

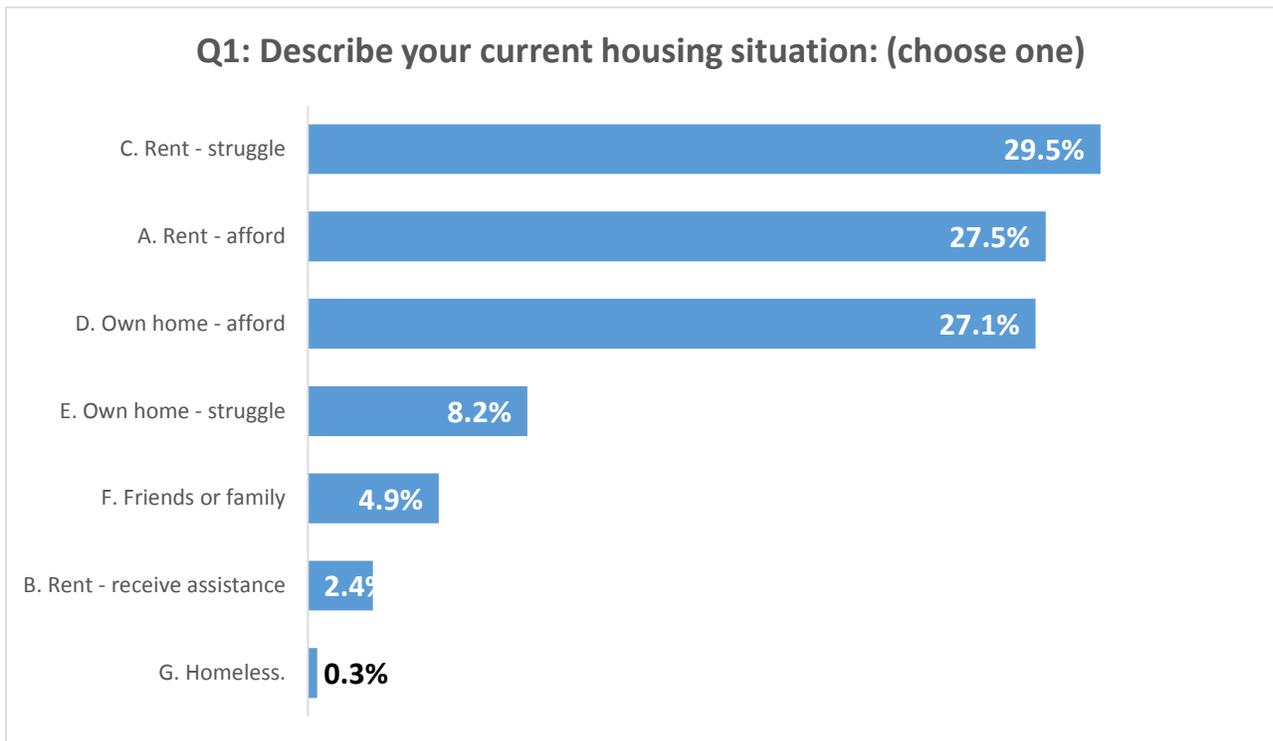
HALA Online Survey:

The HALA survey was available online from December 2014 through January 2015. It received, 2,466 responses. The results summarized here are from the 2,359 respondents that reported living in a Seattle zip code.

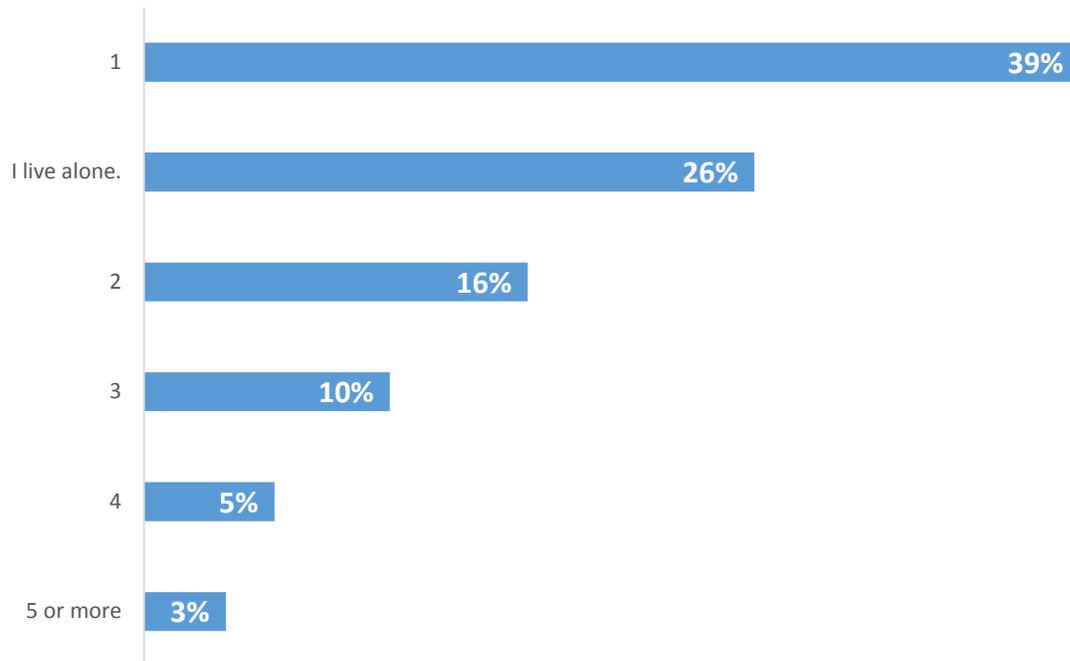
Important Caveat:

This study is not a random sample of Seattle residents. The results of the survey may not be indicative of the overall experience of Seattle residents. However, the results have collected the thoughts and opinions of over 2300 members of the Seattle community and can be informative to our work.

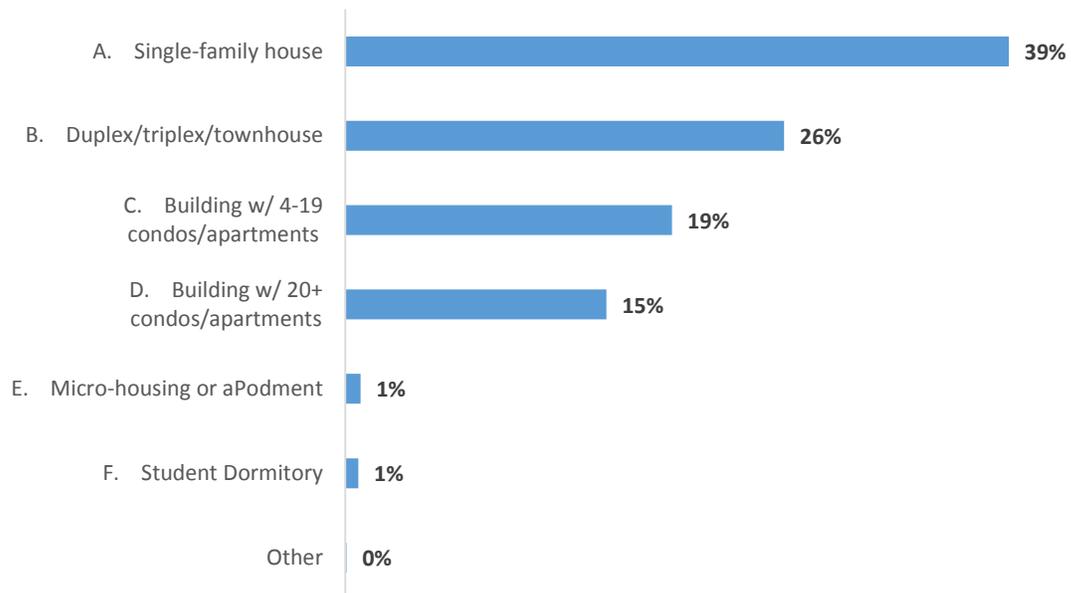
Online survey analysis graphs:



