Resolution No. 31551

The City of Seattle – Legislative Department

Resolution sponsored by: O'Brien

A RESOLUTION stating the City's intent to implement an affordable housing linkage fee program, establishing policy parameters for such a program, and directing the Department of Planning and Development and the Office of Housing to develop regulations implementing an affordable housing linkage fee program.

Committee Action:

Date	Recommendation	Vote
10/14/2014	Adopt as Amended	5-0 MOB, NC TB, SC, KS

This file is complete and ready for presentation to Full Council.

Related Legislation File:

Date Introduced and Referred: 10.13.14	To: (committee): Planning, Land Use and Sustainability
Date Re-referred:	To: (committee):
Date Re-referred:	To: (committee):
Date of Final Action: 10/20/14	Date Presented to Mayor: —
Date Signed by Mayor: —	Date Returned to City Clerk: 10/20/14
Published by Title Only ✓ Published in Full Text	Date Returned Without Concurrence:

Full Council Action:

Date	Decision	Vote
Oct. 20, 2014	Adopted as Amended	7-2 (opposed: Bagshaw, Rasmussen)

Law Department

CITY OF SEATTLE

RESOLUTION 31551

A RESOLUTION stating the City's intent to implement an affordable housing linkage fee program, establishing policy parameters for such a program, and directing the Department of Planning and Development and the Office of Housing to develop regulations implementing an affordable housing linkage fee program.

WHEREAS, new commercial development, such as new offices, hotels and retail buildings, accommodate new employees and create demand for housing affordable to low and moderate income households; and

WHEREAS, similarly, new market-rate residential development accommodates new households that consume goods and services which creates employment, some of which is low paying; this, in turn, creates demand for housing affordable to low and moderate income households; and

WHEREAS, since 2005 the City has added approximately 36,000 new jobs and 44,000 new market-rate housing units; and

WHEREAS, employment and residential growth has led to increased housing costs, including, as reported by the *Seattle Times*, the largest rent increases in the country for the period 2010-2013; and

WHEREAS, according to the American Community Survey (ACS), for households earning less than 80% of the Area Median Income (AMI), which is $56,480 annually for a two person household, there are fewer dwelling units that are affordable and available than there are households; and

WHEREAS, according to the ACS, households earning less than 80% of AMI are more likely to be cost burdened by housing, meaning that they spend more than 30% of their disposable income on rent and utilities; and

WHEREAS, existing programs, such as the 2009 $145 million property tax levy for affordable housing and tax exemptions for multifamily development that provides housing affordable to moderate income households, are not sufficient to meet increasing demand for affordable housing driven by new development; and

WHEREAS, in May 2013 the Council adopted Resolution 31444, which established a work program for reviewing and potentially modifying the City's Affordable Housing Incentive Program; and

DHS CITY CLERK

WHEREAS, pursuant to Resolution 31444 the Council retained Cornerstone Partnership to review the program and make recommendations on changes, Otak and Peninger Consulting to review national best practices for affordable housing production, and David Rosen & Associates to conduct an economic analysis of the existing affordable housing incentive program; and

WHEREAS, the economic analysis was informed by input on assumptions provided by a technical advisory group of local for-profit and non-profit developers; and

WHEREAS, the Council also engaged the public throughout the program review, including hosting an all-day workforce housing forum in February 2014 with over 250 participants and a second public feedback session in July to collect feedback on preliminary recommendations; and

WHEREAS, one of the options presented to the Council is that of establishing a linkage fee program to mitigate the demand for low and moderate income housing caused by new commercial and new market rate multifamily residential development; and

WHEREAS, the Council commissioned a nexus analysis by David Rosen & Associates that 1) establishes the causal relationship between new commercial and residential development and the demand for low and moderate income housing and 2) quantifies the supportable linkage fee to mitigate the impact of new development on the demand for housing affordable to new low and moderate income households; and

WHEREAS, after considering the potential effect a linkage fee set to fully mitigate the impact of new commercial and residential development on the demand for housing affordable to low and moderate income households could have on real estate markets, the Council intends 1) to establish lower fees that vary by the extent of impact and take into consideration local market conditions and effects on development feasibility, and 2) to phase those fees in over a three year period;

NOW, THEREFORE

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE THAT:

Section 1. Intent to Implement an Affordable Housing Linkage Fee Program. The City intends to implement an Affordable Housing Linkage Fee Program (Program) to mitigate the

DHS CITY CLERK

demand for low and moderate income housing caused by new commercial and new market rate multifamily residential development.

