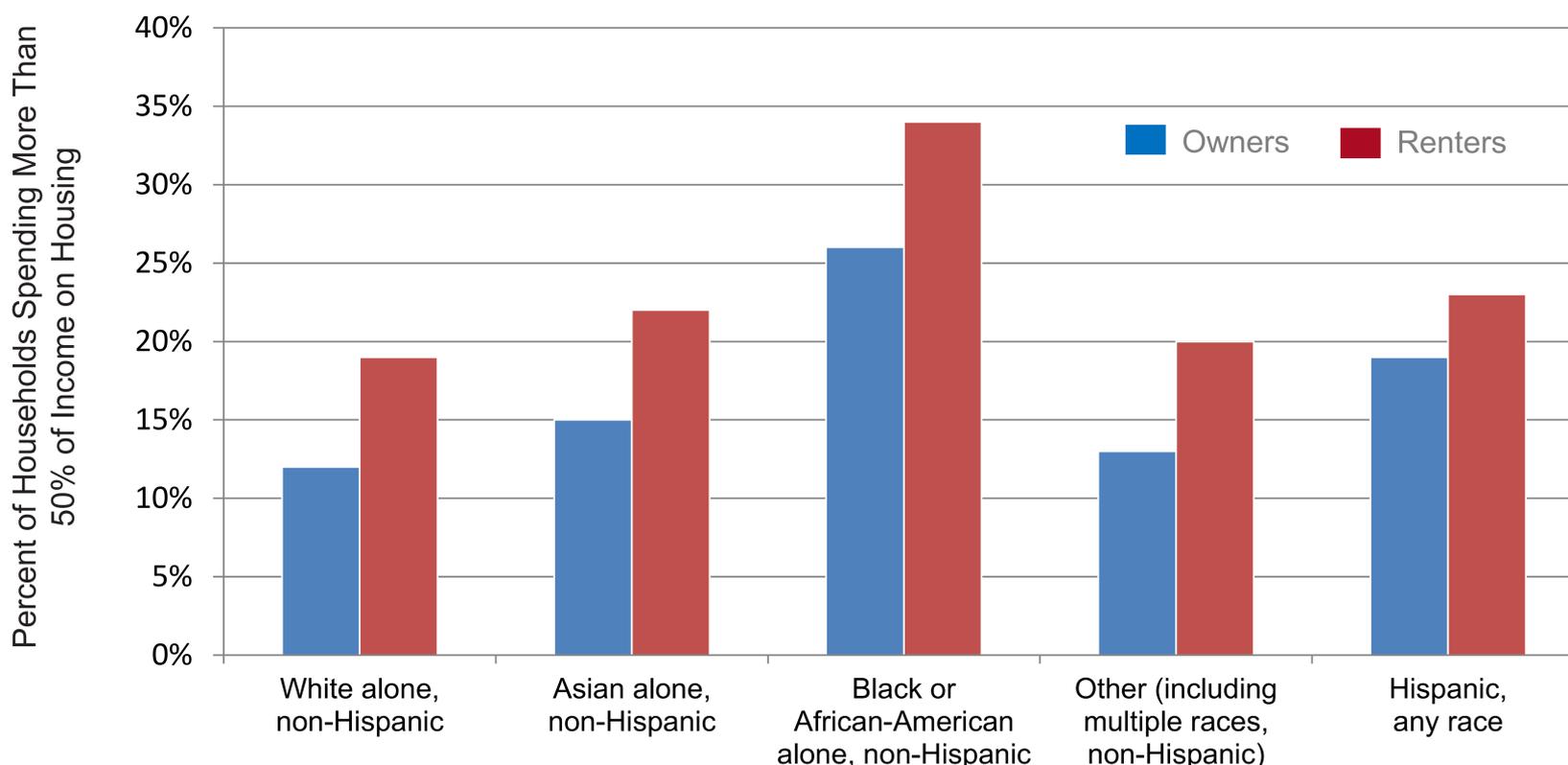
Housing is Unaffordable for Many in Seattle

An estimated 15-20% of all Seattle households spend more than half of their income on housing.



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

People of color are disproportionately impacted by housing costs in our community.



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

Join the conversation

seattle.gov/housing

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What is Affordable Housing?

When people of all incomes have the opportunity to live in Seattle, our city achieves greater economic growth, environmental sustainability and equity.

Housing is considered affordable when a household pays no more than 30% of its total income for housing costs. Housing costs include rent and utilities, or mortgage payment, insurance, taxes and utilities. Affordable housing helps ensure that households have enough income left over for food, transportation, medical care and other basic life necessities.

Today, the average rents in Seattle are not affordable to people working in some of the region's most common occupations.