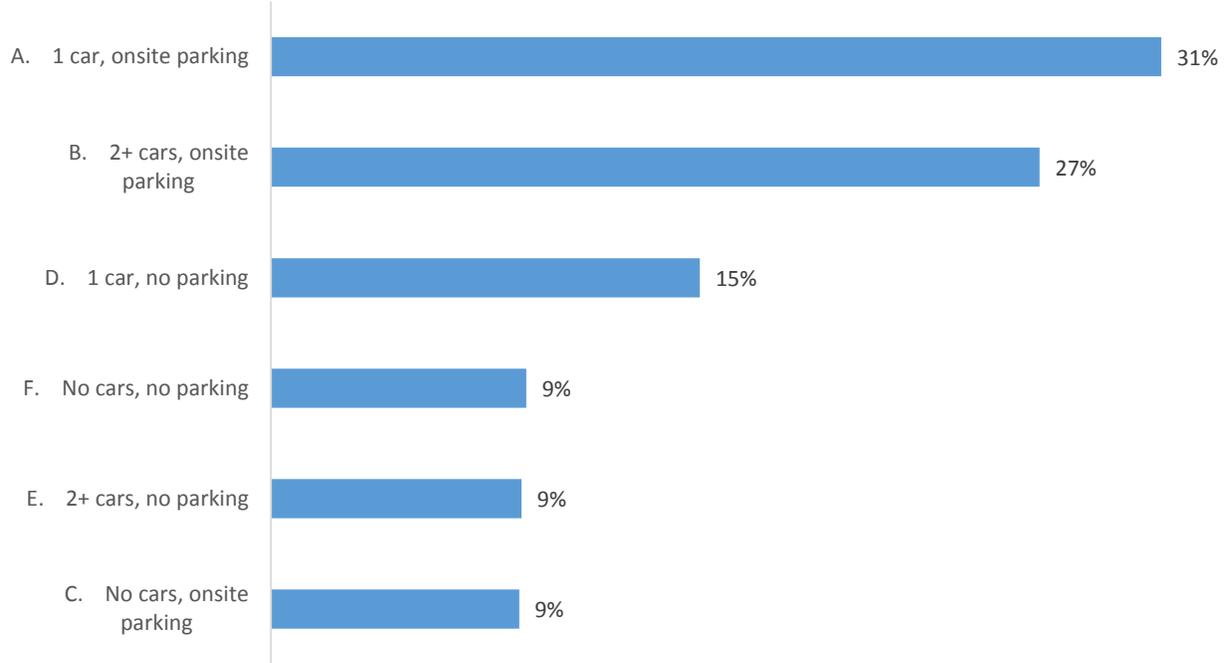
Q2: How many people do you live with?



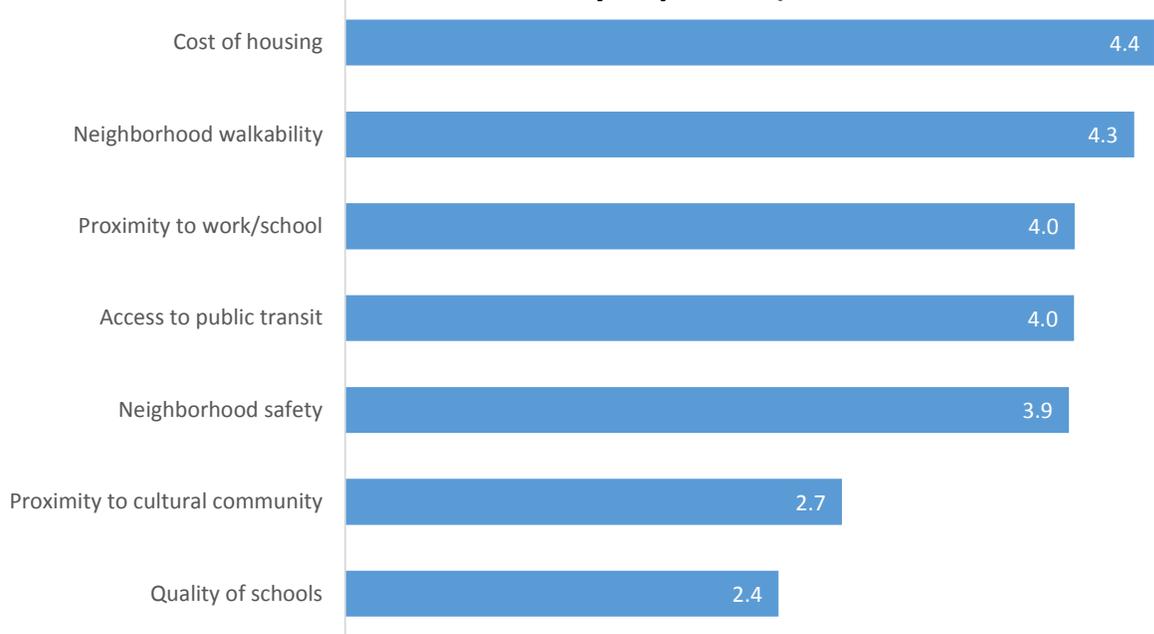
Q3: Which best describes the type of housing that you live in? (Choose one)



Q4: Do you or the people you live with own...(Choose one)

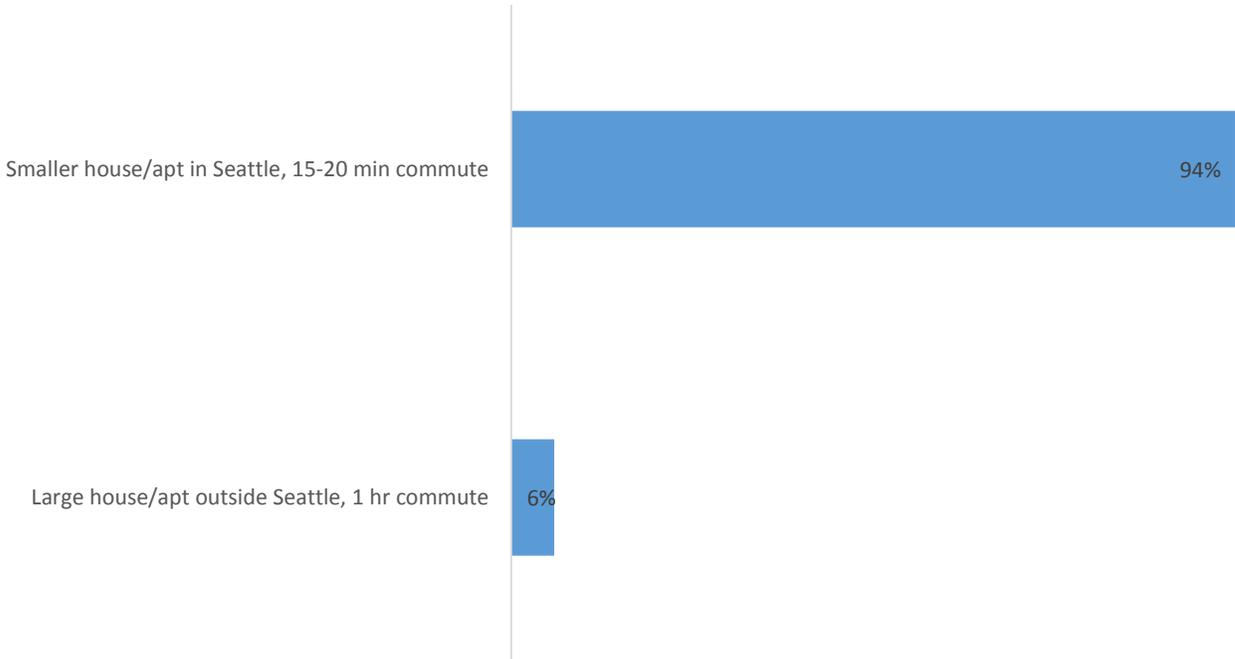


Q5: Please rate the importance of following considerations when choosing a place to live: (1 means Not Very Important, 3 means Neutral, 5 means Very Important)