Section 2. Program Parameters. The Council requests that the Department of Planning and Development (DPD) and the Office of Housing (OH) develop, in cooperation with the Council, a proposed council bill to implement the Program, subject to the following parameters.

a. Geography. The Program should apply to those areas where future development is most likely to occur, including most new multifamily residential and commercial development in multifamily, commercial, and downtown zones, as generally depicted on Exhibit A.

b. Affordable Housing Linkage Fees. Fees should not exceed the maximum supportable level set forth in the nexus analysis, but may be set below that level. Fees should vary based on the extent of impact on the demand for low and moderate income housing. Local market conditions, the potential for future development impact fees, and effects on development feasibility should be considered in setting the fees. Fees should be no lower than the range set out in the table below for commercial and residential land use categories. While these projected fees are supported by the nexus analysis, the actual fee amounts adopted or the manner in which the fees are structured, could be adjusted based on further analysis or information.

	Commercial Uses	Residential Uses
Higher Cost Areas	$16 - 22 / net square foot of	$16 - 22 / NSF

2015 CITY CLERK

	new building area (NSF)	
Medium Cost Areas	$10 - 12 / NSF	$10 - 12 / NSF
Lower Cost Areas	$5 - 7 / NSF	$5 - 7 / NSF

For the purposes of this Resolution "net square foot of new building area" means rentable area in a building available to a tenant and does not include areas occupied by mechanical equipment, accessory parking, electric closets, walls, or similar structures and spaces.

c. Performance. For commercial and residential development, the Program should provide the option of onsite or nearby performance in an amount roughly equivalent to the fees. Under the performance option, affordability levels for studios and one bedrooms should be lower than affordability levels for other units. The Council will consider whether replacement or preservation of existing units affordable to existing low and moderate income households should be a means to perform. Generally, the Program should limit performance to units in projects not receiving other subsidies. However, the Council will consider exceptions for tax exemptions for multifamily development authorized by Revised Code of Washington Chapter 84.14, four percent low income housing tax credits authorized by Section 42 of the Internal Revenue Code, and tax-exempt bonds.

DOS CITY CLERK

d. Use of Revenue. OH should develop policies for approval by the Council for use of Program revenue. Those policies should reflect the findings of the nexus analysis, which quantifies impact by income category. Among other things, policies should establish:

1. Use of fee revenue to serve higher need worker households consistent with the nexus analysis; policies should specify an amount of Program revenue, determined by the nexus analysis, to be expended on units for households earning between 60% and 80% of Area Median Income and on units for households earning less than 60% of Area Median Income;
2. Where projects funded by Program revenue can be located;
3. Guidelines for expenditure of Program revenue, including but not limited to expenditure of Program revenue on family-sized units; and
4. How Program revenue may be used for homeownership units.

e. Term of Affordability. Units created through Program expenditures or performance should have a term of affordability of no less than 50 years.

f. Adjustment to Account for Changed Conditions. To allow the Program to keep pace with changed conditions, the fee should be adjusted no more frequently than once annually. The final legislation should contain a method and schedule for adjusting the fee that is as automatic as possible.

g. Program Phase-in. To allow real estate markets to adjust to the Program, fees may be phased in over a three-year period with the first year beginning on

2015 CITY CLERK

October 1, 2015 and ending on September 30, 2016. In the first year an amount equal to approximately one third of the linkage fee established for a given area should apply. In the second year an amount equal to approximately two thirds of the linkage fee for a given area should apply. In the third year, the total linkage fee should apply. The current Affordable Housing Incentive Program should be maintained for the duration of the phase-in period. While both programs operate, the higher applicable fee should apply.