Supporting our Community

Childcare Worker & Home Health Aide, one child



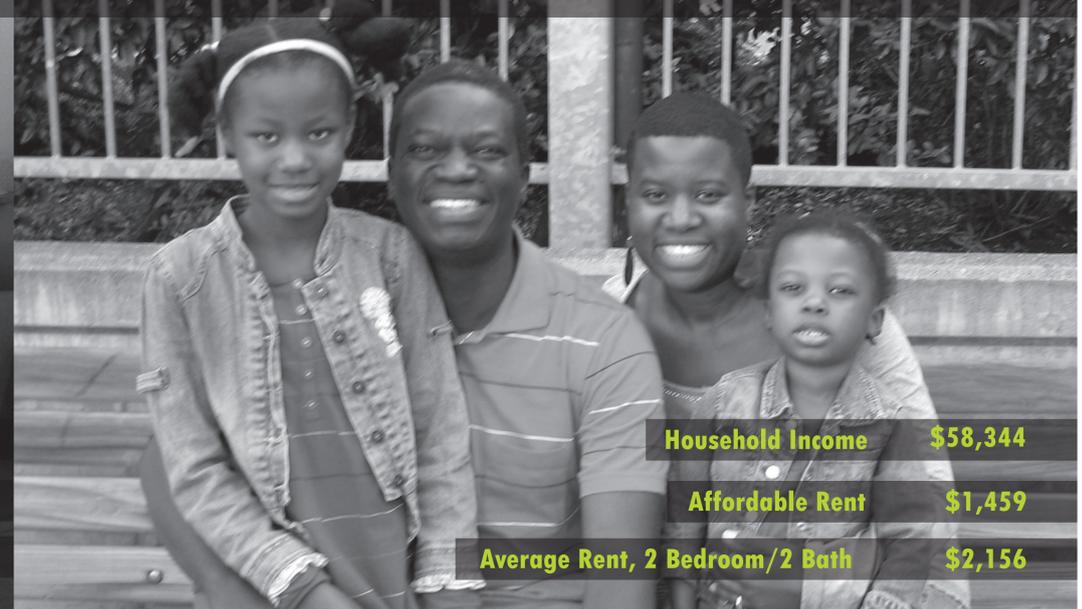
Household Income \$52,853

Affordable Rent \$1,321

Average Rent, 2 Bedroom/1 Bath \$1,605

Serving our Needs

Nurse Assistant & Cook, two children



Household Income \$58,344

Affordable Rent \$1,459

Average Rent, 2 Bedroom/2 Bath \$2,156

Providing our Services

Dishwasher & Cashier



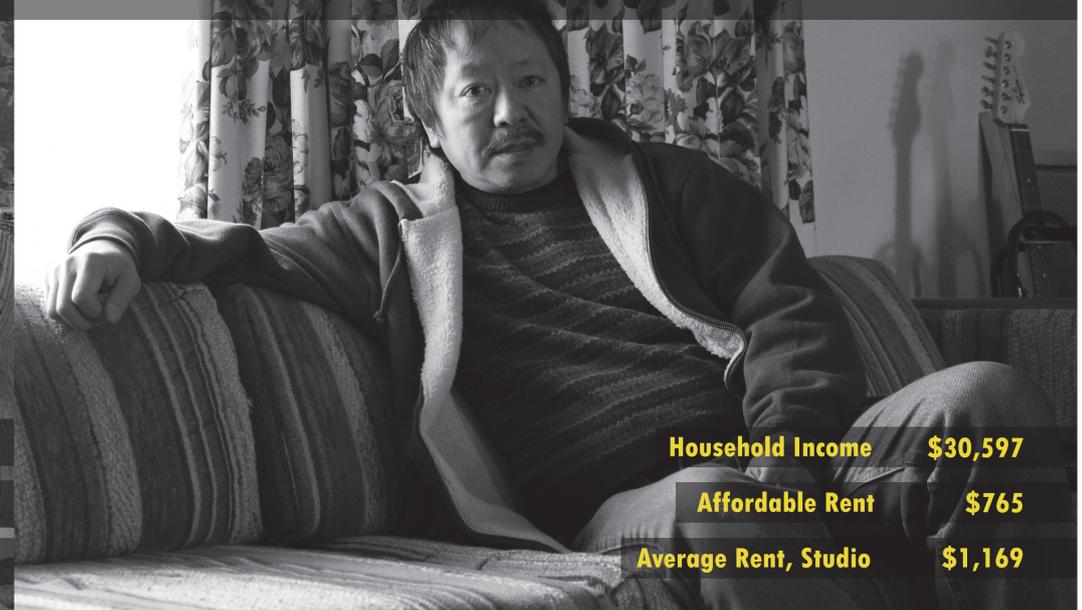
Household Income \$50,648

Affordable Rent \$1,266

Average Rent, 1 Bedroom \$1,412

Preparing our Spaces

Custodian



Household Income \$30,597

Affordable Rent \$765

Average Rent, Studio \$1,169

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Affordable Housing Investments 2013

The Office of Housing helps build vibrant and affordable communities through a wide range of programs that fund or incentivize new affordable rental housing, assist first-time home buyers, and improve existing homes through weatherization and home repair services. In 2013, the Office of Housing provided or improved homes for 2,227 low-income households in Seattle. Many of these homes will remain affordable for at least 50 years.

FORMERLY HOMELESS. FORMERLY.



Following nine years of service in the Army and National Guard, Krystal lost her job as a civilian contractor and held various odd jobs before finding herself homeless. Her two cats Harley and Justice provided comfort as she dealt with PTSD, but limited her housing options. Then, thanks to a transitional housing program, she was referred to Plymouth Housing's new Williams Apartments in the South Lake Union neighborhood, one of the many buildings funded with Housing Levy dollars. This centrally-located building offered not just the stability Krystal needed, but the case management to help her succeed. "The most important thing, what I needed, was the case management," she said. Now she is soon to be certified as a medical assistant.

A PLACE TO CALL HOME



Owning a home in Seattle is a dream out of reach for many. Drew and Brandie had struggled for years to find a home they could afford, with no success. Then they found Homestead Community Land Trust, which the Office of Housing supports through our Downpayment Assistance Program. By buying the house, but not the property, "you get a lot more house for your money," according to Drew. "We didn't want to make a bunch of money on our home. All we want is stability for our family and a place to call home," says Brandie. Now their kids Candace and DJ have a home to create memories in and another house in Seattle will remain permanently affordable. "We can't believe how much we love our house. Sometimes it feels like a dream."

I HAD TO BUY NEW BATHROBES



Pat lives a simple life in her family home - a house that was so cold in the winter that she "just dressed warmly and waited for spring." As a senior on a fixed income, she couldn't afford a new furnace, and so just lit a fire and spent her time in one room. After seeing a flyer on the Office of Housing's HomeWise weatherization program and calling our staff, she learned that she qualified for insulation, a new furnace and more - all for free. The program was almost too good to be true her son thought. Now Pat is enjoying the warmth in her home and has traded in her thick bathrobes for thinner ones. "I haven't had a warm house for a number of years, so this is a new experience," she said. "I had no idea it would make such a difference. I am so grateful."

LIKE GETTING A NEW HOUSE



Kathryn had been living without running water and a leaky roof had damaged much of her home when she contacted the Office of Housing about our Home Repair Loan Program. Qualified residents like her can receive no- or low-interest loans thanks to federal and local funding used to assist low-income households with essential home repairs. Now Kathryn has rebuilt the room damaged by her leaking roof, installed a new water line, upgraded the electrical system and painted the exterior of her house. She also received weatherization services through our HomeWise program. As a senior on a fixed income, she will now be able to remain comfortably in the house she has called home for 45 years. "If I didn't have this program, I don't know what I would have done; I'd probably have to move."

