

AGENDA

Housing Affordability and Livability Advisory Committee February 11, 2015; 3:00 – 5:00 PM Seattle City Hall, Boards and Commission Room, Room L280

- 3:00 Welcome and Introductions (*Co-Chair Faith Pettis*)
- Introduce new member
- 3:05 Review Agenda (*John Howell*)
- 3:10 Follow Up on Race and Social Justice Initiative (RSJI) Presentation (*Emily Alvarado*)
- 3:20 Updates
- Recent Homeless One Night Count (*Paul Lambros*)
 - Recent Council and Executive Activity (*Leslie Price*)
- 3:35 Background Briefings on Existing Programs
- Multi-Family Tax Exemption Program (*Emily Alvarado*)
 - Tenant Relocation (*Jim Metz*)
 - Incentive Zoning (*Brennon Staley, Laura Hewitt Walker*)
 - Do you need any additional information on these topics before work group recommendations come forward?
- 4:35 Report on Work Group Meetings (*Committee Members*)
- Has your group identified initial priority strategies to focus the group's work?
 - Has any consensus begun to emerge?
- 4:58 Next Steps
- 5:00 Adjourn

Housing Affordability and Livability Agenda (HALA)

2/10/2015

Council Activity:

1. CLARK: Requiring registration in the City's Rental Registration and Inspection program in order to carry out a legal eviction: Starting in 2014, all rental property owners in Seattle must register their properties with the City. This change would clarify that a property must be registered with the City's Rental Registration and Inspection program in order for the landlord to move forward with an eviction. Evictions by a landlord not registered would be considered without cause (illegal).
2. CLARK: Requiring 90 day notice for owner or family move-in, instead of 20 days: This change would standardize the number of days required for no-fault evictions. The proposal would require 90 day notice when an owner moves for eviction because the owner or a family member wants to move into the unit. Currently the owner is required to give just 20 days of notice for this type of eviction.
3. CLARK: Notice of Intent to Sell: This policy would require owners of multi-family buildings with units affordable to renters making less than 80% of AMI to circulate a notice of their intent to sell to tenants, the Seattle Housing Authority and the City of Seattle's Office of Housing. This provision would expand, though not guarantee, the opportunity for affordable units to be retained by a new owner if financing can be obtained in time to meet the seller's goals. (The City's Office Housing currently works to track expiration of public financing on low-income multi-family buildings.)
4. LICATA proposal on TRAO: Authorized in 1990, the City's TRAO provides relocation assistance to tenants earning 50% or less of AMI who are displaced due to the demolition, substantial rehabilitation, or change of use of residential property, or upon the removal of use restrictions in an assisted-housing development. TRAO does not provide for assistance or additional notice to tenants when they are displaced from housing as a result of rent increases. The City has seen an increased number of calls from tenants who contend a substantial rent increase was used as a tool to avoid TRAO. In these cases, the former tenants see renovations, demolitions or changes of use (following their move) that would have triggered TRAO. As a result, the tenant has moved without relocation assistance and the additional time to move they would have otherwise received. DPD has authority to assess penalties for circumventing TRAO under some circumstances. The proposed legislation would clarify that TRAO violations include using rent increases to circumvent compliance with TRAO.
5. CLARK/O'BRIEN: Lowrise Adjustments: Continuation of process underway to issue 'code corrections' to the lowrise zoning adjustments passed in 2010 to address height

concerns. Council has been amenable to allowing HALA the opportunity to provide input. A small sub-set of HALA has met once to discuss the technical design implications of the proposal on affordability. Another meeting is needed to discuss a few remaining items.

Executive Legislation:

1. MFTE and SEDUs: Apply an income restriction of 40% AMI to units defined as Small Efficiency Dwelling Units. CM Licata is proposing a change to increase the percent of units set aside from 20% to 25%.

State Legislation:

Senate Bill 5377:

- Current law restricts TRAO to households at or below 50% AMI. This bill gives the local jurisdiction the option to increase the income limit to households at or below 80% AMI.
- Increase of notice requirements for rent increases: Current law requires 30 day notice for a rent increase of more than 10%. This bill gives the local jurisdictions the authorized to require a 90 day notice for rent increased in excess of 10%. In Seattle, the current requirement is a 30 day notice for rent increases of less than 10% and a 60 day notice for rent increases of 10% or more.
- Current law limits access to tenant relocation assistance if the tenant moves out prior to the owner's application for a relocation license. This bill would allow tenants who moved out prior to the owner's application for a TRAO license to access tenant relocation assistance if owner is found in violation of TRAO rules.