Section 3. Schedule for Implementation. To allow for the Program to be effective by the end of the third quarter of 2015, the Council requests that DPD and OH adhere to the following schedule for delivery of legislation to Council:

a. May 1, 2015 – publication of a public review draft of implementing Legislation and

b. June 1, 2015 – submission of proposed legislation to the Council.

Throughout development of legislation to implement the Program the Council will consider and, if appropriate, integrate the findings and recommendations of the Seattle Housing Affordability and Livability Agenda Advisory Committee established by Resolution 31546.

Adopted by the City Council the 20th day of October, 2014, and signed by me in open session in authentication of its adoption this 20th day of October, 2014.

President _____ of the City Council

Filed by me this 20th day of October, 2014.

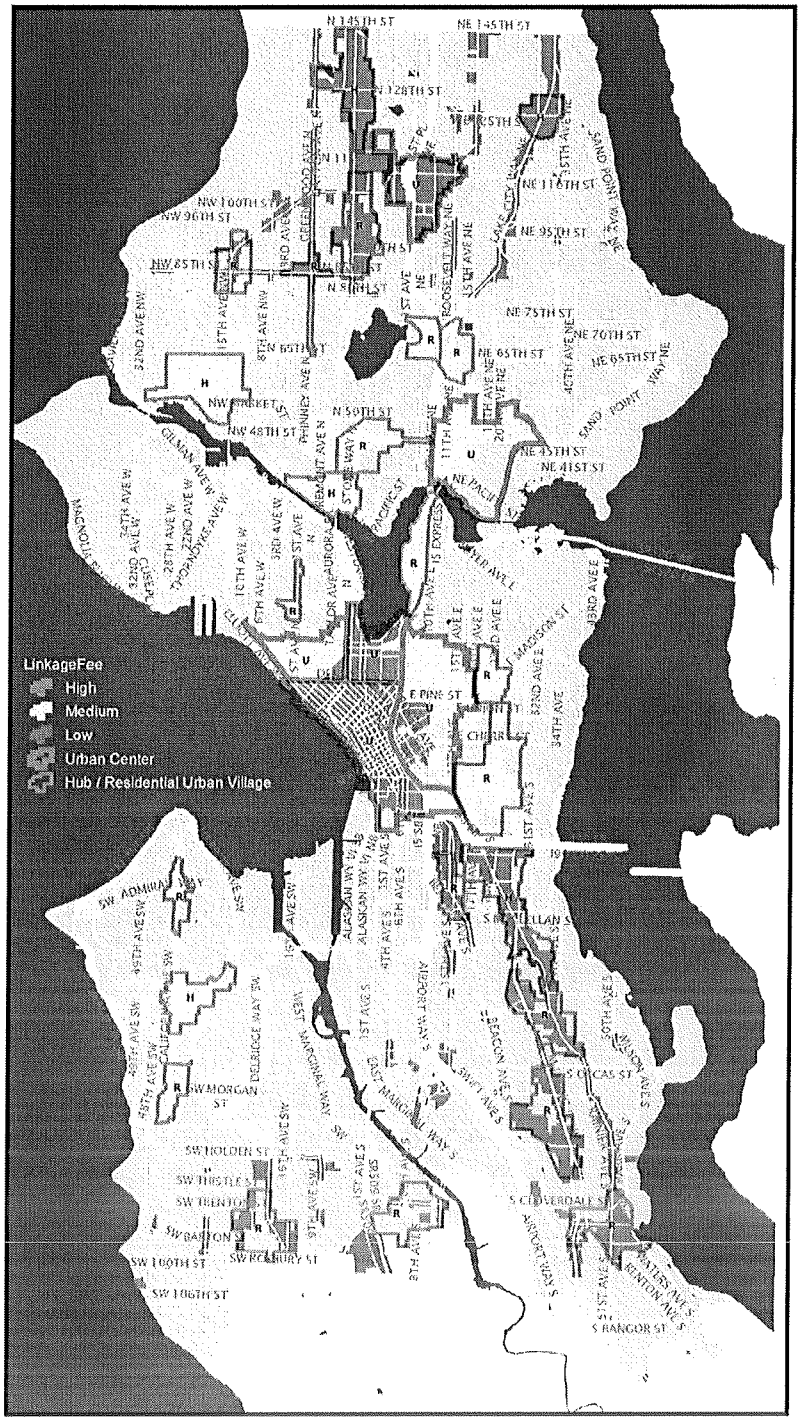
Monica Martinez Simmons, City Clerk

(Seal)