AFFORDABILITY IN A HOT MARKET

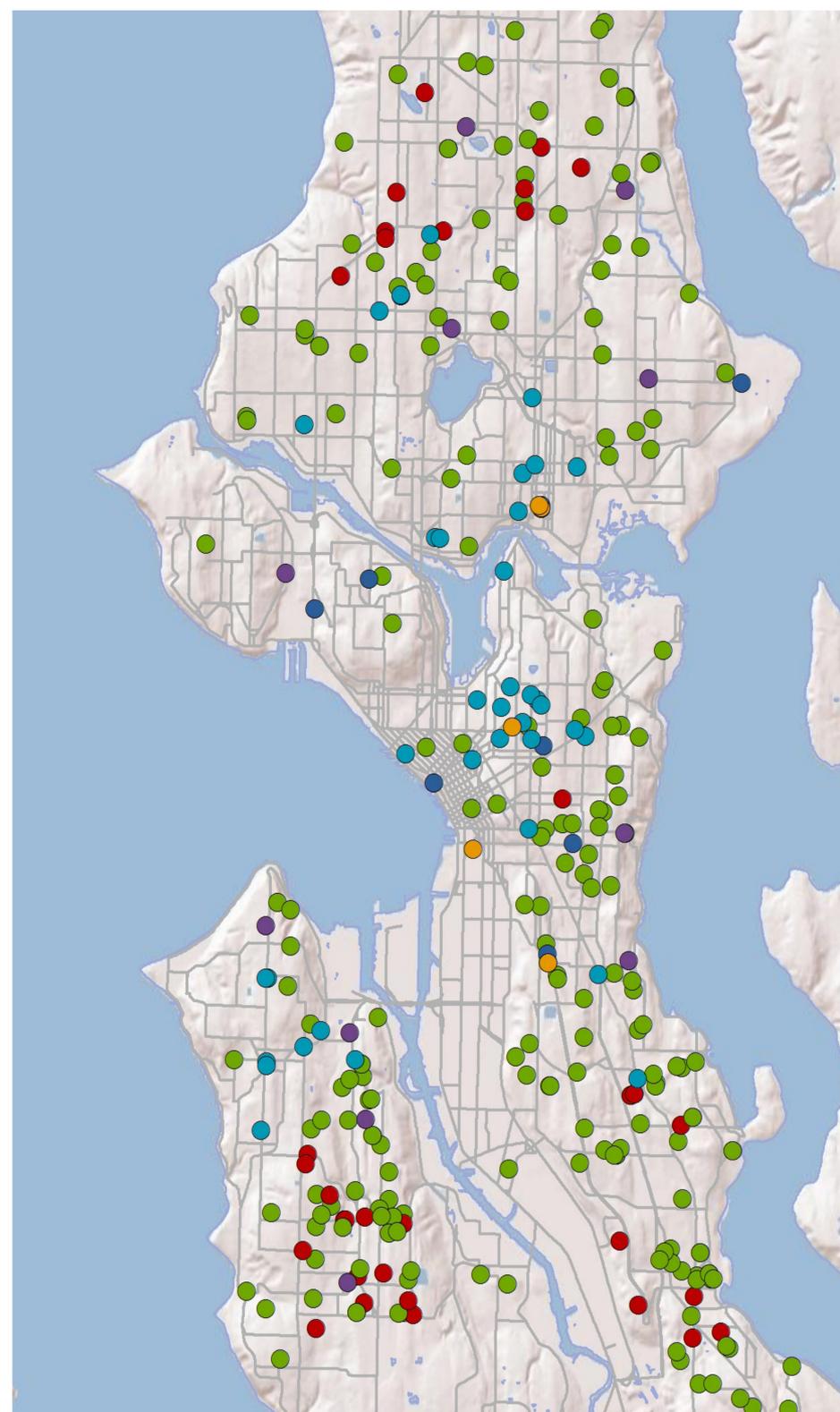


Rachel and her boyfriend, two graduate students, needed to find an apartment that fit their budget and was close enough to UW to allow for use of public transit. They loved Capitol Hill, but thought living there was out of reach until they heard about the Multifamily Tax Exemption Program. The Pine + Minor building had just been built, and in exchange for a tax incentive the developer, Gerding Edlen, provided 20% of their units to people just like Rachel. "The units are just amazing. I still think about how lucky we are to have this apartment," Rachel shared. "If we had to pay full market rate, there is no way we could afford it." In 2013 there were about 2,700 income- and rent-restricted units available to qualified households in Seattle thanks to this program.

MORE THAN A HOME, A COMMUNITY



For a single mother, the costs of housing, childcare and transportation can be a huge burden. After immigrating from Somalia, Fouzia found Mercy Housing's Columbia City Station, a home that helped her save money on rent, utilities, and commuting. She also gained support and security by living close to her Somali family and community. "I would like to see more of this type of building in Seattle, where families can feel secure," Fouzia shared. "Being close to the train and family makes a lot of difference."



PROGRAM INVESTMENTS

- Rental Housing Program
- Home Ownership Assistance
- HomeWise Weatherization
- Home Repair Loan Program
- Multifamily Tax Exemption
- Incentive Zoning, Production



City of Seattle
Office of Housing

seattle.gov/housing



Tell us your housing story...