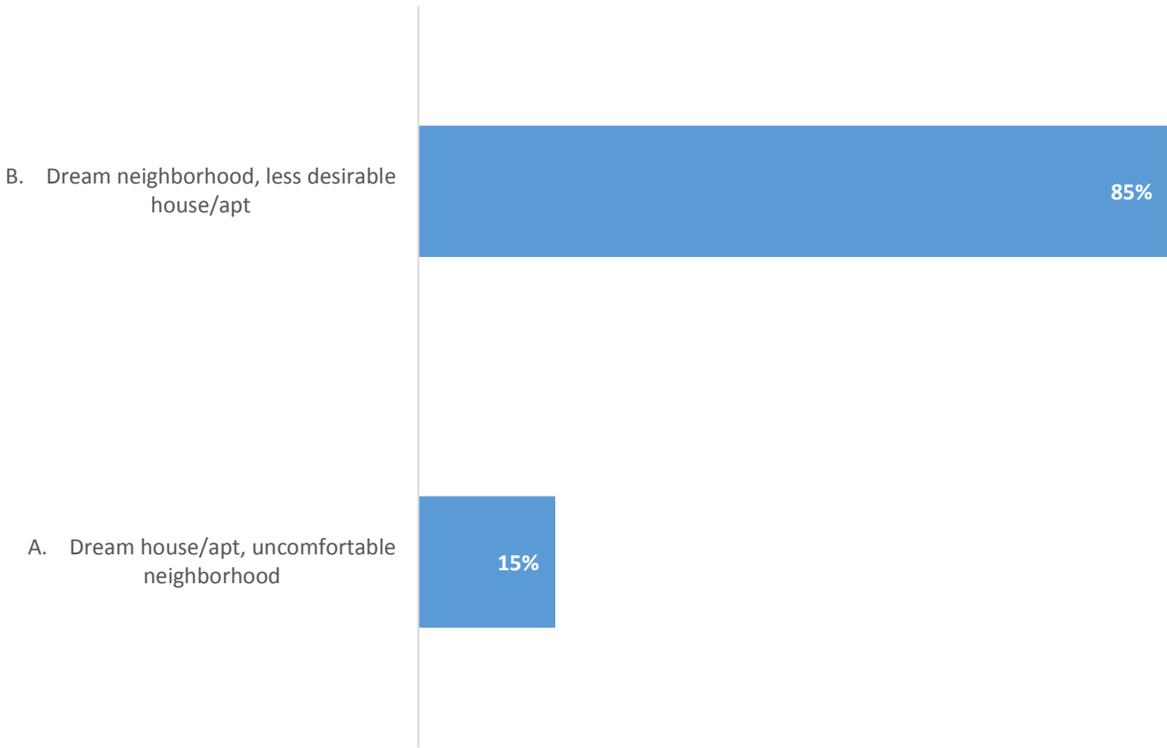


| Q6: Have you experienced or perceived any of these barriers when trying to get housing in Seattle? (Choose all that apply): | % of total (2359) |
|--|--------------------------|
| Rents exceed 50% of my income | 41% |
| Credit checks | 39% |
| None. I have not experienced barriers to housing in Seattle | 33% |
| Housing near transit too expensive | 27% |
| Cost of screening report(s) | 16% |
| Criminal background checks | 10% |
| A lack of housing choices for families (e.g. a lack of 3+ bedroom units) | 9% |
| Short lease periods | 7% |
| Turned away or not chosen due to gender | 3% |
| Turned away or not chosen due to sexual orientation | 2% |
| Turned away or not chosen due to having children or extended family living with you | 2% |
| Prior eviction | 2% |
| Turned away or not chosen due to race or national origin | 2% |
| Turned away or not chosen due to gender identity | 1% |
| A lack of housing accepting Section 8 vouchers | 1% |
| Turned away or not chosen due to use of a Section 8 voucher or another noncash source of income such as SSI | 1% |
| Turned away or not chosen due to needing an accommodation or modification for a disability | 1% |

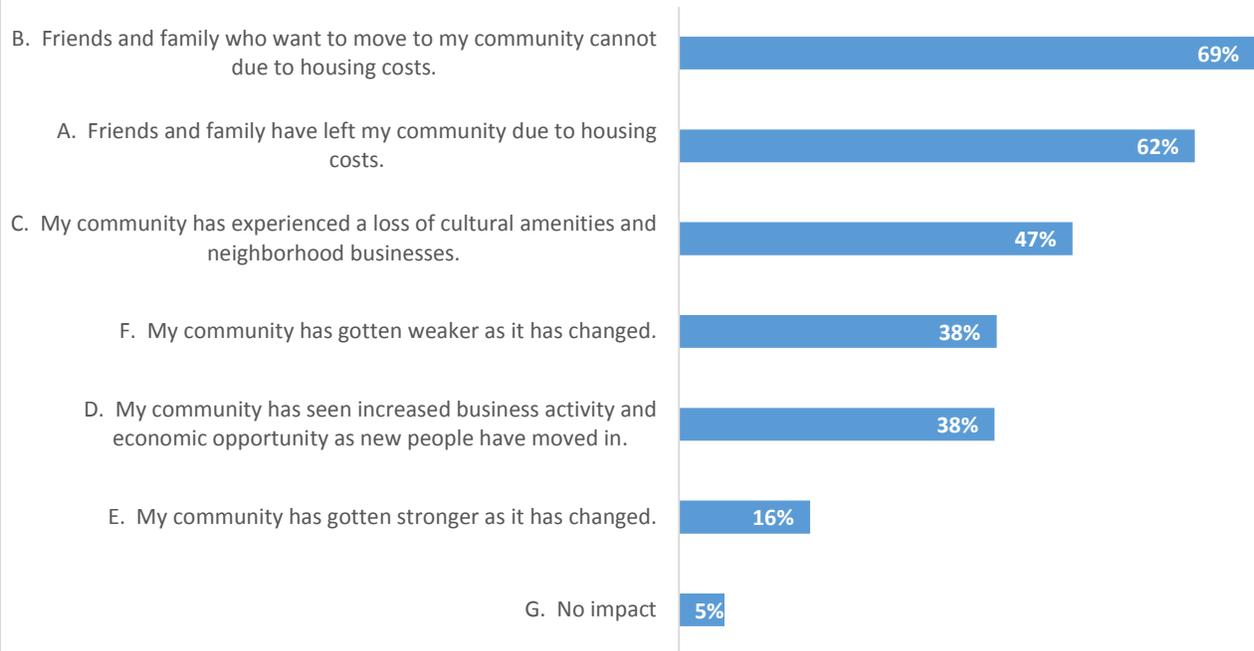
Q7: In deciding between two housing options affordable to you, would you choose? (Choose one)