Exhibit A: Generalized Geography of Program Area

MS CITY CLERK

Exhibit A: Generalized Geography of Program Area



Form revised: February 26, 2014

FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	CBO Analyst/Phone:
Legislative	Freeman / 48178	NA

Legislation Title:

A RESOLUTION stating the City's intent to implement an affordable housing linkage fee program, establishing policy parameters for such a program, and directing the Department of Planning and Development and the Office of Housing to develop regulations implementing an affordable housing linkage fee program.

Summary of the Legislation:

This legislation establishes the City's intent to establish a linkage fee program (Program) to mitigate the impact of new commercial and residential development on the demand for housing affordable to low and moderate income households. The resolution does the following:

- Establishes the City's intent to implement the Program;
- Establishes policy parameters for Program implementation including a preliminary base fee level and generalized geography;
- Requests that the Office of Housing and the Department of Planning and Development work with the Council to develop legislation to implement the Program by to allow the Program to be effective by the end of the September 2015.

Background:

In 2013 the Council passed Resolution 31444, which established a work program for reviewing and updating the City's affordable housing incentive program. The affordable housing incentive program is a program whereby developers of commercial and residential projects in certain zones can choose to access extra commercial or residential floor area in exchange for the provision of some moderate income housing or an in-lieu payment. Program requirements vary by zone.

Pursuant to Resolution 31444, the Council retained Cornerstone Partnership, Otak Inc., and David Rosen & Associates (DRA) to serve as consultants in review of the program. Cornerstone served as the lead policy consultant. Otak prepared a report on best practices for affordable housing production. And, DRA prepared an economic analysis of the affordable housing incentive program. DRA also prepared a nexus analysis that 1) establishes a causal relationship between new commercial and residential development and demand for low and moderate income housing and 2) quantifies a maximum supportable linkage fee to mitigate the impact of that increased demand.

Please check one of the following:

__X__ **This legislation does not have any financial implications.**

2015 CITY CLERK

CITY OF SEATTLE
RESOLUTION 31551

A RESOLUTION stating the City's intent to implement an affordable housing linkage fee program, establishing policy parameters for such a program, and directing the Department of Planning and Development and the Office of Housing to develop regulations implementing an affordable housing linkage fee program.

WHEREAS, new commercial development, such as new offices, hotels and retail buildings, accommodate new employees and create demand for housing affordable to low and moderate income households; and

WHEREAS, similarly, new market-rate residential development accommodates new households that consume goods and services which creates employment, some of which is low paying; this, in turn, creates demand for housing affordable to low and moderate income households; and

WHEREAS, since 2005 the City has added approximately 36,000 new jobs and 44,000 new market-rate housing units; and

WHEREAS, employment and residential growth has led to increased housing costs, including, as reported by the *Seattle Times*, the largest rent increases in the country for the period 2010-2013; and

WHEREAS, according to the American Community Survey (ACS), for households earning less than 80% of the Area Median Income (AMI), which is $56,480 annually for a two person household, there are fewer dwelling units that are affordable and available than there are households; and

WHEREAS, according to the ACS, households earning less than 80% of AMI are more likely to be cost burdened by housing, meaning that they spend more than 30% of their disposable income on rent and utilities; and

WHEREAS, existing programs, such as the 2009 $145 million property tax levy for affordable housing and tax exemptions for multifamily development that provides housing affordable to moderate income households, are not sufficient to meet increasing demand for affordable housing driven by new development; and

WHEREAS, in May 2013 the Council adopted Resolution 31444, which established a work program for reviewing and potentially modifying the City's Affordable Housing Incentive Program; and