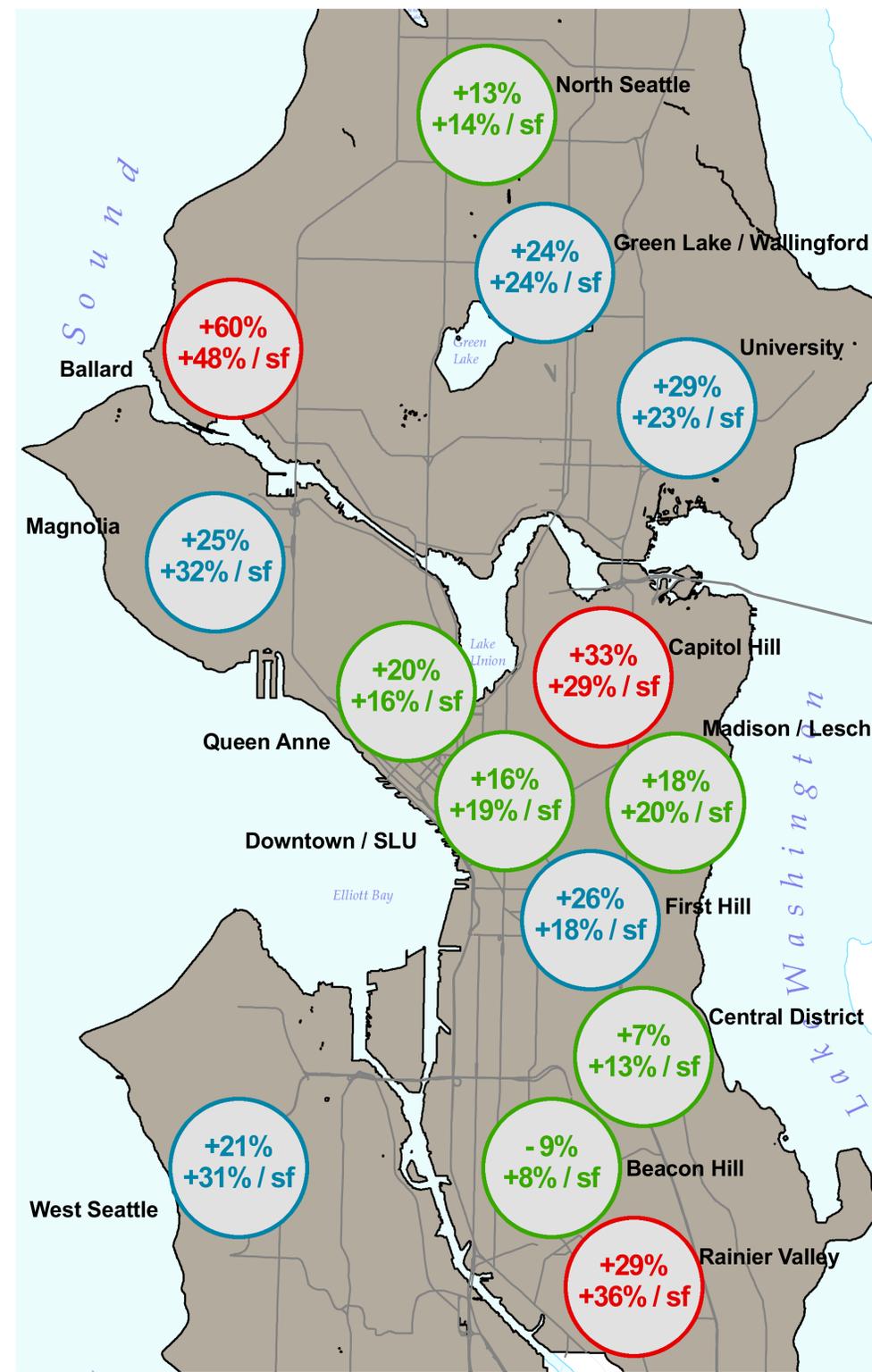
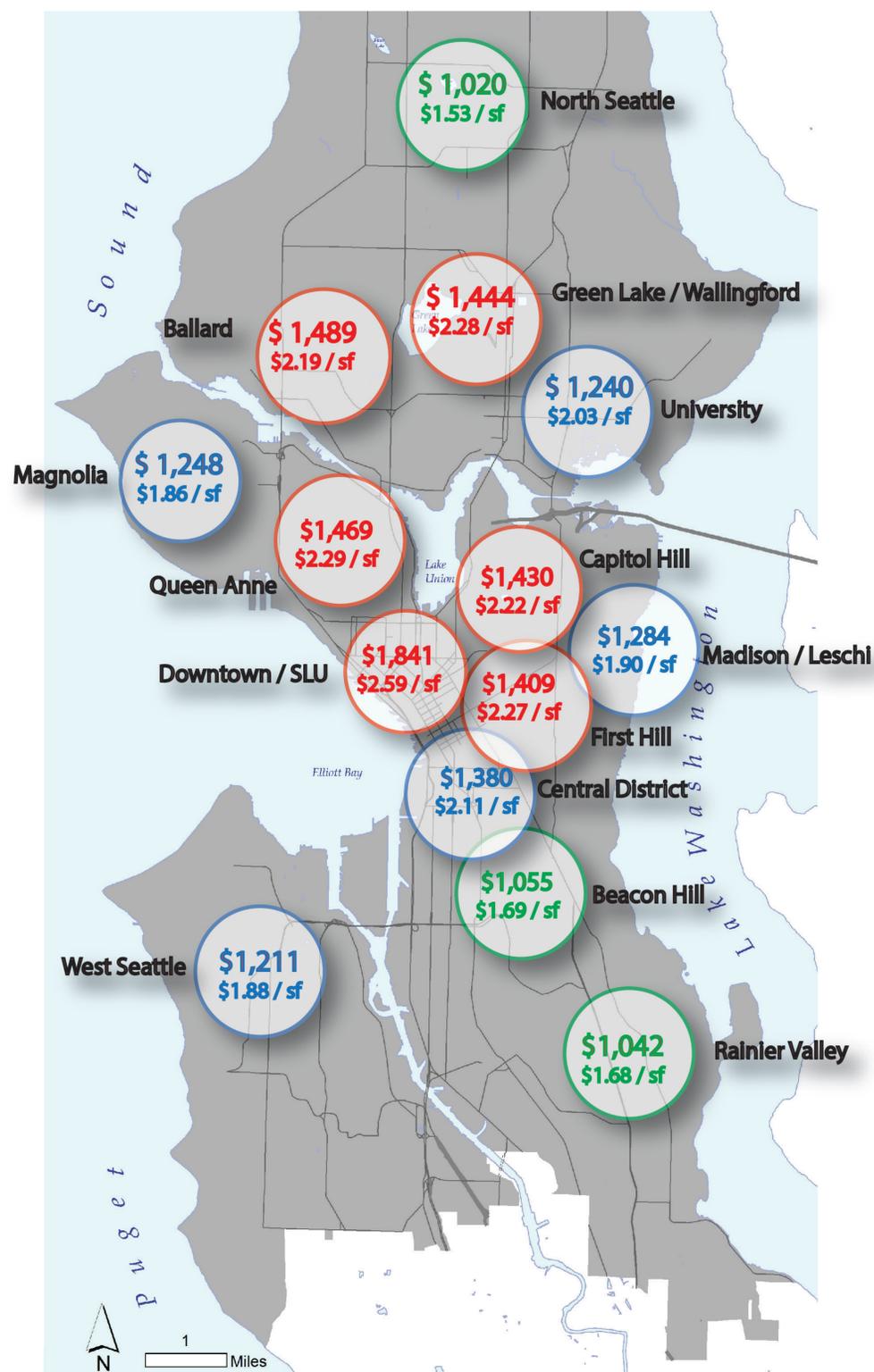
What are your greatest housing challenges?

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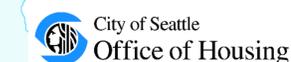
Rental Costs are on the Rise



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



Average Rents by Neighborhood. Rents are highest in Downtown, and around Lake Union and the Ship Canal. Lowest rents are in North Seattle, the Rainier Valley and Beacon Hill.

Percent Change in Rent and Rent per Square Foot Spring 2005-Fall 2014. Percent rent increases over the past decade are greatest in Ballard, Capitol Hill and the Rainier Valley.



What were the most important factors in choosing your current home?