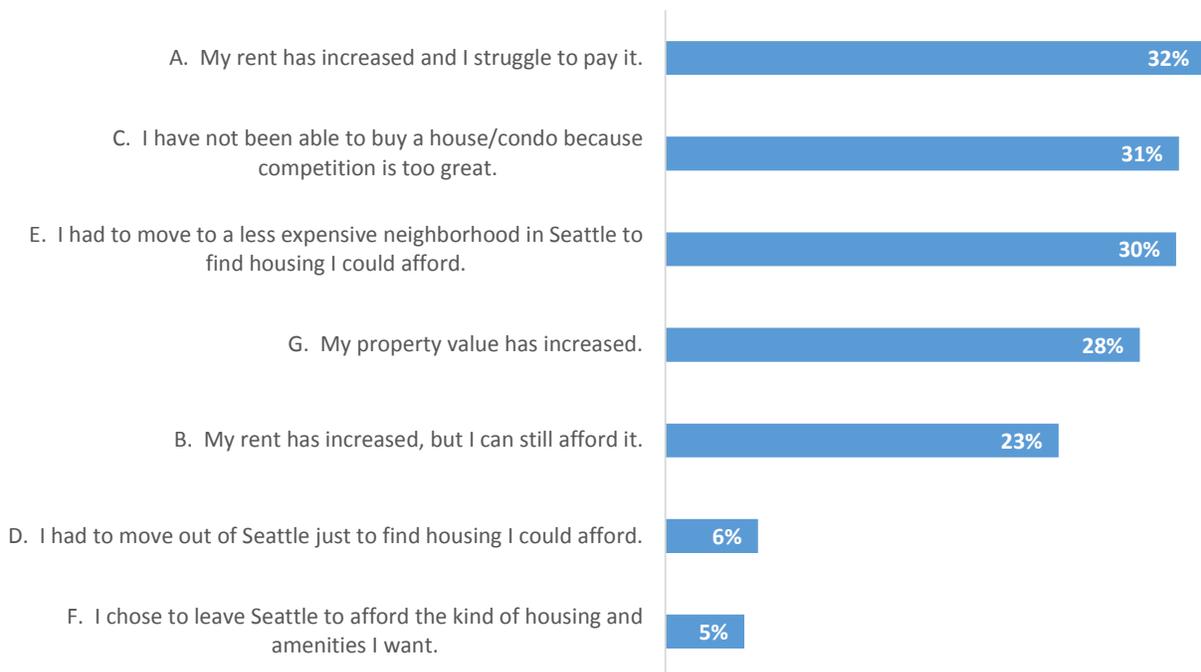
Q8: In deciding between two housing options affordable to you, would you choose? (Choose one)



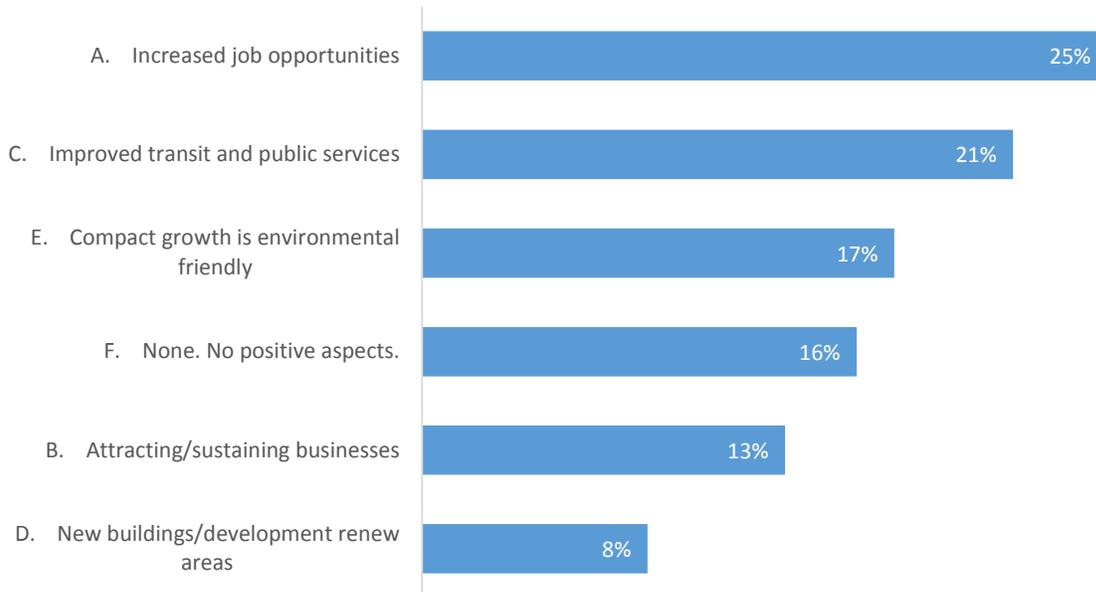
Q9: Rents in Seattle have been accelerating rapidly in recent years. How have rising housing costs impacted your community? (Choose all that apply)



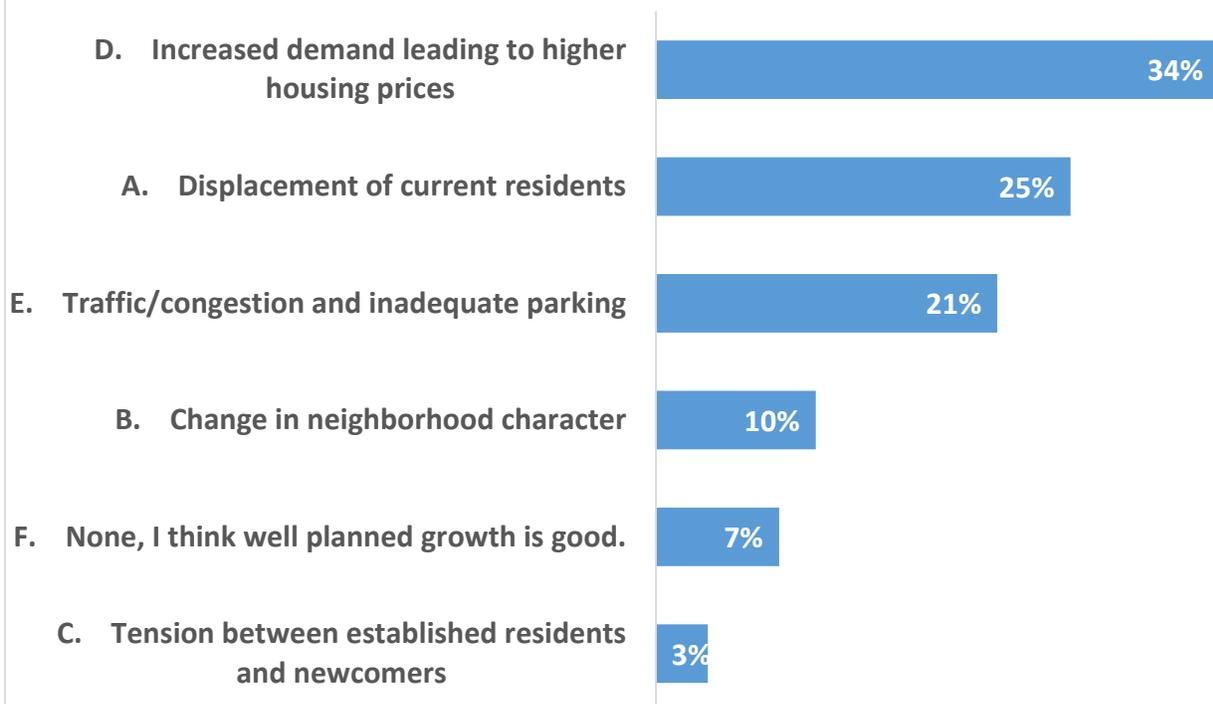
Q10: How have rising housing costs impacted you? Check all that apply:



