

Housing Affordability and Livability Agenda (HALA)

An Illustration of Top Priority Strategies at Work

More land is devoted to multi-family housing near transit and services (MF.1), allowing new public / private partnership for multi-family housing on an underused publicly-owned site not previously used for housing (L.1). Part of an extra story (red) in the new building is dedicated to affordable housing through the new Mandatory Inclusionary Housing Program (R.1).

Using funds from an expanded housing levy (R.3), and a new Real Estate Excise Tax (R.2) Seattle's Office of Housing funds a non-profit developer to build a new 120 unit affordable housing building for low income individuals and families. Local rental operating subsidies (T.1) are used to make several units available to formerly homeless persons. The building's cost is kept low by changes to the code to maximize economical wood frame construction (MF.5) in the 7 story building, and improved efficiency and predictability in the permitting process (RP.1).

Moderate income homeownership opportunities are created. A community land trust owns the land, and buyers pay affordable prices.

An existing 40 year old apartment building is acquired through the Strategic Acquisition Program (P.1). Renovations are made, rents are restricted to affordable levels, and displacement is avoided.

In a Single Family area, more variety and flexibility of types of housing are allowed within the scale of a traditional single family neighborhood, including DADUs (red), small duplexes and cottage housing. (SF.1a, SF.2). A moderate income family is able to buy a cottage home at a price they can afford.

A 70 year old duplex is replaced by a new privately developed 40 unit apartment building. Part of an extra story (red) is dedicated to affordable housing through the new Mandatory Inclusionary Housing Program (R.1). The builder participates in the expanded Multi-Family Tax Exemption program (R.4) adding even more affordable units in the new building.

Tenant Counselling is provided to renters of the former duplex, helping them access an enhanced Tenant Relocation program so they could find another apartment in the neighborhood. (T.3)

As part of a new comprehensive Preservation Strategy (P.1) a building owner uses a new low cost rehabilitation financing tool to make needed repairs to an aging multi-family building in exchange for an affordability covenant. Affordability of existing units is preserved.

Affordable rental units in an older 4-plex building are preserved, because the owner participates in a new Property Tax Exemption program for preservation (P.3).

A man with a misdemeanor conviction in the past, is finally able to rent a suitable apartment due to Improved Access to Housing for People With Criminal Records (T.1).