Examples: Neighborhood, cost, close to transit, close to family, school, size of house/apartment/yard...



Fair Housing

In the City of Seattle, it is illegal to discriminate in housing based on:

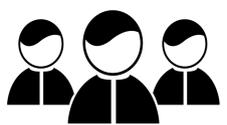
Age, Ancestry, Sex, Race, Color, Creed, Disability, Religion, Gender identity, Political ideology, Sexual orientation, Marital status, Parental status, National Origin, Use of a service animal, Use of a Section 8 certificate

But, the Seattle Office for Civil Rights (SOCR) fair housing testing shows that housing discrimination is still a reality for Seattle residents.



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



Barriers to Housing Access

Have you experienced any of these barriers when trying to get housing in Seattle?

Place a dot next to all that apply.

Criminal background checks	
Credit checks	
Prior eviction	
Turned away or not chosen due to having children or extended family living with you	
Turned away or not chosen due to needing an accommodation or modification for a disability	
Turned away or not chosen due to race or national origin	
Turned away or not chosen due to sexual orientation	
Turned away or not chosen due to gender	
Turned away or not chosen due to gender identity	
Turned away or not chosen due to use of a Section 8 voucher	
Turned away or not chosen due to use of another non-cash source of income such as SSI	
Rents exceed 50% of my income	
Cost of screening report(s)	
Housing near transit too expensive	
A lack of housing choices for families	
Short lease periods	
A lack of housing accepting Section 8 vouchers	
Other? Please describe on a sticky note.	



RACE & SOCIAL JUSTICE INITIATIVE



ADVANCE OPPORTUNITY. ACHIEVE EQUITY.

IMAGINE A CITY WHERE ...

- Every schoolchild, regardless of language and cultural differences, receives a quality education and feels safe and included.
- Race does not predict how much you earn or your chance of being homeless or going to prison.
- African American, Latinos and Native Americans can expect to live as long as white people.

AN INITIATIVE TO LEAD US

The Race and Social Justice Initiative (RSJI) is a citywide effort to realize the vision of racial equity. The Initiative works within City government and with community leaders to get to the root cause of racial inequity: institutional racism. RSJI is led by the Seattle Office of Civil Rights and an interdepartmental team of City staff. All elected officials in the City of Seattle have endorsed and are promoting RSJI.

WHY FOCUS ON INSTITUTIONAL RACISM

Institutional racism is when organizational programs or policies work to the benefit of white people and to the detriment of people of color, usually unintentionally. Until the Civil Rights Movement, housing and employment policies in Seattle, like elsewhere in the U.S., were explicitly racist. We have made progress in addressing individual discrimination, but the effects of institutional racism still shape public policies and create race-based inequity across our community.

To challenge racism, we have to look beyond individual acts of prejudice to the systemic biases that are built into our institutions. We are not to blame for what happened in the past, but we are responsible for eliminating racism today.

We can end this legacy of inequity. The Initiative is working to eliminate institutional racism and create a community where equity in opportunity exists for everyone.

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Existing Zoning

Zone Category	Acres (Parcels)	% of Total Land Area in City (Parcels)
 Single Family Allows new single family homes, detached accessory dwelling units (DADUs) and attached accessory dwelling units (ADUs).	24,706	67.2%
 Lowrise Multi-family Allows new townhouses, rowhouses, and small apartment/condo buildings, in 3 to 4 story structures.	3,450	9.4%
 Midrise & Highrise Multi-family Allows new apartment/condo multi-family development. Midrise buildings are about 5 to 7 stories, and highrise buildings may be 20 to 30 stories.	278	0.8%
 Commercial* Allows a variety of commercial buildings such as retail stores, and new office buildings of varying sizes. Some commercial zones allow new multi-family housing in mixed-use development. New buildings can range from 1 story commercial structures to 8 story mixed use or office buildings. A few commercial zones have higher height limits. <i>*Includes Seattle Mixed (SM) zoning including South Lake Union.</i>	1,292	3.5%
 Neighborhood Commercial Allows mixed use development often in walkable urban villages or urban centers. Buildings range from 1 story commercial structures to 6-7 story mixed used projects with retail at the street and housing above. A few neighborhood commercial zones have higher height limits.	1,553	4.2%
 Downtown** Allows a broad mix of commercial, office, and residential uses, in midrise buildings to highrise towers. <i>** Includes Chinatown/ID and Pioneer Square.</i>	463	1.3%
 Industrial Allows general and heavy manufacturing, and commercial uses. Retail and office uses are allowed with limited sizes. Residential uses are not allowed.	4,125	11.2%
 Major Institution*** Specific zoning standards for Seattle's hospitals, colleges and universities. The institution prepares a Major Institution Master Plan that sets the zoning standards for property in these areas. <i>*** Includes Yesler Terrace.</i>	924	2.5%