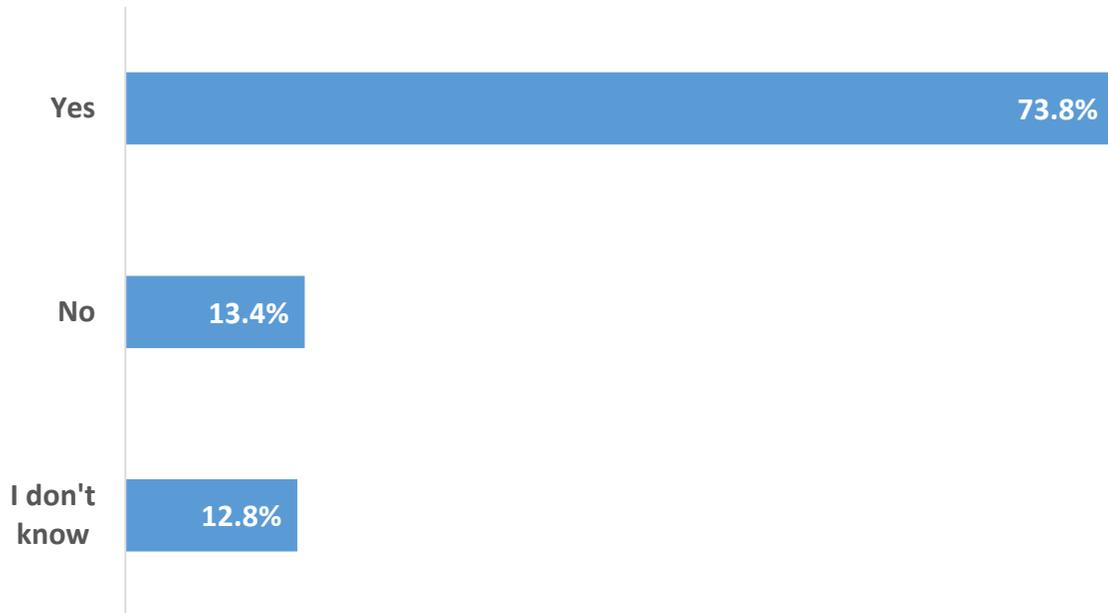
Q11: Seattle has been experiencing a strong rate of growth and is expected to continue growing at a fast pace. What do you think is the most positive aspect of this growth? (Choose one)



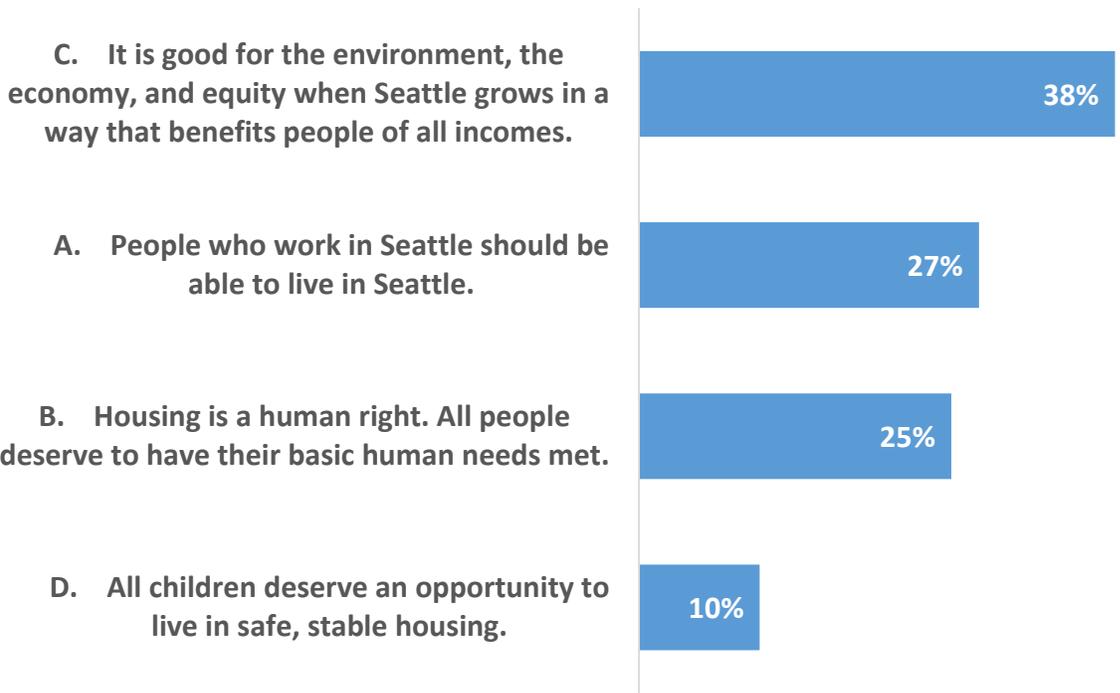
Q12: What is your greatest concern related to growth? (Choose one)



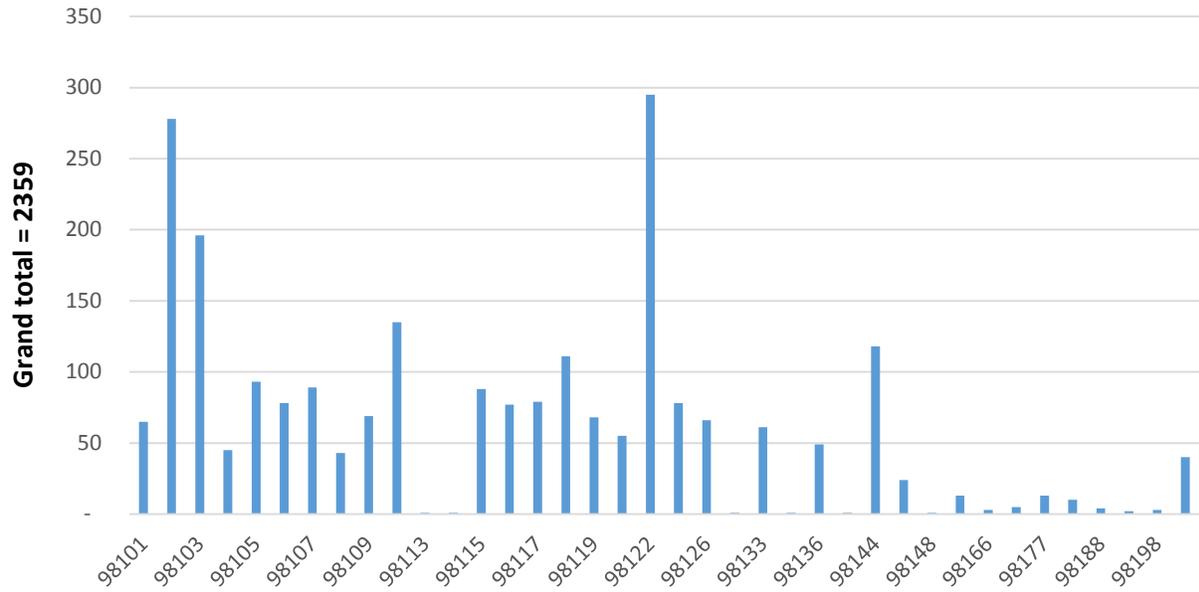
Q13: Would you be comfortable with increased density and more people living in your neighborhood if housing prices were more affordable? (Choose