THIS VERSION IS NOT ADOPTED

2015 CITY CLERK

WHEREAS, pursuant to Resolution 31444 the Council retained Cornerstone Partnership to review the program and make recommendations on changes, Otak and Peninger Consulting to review national best practices for affordable housing production, and David Rosen & Associates to conduct an economic analysis of the existing affordable housing incentive program; and

WHEREAS, the economic analysis was informed by input on assumptions provided by a technical advisory group of local for-profit and non-profit developers; and

WHEREAS, the Council also engaged the public throughout the program review, including hosting an all-day workforce housing forum in February 2014 with over 250 participants and a second public feedback session in July to collect feedback on preliminary recommendations; and

WHEREAS, one of the options presented to the Council is that of establishing a linkage fee program to mitigate the demand for low and moderate income housing caused by new commercial and new market rate multifamily residential development; and

WHEREAS, the Council commissioned a nexus analysis by David Rosen & Associates that 1) establishes the causal relationship between new commercial and residential development and the demand for low and moderate income housing and 2) quantifies the supportable linkage fee to mitigate the impact of new development on the demand for housing affordable to new low and moderate income households; and

WHEREAS, after considering the potential effect a linkage fee set to fully mitigate the impact of new commercial and residential development on the demand for housing affordable to low and moderate income households could have on real estate markets, the Council intends 1) to establish lower fees that vary by the extent of impact and take into consideration local market conditions and effects on development feasibility, and 2) to phase those fees in over a three year period;

NOW, THEREFORE

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE THAT:

Section 1. Intent to Implement an Affordable Housing Linkage Fee Program. The City intends to implement an Affordable Housing Linkage Fee Program (Program) to mitigate the

THIS VERSION IS NOT ADOPTED

DIS CITY CLERK

demand for low and moderate income housing caused by new commercial and new market rate multifamily residential development.

Section 2. Program Parameters. The Council requests that the Department of Planning and Development (DPD) and the Office of Housing (OH) develop, in cooperation with the Council, a proposed council bill to implement the Program, subject to the following parameters.

a. Geography. The Program should apply to those areas where future development is most likely to occur, including most new multifamily residential and commercial development in multifamily, commercial, and downtown zones, as generally depicted on Exhibit A.

b. Affordable Housing Linkage Fees. Fees should not exceed the maximum supportable level set forth in the nexus analysis, but may be set below that level. Fees should vary based on the extent of impact on the demand for low and moderate income housing. Local market conditions and effects on development feasibility should be considered in setting the fees. Fees should be no lower than the range set out in the table below for commercial and residential land use categories. While these projected fees are supported by the nexus analysis, the actual fee amounts adopted or the manner in which the fees are structured, could be adjusted based on further analysis or information.

	Commercial Uses	Residential Uses
Higher Cost Areas	$16 - 22 / net square foot of new building area (NSF)	$16 - 22 / NSF

THIS VERSION IS NOT ADOPTED

2015 CITY CLERK

Medium Cost Areas	$10 - 12 / NSF	$10 - 12 / NSF
Lower Cost Areas	$5 - 7 / NSF	$5 - 7 / NSF

For the purposes of this Resolution "net square foot of new building area" means rentable area in a building available to a tenant and does not include areas occupied by mechanical equipment, accessory parking, electric closets, walls, or similar structures and spaces.

c. Performance. For commercial and residential development, the Program should provide the option of onsite or nearby performance in an amount roughly equivalent to the fees. Under the performance option, affordability levels for studios and one bedrooms should be lower than affordability levels for other units. The Council will consider whether replacement or preservation of existing units affordable to existing low and moderate income households should be a means to perform. Generally, the Program should limit performance to units in projects not receiving other subsidies. However, the Council will consider exceptions for tax exemptions for multifamily development authorized by Revised Code of Washington Chapter 84.14, four percent low income housing tax credits authorized by Section 42 of the Internal Revenue Code, and tax-exempt bonds.

d. Use of Revenue. OH should develop policies for approval by the Council for use of Program revenue. Those policies should reflect the findings of the nexus