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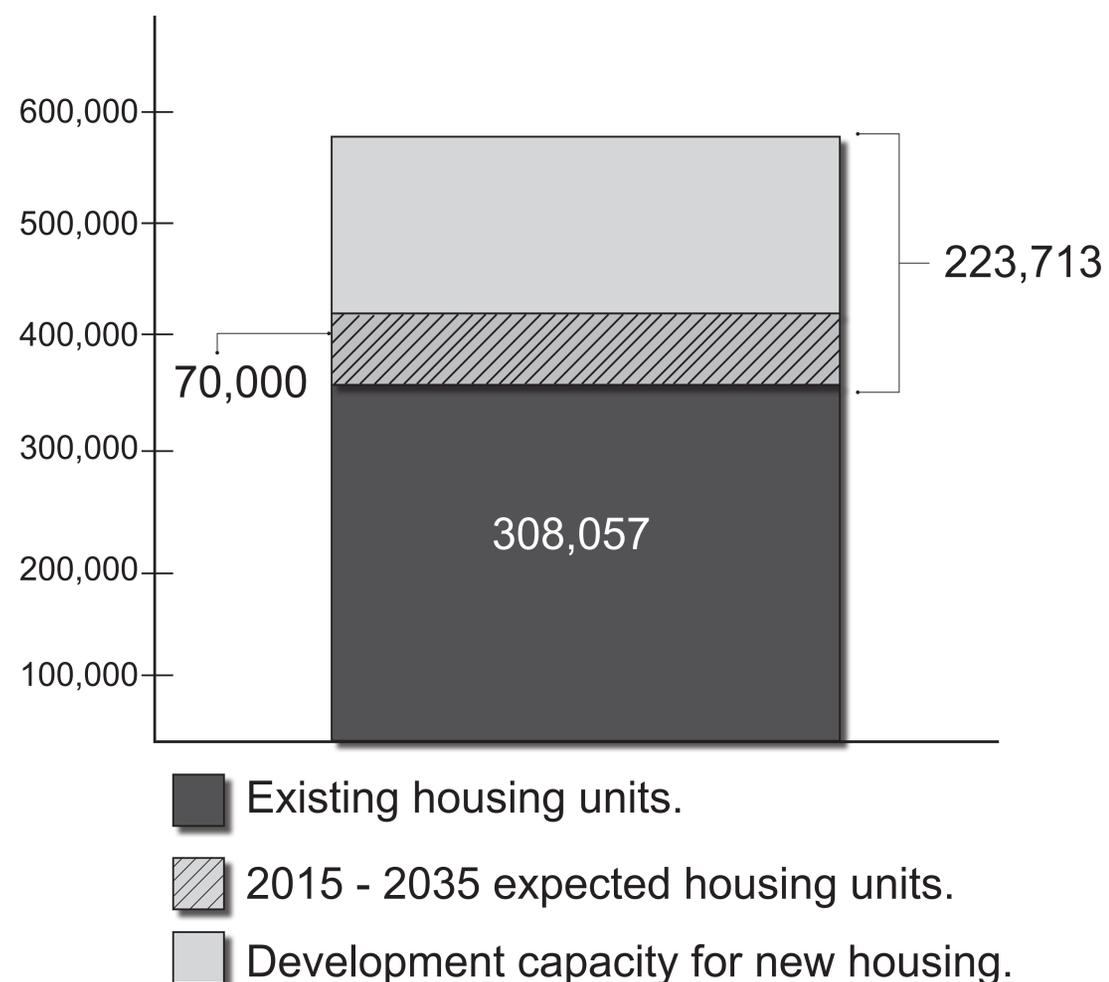
Housing Type	Example	About How Many Homes on 1 Acre *	About How Much A Home Might Cost **
Single Family Home		<p><small>* Estimated based on City of Seattle Land Use Code, and recent observed densities in built or permitted projects.</small></p> <p>5 to 10</p>	<p><small>** General estimate based on observation and listings where specific data is not available. Actual prices vary widely based on the age of housing, location and other factors. All costs are market rate (non-subsidized, non-rent restricted housing).</small></p> <p>For Sale: \$517,000 Median Home Price</p>
Single Family Home with Detached Accessory Dwelling Unit (DADU) "Backyard Cottage"		<p>8 to 16</p>	<p>DADU Rent: \$1,000 - \$2,000 / mo.</p>
Cottage Housing or Courtyard Housing		<p>20 to 26</p>	<p>Cottage Sale Price: \$300,000 - \$550,000</p>
Duplex / Triplex		<p>22 to 28</p>	<p>2 BR Rent: \$1,200 - \$2,400 / mo.</p>
Rowhouses / Townhouses / 3 to 4 Story Apartments		<p>30 to 60</p>	<p>For Sale: \$300,000 - \$700,000</p>
Neighborhood Commercial Mixed-Use Building		<p>100 to 150</p>	<p>1 BR Rent: \$1,200 - \$1,400 <small>Average Rent Ballard; W. Sea; U District. Dupre + Scott, September 2014.</small></p>
Midrise Multi-family Building		<p>150 to 300</p>	<p>1 BR Rent: \$1,400 - \$1,500 <small>Average Rent Capitol Hill, First Hill. Dupre + Scott, September 2014.</small></p>
Downtown Highrise Multi-family Building		<p>200 to 400</p>	<p>1 BR Rent: \$1,841 / mo. <small>Average Rent Belltown / Downtown / SLU. Dupre + Scott, September 2014.</small></p>