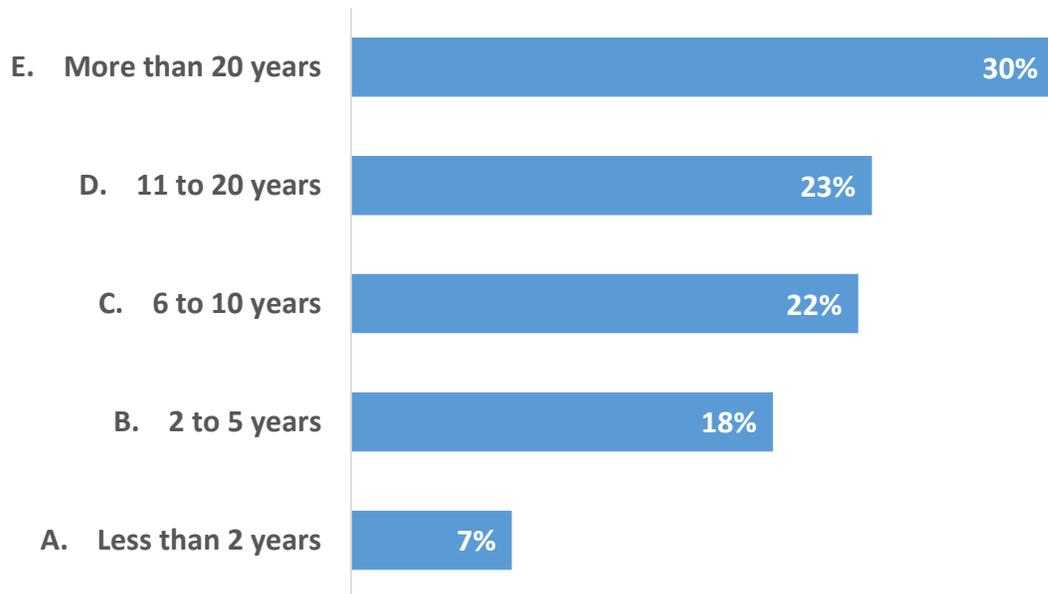
Q14: Which of the following statements do you most strongly support? (Choose one)



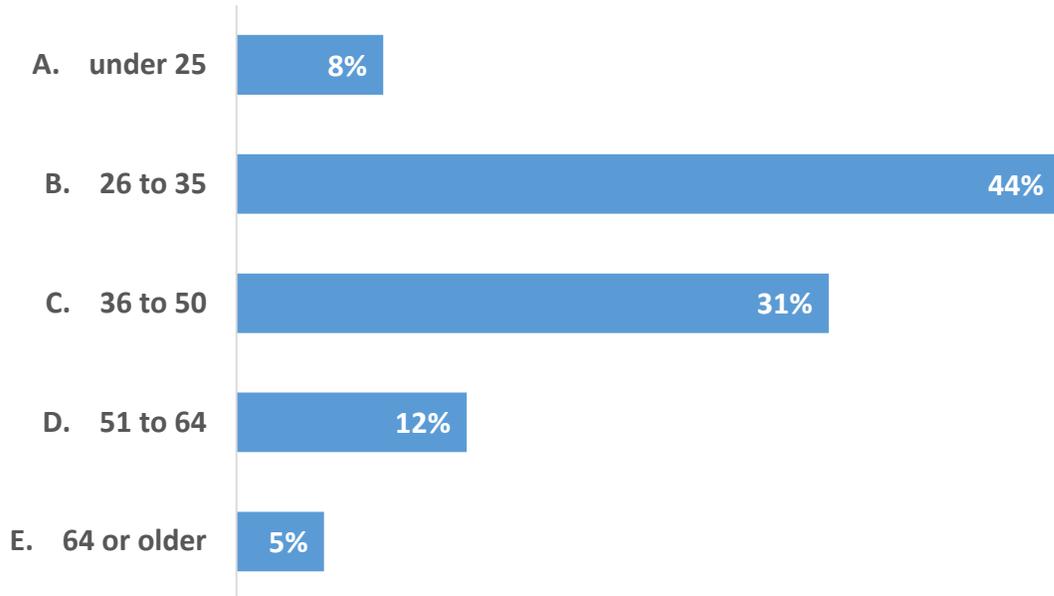
Q16: What is your zip code?



Q17: How many years have you lived in the Seattle area? (Choose one)



Q18: How old are you?



Q19 – Optional Question – Tell us your housing story. What are your greatest housing challenges?

Response Themes:

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| Personally fine/okay; not experiencing major problems |
| We enjoy the neighborhood/housing we are live in and have no major problems |
| I/we share housing and it is a positive/acceptable way to afford housing |
| |
| Concerned about declining diversity, ability of city to include and retain people of different income groups, younger generation, own friends, cultural groups, colleagues; even own children when they grow up |
| I/we don't have major housing problems; however, sad and concerned because many others struggling |
| Want my neighborhood/Seattle to remain diverse; am concerned neighborhood/Seattle no longer affordable to diversity of incomes/groups |
| I bought a house here (much longer ago or during recession) but couldn't afford to purchase it now. |
| My children or younger generation will not be able to afford live in neighborhood/city |
| People in my circle of friends/cultural community/profession (artists) are moving away |
| |
| Difficulty affording housing currently live in |
| Other large expenses (childcare/eldercare/medical expenses etc.), life circumstances/change (e.g., single-parent, divorce) make it especially hard for me to afford housing |
| Having to sacrifice other important goals (like my education, being able to retire) in order to pay day-to-day for housing |
| Essential services/goods/groceries etc. in my current neighborhood have gotten too expensive for me |
| I have had to move because of high/increasing housing costs (out of Seattle, out of better neighborhood, out of better/larger unit) |
| Worried I will have to move because of high/increasing rents/housing costs |
| Hard to secure an apt/home to rent/buy because of rental application criteria (credit/ salary requirements, no pet policies in rentals, etc.) |
| |
| Owner-occupant affordability and related challenges |
| I/we own house, but mortgage payments not affordable/house underwater/foreclosure |
| Own house, but may not be able to handle cost of maintenance |
| Increasing property taxes are increasing are putting me/others at risk of losing home/Property taxes unaffordable |
| Want to buy (general or younger persons/couples wanting to buy soon) |
| I/we want to buy a house, but can't even though the norm has been that people/households of my/our age are often able to own |
| I am about to retire/living on fixed income and am concerned because I am still paying a mortgage |
| |
| Tradeoffs/have been necessary for me/my household to afford housing |

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| Young single person living with roommates or parents (not out of choice) |
| Not young adults living with roommates or doubling up households (not out of choice), also couples, parents with children living, with others. |
| My adult children, extended family members, or friends have to live with me (not out of choice). |
| For affordability (not out of choice), I must find/live with roommates who are strangers in a situation I feel very uncomfortable with |
| I/we live in a very small unit or bedroom in order to afford housing |
| |
| I live in unsafe/unhealthy situation; and/or substantial sacrifices/risks have been necessary for me to afford housing |
| Frightened because we are living in unsafe neighborhood with crime and violence; cannot afford to live in a safer neighborhood |
| Living in unsafe/unhealthy housing unit |
| Rights as tenant being violated |
| |
| Difficulty finding affordable/quality/suitable housing or housing in neighborhood want to live in |
| Difficult to find housing because of competition from other renters/buyers; housing shortage. |
| Concern that cannot find housing because so much of what is being built is luxury housing that I and others cannot hope to afford |
| Challenges affording or finding housing sized or suitable for family with kids (including having to live/remain in smaller unit) |
| Challenges affording housing in area with good schools |
| Challenges affording or finding senior housing |
| Challenges affording or finding housing for other specific demographic |
| Would like to live in a more desirable area/area with more of livability components (frequent transit, walkable to shops, restaurants/recreation, services etc.) |
| Would like to live in a more desirable area/area with more of livability components (frequent transit, walkable to shops, restaurants/recreation, services etc.) |
| Difficulty finding other housing that is attractive style or otherwise suitable/appealing for me/us |
| Why isn't there a more centralized, official website for housing and rentals? |
| |
| Difficulty affording rent/housing on my income or with my unemployment/job situation/immigration status |
| Cannot afford rent/housing with my/our low income |
| Difficulty to afford housing as a young person or with income of student |
| Cannot afford rent/housing on social service wages |
| Cannot afford rent/housing on middle-income or professional salary |
| Am on fixed income |
| Not enough jobs/wages/unemployed/wages too low or not keeping up with cost of housing/unemployed |
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| Barriers to adding space/ADU/etc to home |