THIS VERSION IS NOT ADOPTED

2015 CITY CLERK

analysis, which quantifies impact by income category. Among other things, policies should establish:

1. Use of fee revenue to serve higher need worker households consistent with the nexus analysis; policies should specify an amount of Program revenue, determined by the nexus analysis, to be expended on units for households earning between 60% and 80% of Area Median Income and on units for households earning less than 60% of Area Median Income;
2. Where projects funded by Program revenue can be located;
3. Guidelines for expenditure of Program revenue, including but not limited to expenditure of Program revenue on family-sized units; and
4. How Program revenue may be used for homeownership units.

e. Term of Affordability. Units created through Program expenditures or performance should have a term of affordability of no less than 50 years.

f. Adjustment to Account for Changed Conditions. To allow the Program to keep pace with changed conditions, the fee should be adjusted no more frequently than once annually. The final legislation should contain a method and schedule for adjusting the fee that is as automatic as possible.

g. Program Phase-in. To allow real estate markets to adjust to the Program, fees should be phased in over a three-year period with the first year beginning on October 1, 2015 and ending on September 30, 2016. In the first year an amount equal to approximately one third of the linkage fee established for a given area

THIS VERSION IS NOT ADOPTED

BOS CITY CLERK

should apply. In the second year an amount equal to approximately two thirds of the linkage fee for a given area should apply. In the third year, the total linkage fee should apply. The current Affordable Housing Incentive Program should be maintained for the duration of the phase-in period. While both programs operate, the higher applicable fee should apply.

Section 3. Schedule for Implementation. To allow for the Program to be effective by the end of the third quarter of 2015, the Council requests that DPD and OH adhere to the following schedule for delivery of legislation to Council:

a. May 1, 2015 – publication of a public review draft of implementing Legislation and

b. June 1, 2015 – submission of proposed legislation to the Council.

Throughout development of legislation to implement the Program the Council will consider and, if appropriate, integrate the findings and recommendations of the Seattle Housing Affordability and Livability Agenda Advisory Committee established by Resolution 31546.

THIS VERSION IS NOT ADOPTED

2015 CITY CLERK

Adopted by the City Council the ____ day of _____, 2014, and signed by me in open session in authentication of its adoption this_____ day of _____, 2014.

_____

President _____of the City Council

Filed by me this ____ day of _____, 2014.