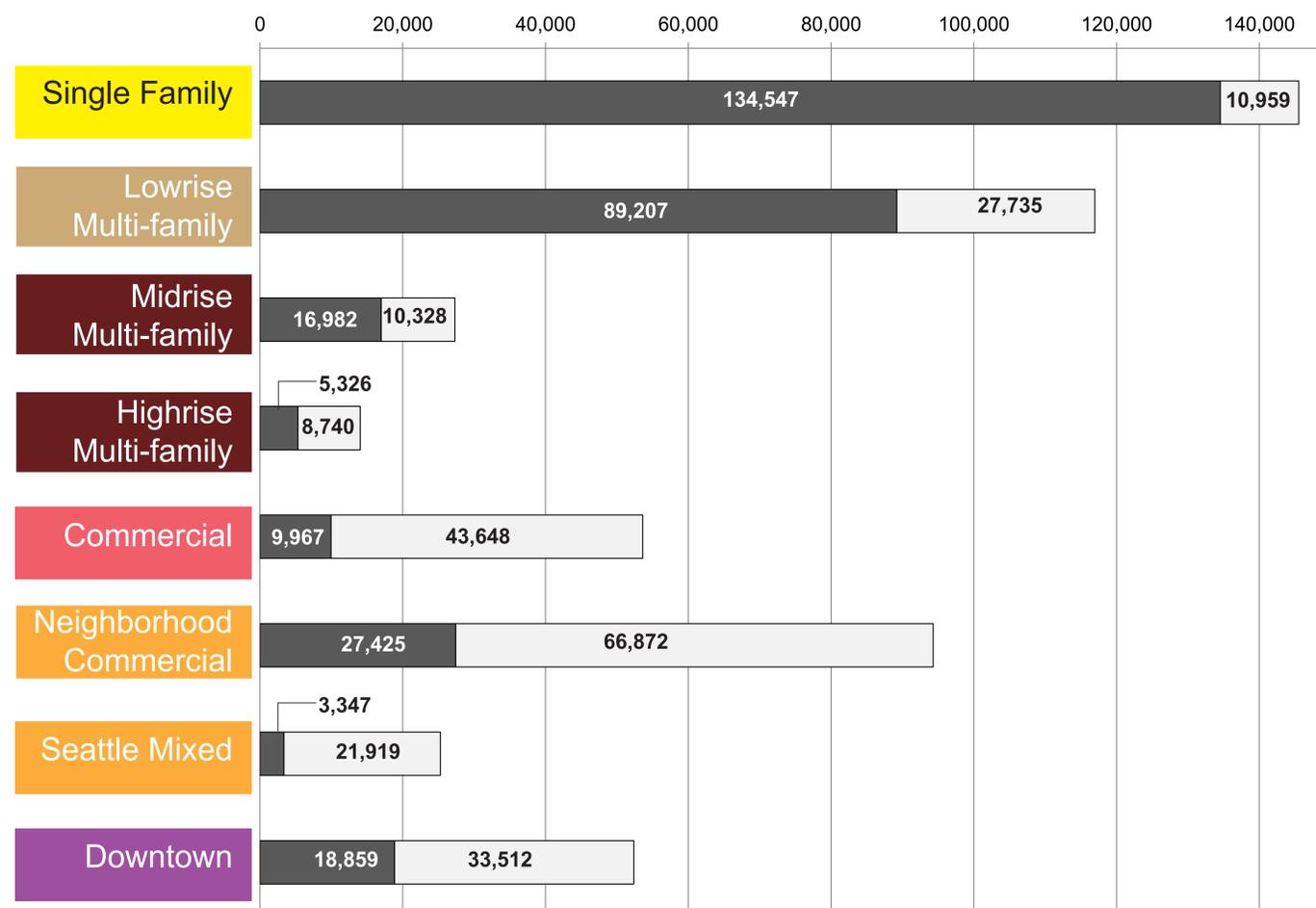
Development Capacity for New Housing

There is room to add more housing to the city under existing zoning. Development capacity is an estimation of how much housing could be built.

Citywide Development Capacity for New Housing Units Under Existing Zoning



Existing Housing Units And Development Capacity for New Housing by Zone



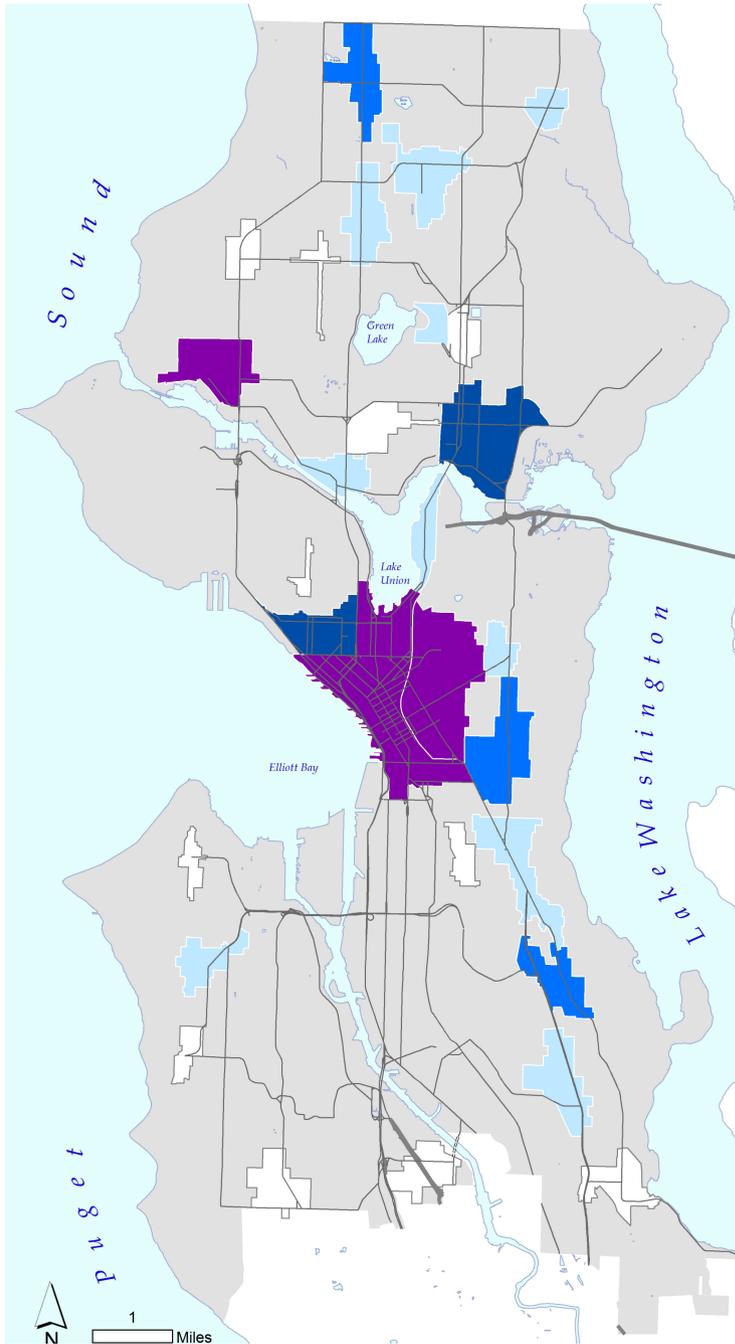
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Where Is the New Housing?

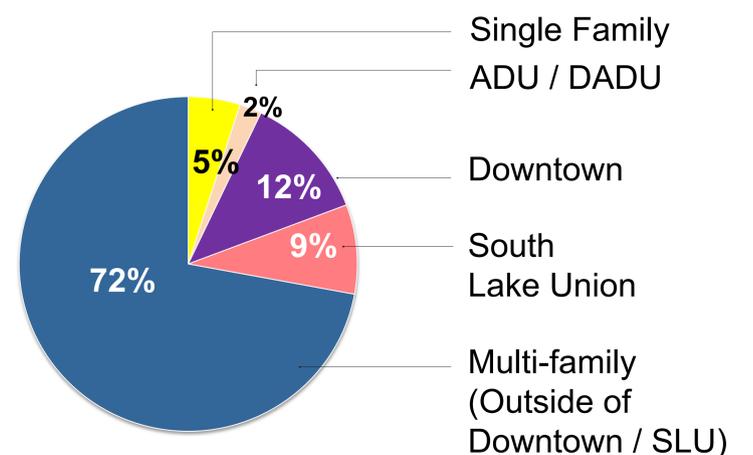
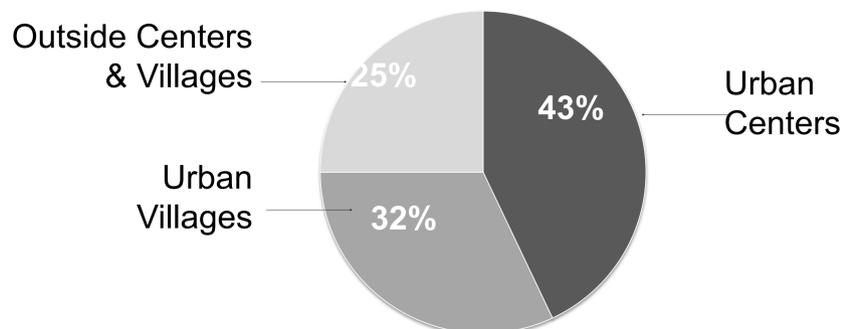
Net Housing Units By Urban Village / Urban Center 2005 - 2014