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| Barriers to building ADU in my house or remodeling to expand home or make it more suitable for us |
| |
| Parking expense/shortage |
| Parking in increasingly short supply, difficult to find, more expensive, etc. |
| |
| Concern with design/scale/compatibility of development/redevelopment |
| Buildings in my neighborhood that are too tall, imposing, out of scale with neighborhood, blocking views |
| Other residential structures built next to mine that are too close to mine, interfering with my ability to enjoy where I live or have needed privacy |
| Concerned that buildings of character and quality--which I enjoy/used to live in/think are important in our city--are being torn down |
| |
| Respondent is describing their housing story as landlord/developer/builder rather than as tenant/owner occupant |
| |
| Respondent not describing a housing story about respondent, but comment on what City should do [more applicable as answer to to Q 20] |
| |

Q20 - OPTIONAL QUESTION -- Share your ideas: What ideas do you have for creating a more affordable and livable Seattle? Where do you think more housing should go? Why? What type of housing is needed to address affordability? Why?

Response themes:

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| Increase shelter and housing opportunities for homeless people, especially with supportive services, and tailored to specific populations |
| <ul style="list-style-type: none"> • Emergency & transitional shelters for people who've been living unsheltered |
| <ul style="list-style-type: none"> • Shelters for homeless individuals, couples and families |
| <ul style="list-style-type: none"> • Group homes |
| <ul style="list-style-type: none"> • Shelters and housing opportunities for homeless youth |
| <ul style="list-style-type: none"> • Microhousing with compassionate management as a strategy to combat homelessness |
| <ul style="list-style-type: none"> • Shelters and housing for homeless families |
| <ul style="list-style-type: none"> • Domestic violence intervention and shelters |
| <ul style="list-style-type: none"> • Housing and programs for homeless veterans |
| <ul style="list-style-type: none"> • Programs such as substance abuse counseling and addiction recovery |
| <ul style="list-style-type: none"> • Mental health care services; programs to help children and youth recover from the trauma of being homeless |
| <ul style="list-style-type: none"> • Free preventative and ongoing healthcare for homeless persons |
| |
| More housing and programs for low-income individuals, couples, and families |
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| More housing for middle-income households |
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| Basic, non-luxury housing: affordable to middle and lower income households, including multifamily housing with basic amenities such as washer/dryer in building; rather than luxury amenities |
| |
| Shared housing or housing with combination of private space and shared spaces to reduce costs |
| <ul style="list-style-type: none"> • Micro-apartments |
| <ul style="list-style-type: none"> • SROs and sleeping rooms with shared spaces such as bathroom, kitchen, common living room |
| <ul style="list-style-type: none"> • Co-housing |
| <ul style="list-style-type: none"> • Multigenerational housing |

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| <ul style="list-style-type: none"> • Tiny house <i>communities</i> |
| <ul style="list-style-type: none"> • Cooperative housing owned by non-profits |
| |
| Greater variety of housing types and sizes |
| <ul style="list-style-type: none"> • Accessory dwelling units (ADUs) including attached and detached (DADU) backyard cottages |
| <ul style="list-style-type: none"> • Cottage housing |
| <ul style="list-style-type: none"> • Courtyard housing |
| <ul style="list-style-type: none"> • Tiny houses |
| <ul style="list-style-type: none"> • Townhouses or cottages with small yards |
| <ul style="list-style-type: none"> • Duplexes |
| <ul style="list-style-type: none"> • Small family-size housing for small families/families with first child |
| <ul style="list-style-type: none"> • Greater variety and affordability of family-size units, including apartments and condominiums, especially with 3 or more bedrooms |
| <ul style="list-style-type: none"> • Apartments |
| <ul style="list-style-type: none"> • 2-bedroom units designed for roommates (not just micros and multi-bedroom houses) |
| <ul style="list-style-type: none"> • Condominiums, including midrise |
| <ul style="list-style-type: none"> • Mixed use housing |
| <ul style="list-style-type: none"> • High-rises |
| <ul style="list-style-type: none"> • Housing for artists, including live/work units |
| <ul style="list-style-type: none"> • Housing above/adjoining employees' workplace |
| <ul style="list-style-type: none"> • More housing options for older homeowners who would like downsize |
| |
| Housing with outdoor space |
| <ul style="list-style-type: none"> • Homes with yards or access to safe playground area |
| <ul style="list-style-type: none"> • Cottages, townhouses/rowhouses, etc. with small yards or gardening space |
| <ul style="list-style-type: none"> • Multi-family housing options with shared outdoor space for kids, courtyards, etc. |
| <ul style="list-style-type: none"> • Multifamily including stacked flats, with shared outdoor space/yards/plazas/play space |
| <ul style="list-style-type: none"> • Taller buildings and apartment complexes with open roofs and rooftop gardens. |
| <ul style="list-style-type: none"> • Common outdoor courtyard or green spaces in microhousing developments |
| <ul style="list-style-type: none"> • Pet friendly outdoor space |

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| Residential neighborhoods with green spaces, trees, open space, etc. |
| Greenery, outdoor, and open space essential to have with increased density for neighborhood livability |
| Some, not all housing should have yards |
| Green spaces in front of the house for community's benefit |
| Nearby parks or green space, which can replace large yards |
| Pocket parks |
| Pea patches |
| Trees in residential neighborhoods |
| |
| Make code/zoning changes to increase housing supply/alleviate shortages/facilitate construction of denser housing |
| Increase flexibility in single family zones or rezone portions of single-family |
| Remove barriers to, and incentivize, ADUs in single-family zones; allowing both a backyard cottages and attached ADU. |
| Allowing single-family lots to be split (e.g., to facilitate ownership of backyard cottages) |
| More multi-family zoning, especially Lowrise 1, 2, and 3 |
| Facilitate conversion of existing housing into SROs, not construction of microhousing with high rents per square foot |
| Stop limiting microhousing |
| Do not pass legislation to roll back flexibility and reduce density in Lowrise zones |
| Encourage more housing in mixed use buildings with 3 to 4 stories, with shops etc. on first floor |
| Require new development to meet minimum density thresholds (minimum units per acre or residents per square foot) |
| Specifically incentivize family-sized, and family-friendly multifamily complexes |
| Dramatically increase supply of all types of housing : lowrise, mid-rise and high-rise buildings |
| Locations where the City should allow greater height/ encourage more housing to be built |
| <ul style="list-style-type: none"> • In Downtown from Pioneer Square north to the Retail District |
| <ul style="list-style-type: none"> • In urban centers/hub urban villages; especially urban villages with the best transit connections |
| <ul style="list-style-type: none"> • In areas within walking distance of light rail and/or frequent transit |
| <ul style="list-style-type: none"> • Allow individual high-rise towers with spacing in more areas (e.g., as currently in University District) |