_____

Monica Martinez Simmons, City Clerk

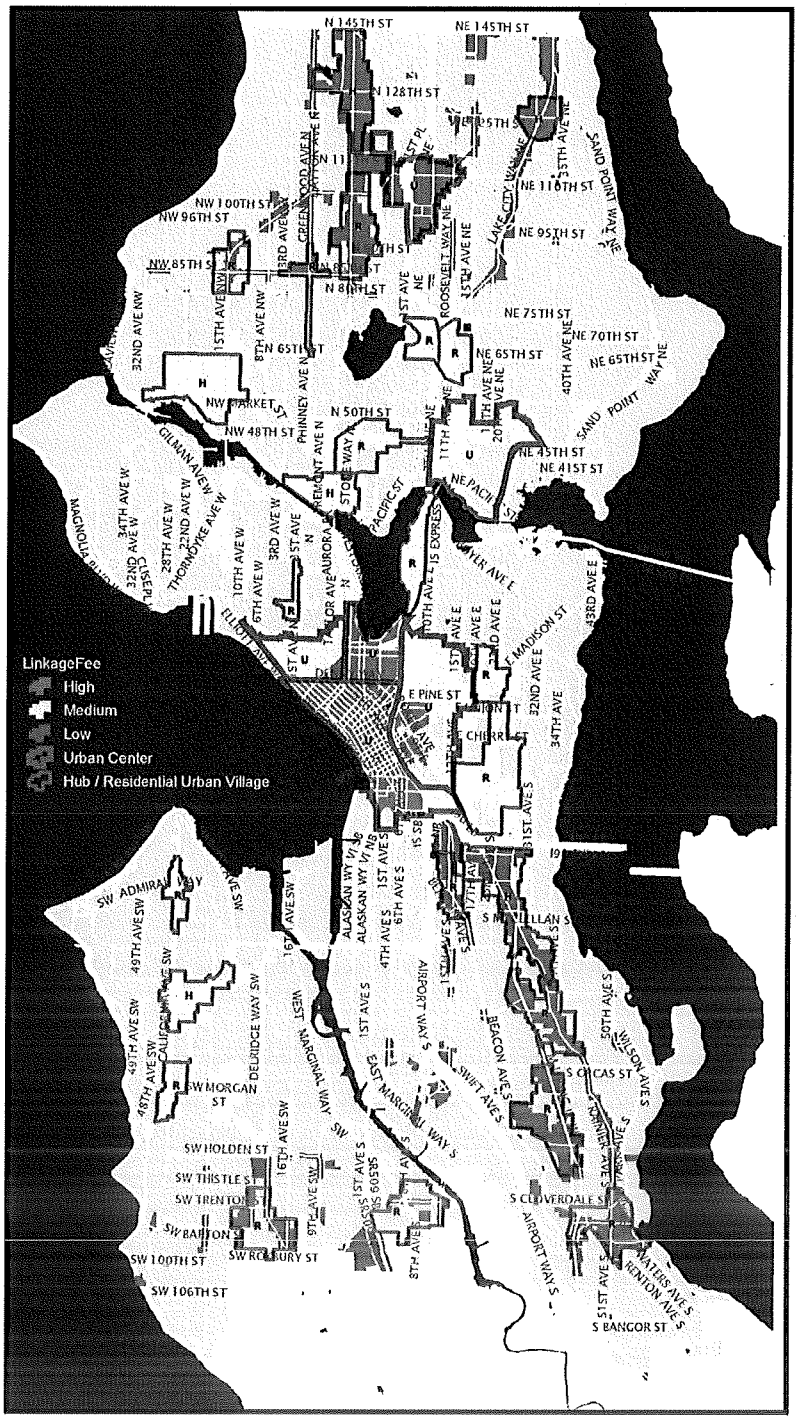
(Seal)

Exhibit A: Generalized Geography of Program Area

THIS VERSION IS NOT ADOPTED

2015 CITY CLERK

Exhibit A: Generalized Geography of Program Area



THIS VERSION IS NOT ADOPTED

2015 CITY CLERK

THIS VERSION IS NOT ADOPTED

CITY OF SEATTLE

RESOLUTION 31551

A RESOLUTION stating the City's intent to implement an affordable housing linkage fee program, establishing policy parameters for such a program, and directing the Department of Planning and Development and the Office of Housing to develop regulations implementing an affordable housing linkage fee program.

WHEREAS, new commercial development, such as new offices, hotels and retail buildings, accommodate new employees and create demand for housing affordable to low and moderate income households; and

WHEREAS, similarly, new market-rate residential development accommodates new households that consume goods and services which creates employment, some of which is low paying; this, in turn, creates demand for housing affordable to low and moderate income households; and

WHEREAS, since 2005 the City has added approximately 36,000 new jobs and 44,000 new market-rate housing units; and

WHEREAS, employment and residential growth has led to increased housing costs, including, as reported by the *Seattle Times*, the largest rent increases in the country for the period 2010-2013; and

WHEREAS, according to the American Community Survey (ACS), for households earning less than 80% of the Area Median Income (AMI), which is $56,480 annually for a two person household, there are fewer dwelling units that are affordable and available than there are households; and

WHEREAS, according to the ACS, households earning less than 80% of AMI are more likely to be cost burdened by housing, meaning that they spend more than 30% of their disposable income on rent and utilities; and

WHEREAS, existing programs, such as the 2009 $145 million property tax levy for affordable housing and tax exemptions for multifamily development that provides housing affordable to moderate income households, are not sufficient to meet increasing demand for affordable housing driven by new development; and

WHEREAS, in May 2013 the Council adopted Resolution 31444, which established a work program for reviewing and potentially modifying the City's Affordable Housing Incentive Program; and