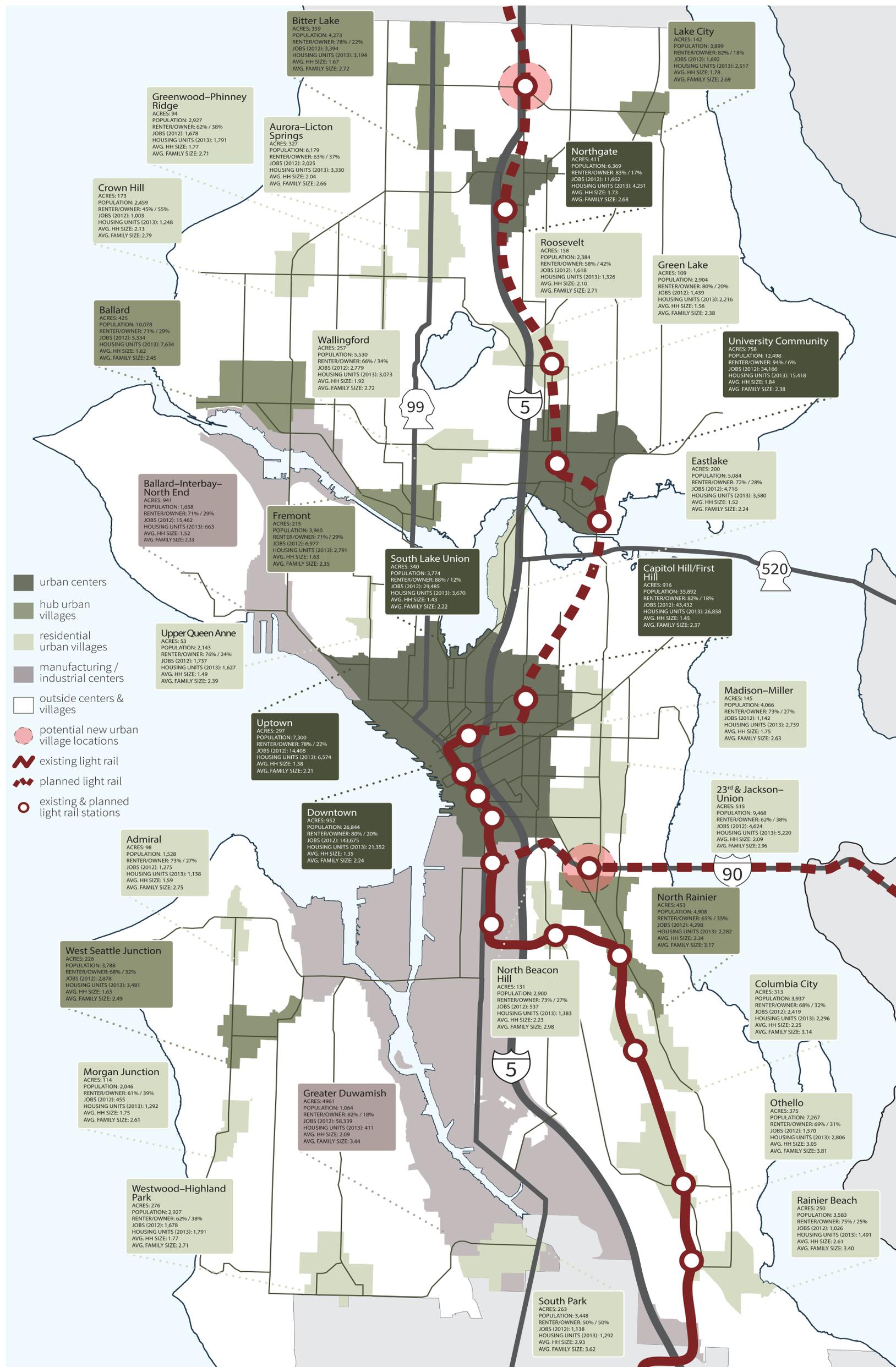
Urban Village or Urban Center	Net New Housing Units 2005 - 2014	
Downtown	6,288	2,000+
Capitol Hill / First Hill	3,966	
South Lake Union	3,076	
Ballard	2,471	
Uptown	1,961	1,500 - 2,000
University District	1,590	
Broadview / Bitterlake	1,174	1,000 - 1,500
23rd & Union - Jackson	1,137	
Columbia City	1,046	
West Seattle Junction	787	500 - 1,000
Northgate	762	
Othello	733	
Madison / Miller	691	
Green Lake	608	
Aurora-Licton Springs	590	
Eastlake	539	
Lake City	523	
Fremont	519	
Mt. Baker / North Rainier	510	
Wallingford	406	0 - 500
Roosevelt	330	
Upper Queen Anne	188	
Greenwood-Phinney Ridge	186	
Morgan Junction	128	
Admiral	106	
South Park	103	
Westwood / Highland Park	103	
Crown Hill	86	
North Beacon Hill	86	
Rainier Beach	16	
All Areas Outside of Urban Villages / Urban Centers	9,213	

75% of the new housing was located in Urban Centers or Urban Villages.

The type of most new housing (72%) was multi-family or mixed-use development commonly in 3-8 story buildings outside of Downtown and South Lake Union.



Where should new housing go over the next 20 years?





New Housing Choices

Where do you think more housing should go? Why?



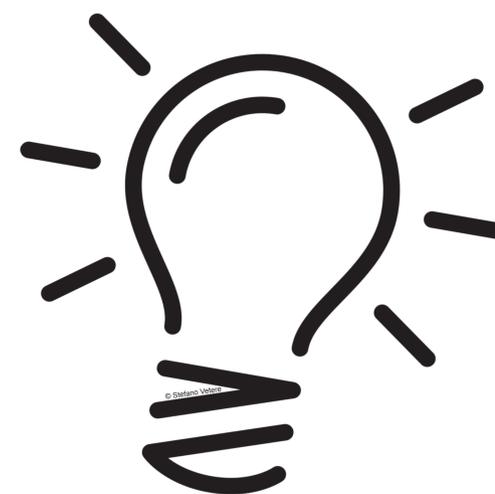
New Housing Choices

What type of housing is needed to help address affordability? Why?



Share your ideas...

What ideas do you have for creating a more affordable and livable Seattle?



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What are the first few words that come to mind when you think of ***An Affordable and Livable Seattle?***