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| <ul style="list-style-type: none"> • Encourage building first in neighborhoods (e.g., Fremont, Capitol Hill, Belltown, SLU, First Hill) where rent prices are skyrocketing due to the high demand and low supply |
| <ul style="list-style-type: none"> • Increase public investments in areas such as SoDo and Pioneer Square to encourage developers to build more housing there |
| <ul style="list-style-type: none"> • Need substantially more housing overall, throughout city |
| <ul style="list-style-type: none"> • Increase density throughout city in different forms carefully tailored to each neighborhood |
| <ul style="list-style-type: none"> • Convert family zones to lowrise in some selected locations (e.g., on arterials next to existing lowrise/commercial zones, or surrounding civic resources such as parks, libraries) |
| <ul style="list-style-type: none"> • Apartment housing for families with children near schools |
| <ul style="list-style-type: none"> • Allow small scale (Lowrise 1-style) development in single family zones along arterials and at intersections |
| |
| Reduce development costs and barriers by improving/streamlining permit/design review processes |
| Increase permit staff |
| Streamline the permitting and design review process |
| Reduce complexity and restrictiveness of zoning code |
| |
| Encourage innovative housing designs that minimize construction costs |
| |
| Public-private partnerships |
| |
| Encourage the creation of complete, compact neighborhoods with services, shops, restaurants, open space, proximity to frequent transit etc. |
| Designate and foster the creation of complete compact neighborhoods in urban villages |
| Allow small-scale retail/commercial mixed use in neighborhoods, such as on corner lots |
| Encourage creation of more neighborhood centers and small businesses within neighborhoods |
| Help foster sense of community in such neighborhoods |
| Encourage more mixed use development |
| More neighborhood commercial near housing |
| |
| Encourage the inclusion/preservation of independent businesses |
| Encourage small, local, independent businesses; not chain stores and chain establishments |

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| Improve public transit/increase investment in transit |
| Between neighborhoods within Seattle |
| Between neighborhoods and job centers to provide equitable access to living wage jobs |
| Regionally, so workers who can't afford to live in Seattle can still have reasonable commute times |
| Invest in public transit, and improvements for pedestrians and bicyclists to enhance overall affordability (i.e., by reduce need for people to spend money to own and park cars) |
| |
| Prevent displacement |
| Support development, especially near transit, while preventing displacement |
| Do not concentrate development in Southeast Seattle due to risk of further displacement of cultural amenities and families |
| Strengthen preexisting communities |
| Pay particular attention to reducing displacement risks to low income communities, renters, seniors, cultural communities, and artists. |
| |
| Strengthen enforcement of existing tenant protection laws |
| |
| Regulate rent/limit rent increases; strengthen tenant protections |
| Limit rent increases |
| Enact some kind of policy to help slow down rent increases |
| Regulate rents based on tenants' incomes |
| Limit rents based on factors such as square footage of unit |
| Require landlords to provide longer leases to help people stay in their homes |
| |
| Increase shelter and housing opportunities for homeless people, especially with supportive services, and tailored to specific populations |
| <ul style="list-style-type: none"> • Emergency & transitional shelters for people who've been living unsheltered |
| <ul style="list-style-type: none"> • Shelters for homeless individuals, couples and families |
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| <ul style="list-style-type: none"> • Mental health care services; programs to help children and youth recover from the trauma of being homeless |
| <ul style="list-style-type: none"> • Free preventative and ongoing healthcare for homeless persons |
| |
| Prioritize addressing the affordable housing needs of lowest income (<30% of AMI) |
| |
| Programs and more subsidized affordable housing that serves low-income individuals, couples, and families who are: |
| Seniors |
| Working poor |
| Immigrants and refugees |
| Special needs, disabled |
| Single parents, families with children |
| Public employees such as teachers, persons employed in social services |
| LGBTQ persons |
| |
| Encourage landlords to maintain affordable rents and offer rentals to low-income tenants |
| Provide landlords with incentives to keep market rate rents affordable |
| Program to reduce risk for landlords for tenants who do not meet credit requirements |
| Program to assist landlords in making repairs, etc. in exchange for maintaining affordability |
| |
| Affordable housing vouchers , rent buy downs, rent assistance etc. |
| Provide sliding-scale housing coupons which will enable people more choice of where to live |
| Encourage landlords to participate in affordable housing programs; greater encouragement for landlords to seek and accept Section 8 vouchers |
| Providing assistance to low-income households with paying rental deposits |
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| Enact policies to encourage mixed income housing and neighborhoods |
| Encourage substantial mix of incomes and range of affordability levels |
| Avoid overconcentration of poverty |
| In incentive zoning/inclusionary zoning, strongly encourage or require building affordable units onsite |
| |
| Expedited permit review and fee reduction for affordable housing |
| |
| Public entities should provide public lands available for affordable housing developers; enable building on own land and along with facilities such as above libraries and community centers |
| |
| |
| Prioritize and invest proactively in building affordable housing near transit/opportunity |
| Prioritize funding and siting affordable housing within walking distance to existing or planned transit and to other key opportunities people need to thrive (e.g., health care, jobs, educational institutions). |
| Seek to make investments to enable development of transit oriented affordable housing proactively before prices increase to very high levels. |
| |
| Require affordable housing in new developments |
| Mandate low-income and middle income housing as part of new developments |
| Enact inclusionary zoning to require builders to include a minimum number of affordable low-income units |
| |
| Taxes and fees to fund affordable housing |
| Enact and implement commercial and residential linkage fees so that land owners and developers share in responsibility of building or funding housing affordable for low-income households and workers |
| Tax corporations and the wealthy to fund transit investments and affordable housing for low-income households |
| Do not charge developers more taxes and fees as this will increase the cost of housing by stifling development and be passed onto consumers of market-rate housing |
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| Encourage/require large high-wage employers to help mitigate exacerbation of housing shortages |
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| Improve the City's existing Incentive Zoning program |

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| Improve existing incentive zoning program with greater flexibility on where developers can build onsite affordable units |
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| Increase size of Seattle Housing Levy to provide more finding for affordable housing |
| |
| Tax incentives to encourage production/preservation affordable housing |
| Expand subsidies to developers that choose to incorporate more low-income housing |
| Allow renewals of tax breaks in Multifamily Tax Exemption Program (MFTE) |
| Expand the MFTE program to existing buildings, or offer similar tax incentives to preserve affordability in existing buildings |
| Require a minimum percentage of 2- and 3-bedroom units for a property to qualify for participation in MFTE |
| Ensure MFTE structured to incentive affordable units below market rates |
| End MFTE |
| |
| Increase size of Seattle Housing Levy to provide more finding for affordable housing |
| |
| General/misc. tax policies |
| Structure property taxes to discourage underuse of land (e.g., surface parking lots) |
| Reduce property taxes for owners of townhomes and condos |
| Tax developers who replace affordable single-family homes with million dollar homes |
| Consider the combined tax burden that non-wealthy residents and property owners pay and do not increase it excessively |
| Make existing taxes less regressive |
| Add an income tax for high income households |
| Increase the amount corporations pay in taxes in Seattle |
| Raise property taxes, but include standard deduction and low-income exemption |
| Do not increase taxes to subsidize people who can take care of themselves |
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| Encourage affordable grocery/retail/services, etc. |
| Affordable grocery stores |
| Access to healthy foods |

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| Attend to wages as well as costs |
| Keep raising the minimum wage to reflect the cost of living in Seattle |
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| Misc. design review |
| Make rezoning and design review more transparent |
| Ensure that design review is required on a level playing field and that loopholes are not created |
| Address more aspects of building, including aesthetics, in design review |
| |
| Encourage use of quality building materials |
| |
| Preserve historic character |
| |
| Parking policies |
| Reduce parking requirements |
| Need condos/apartments concentrated in urban villages WITH parking until the time we have grade-separated rail connecting all parts of the city |
| Require parking at no costs to tenants to address street-parking shortages |