THIS VERSION IS NOT ADOPTED

WHEREAS, pursuant to Resolution 31444 the Council retained Cornerstone Partnership to review the program and make recommendations on changes, Otak and Peninger Consulting to review national best practices for affordable housing production, and David Rosen & Associates to conduct an economic analysis of the existing affordable housing incentive program; and

WHEREAS, the economic analysis was informed by input on assumptions provided by a technical advisory group of local for-profit and non-profit developers; and

WHEREAS, the Council also engaged the public throughout the program review, including hosting an all-day workforce housing forum in February 2014 with over 250 participants and a second public feedback session in July to collect feedback on preliminary recommendations; and

WHEREAS, one of the options presented to the Council is that of establishing a linkage fee program to mitigate the demand for low and moderate income housing caused by new commercial and new market rate multifamily residential development; and

WHEREAS, the Council commissioned a nexus analysis by David Rosen & Associates that 1) establishes the causal relationship between new commercial and residential development and the demand for low and moderate income housing and 2) quantifies the supportable linkage fee to mitigate the impact of new development on the demand for housing affordable to new low and moderate income households; and

WHEREAS, after considering the potential effect a linkage fee set to fully mitigate the impact of new commercial and residential development on the demand for housing affordable to low and moderate income households could have on real estate markets, the Council intends 1) to establish lower fees that vary by the extent of impact and take into consideration local market conditions and effects on development feasibility, and 2) to phase those fees in over a three year period;

NOW, THEREFORE

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE THAT:

Section 1. Intent to Implement an Affordable Housing Linkage Fee Program. The City intends to implement an Affordable Housing Linkage Fee Program (Program) to mitigate the demand for low and moderate income housing caused by new commercial and new market rate multifamily residential development.

THIS VERSION IS NOT ADOPTED

Section 2. Program Parameters. The Council requests that the Department of Planning and Development (DPD) and the Office of Housing (OH) develop, in cooperation with the Council, a proposed council bill to implement the Program, subject to the following parameters.

a. Geography. The Program should apply to those areas where future development is most likely to occur, including most new multifamily residential and commercial development in multifamily, commercial, and downtown zones, as generally depicted on Exhibit A.

b. Affordable Housing Linkage Fees. Fees should not exceed the maximum supportable level set forth in the nexus analysis, but may be set below that level. Fees should vary based on the extent of impact on the demand for low and moderate income housing. Local market conditions and effects on development feasibility should be considered in setting the fees. Fees should be no lower than those set out in the table below for commercial and residential land use categories. While these projected fees are supported by the nexus analysis, the actual fee amounts adopted or the manner in which the fees are structured, could be adjusted based on further analysis or information.

	Commercial Uses	Residential Uses
Higher Cost Areas	$16 / net square foot of new building area (NSF)	$16 / NSF
Medium Cost Areas	$10 / NSF	$10 / NSF
Lower Cost Areas	$5 / NSF	$5 / NSF

c. Performance. For commercial and residential development, the Program should provide the option of onsite or nearby performance in an amount roughly equivalent to the fees. Under the performance option, affordability levels for studios and one bedrooms should be lower than affordability levels for other

THIS VERSION IS NOT ADOPTED

units. The Council will consider whether replacement or preservation of existing units affordable to existing low and moderate income households should be a means to perform.

d. Use of Revenue. OH should develop policies for approval by the Council for use of Program revenue. Those policies should reflect the findings of the nexus analysis, which quantifies impact by income category. Among other things, policies should establish:

1. Use of fee revenue to serve higher need worker households consistent with the nexus analysis; policies should specify an amount of Program revenue, determined by the nexus analysis, to be expended on units for households earning between 60% and 80% of Area Median Income and on units for households earning less than 60% of Area Median Income;
2. Where projects funded by Program revenue can be located;
3. Guidelines for expenditure of Program revenue, including but not limited to expenditure of Program revenue on family-sized units;
4. How Program revenue may be used for homeownership units; and
5. Limitations on how Program revenue can be used in conjunction with other subsidy sources, with consideration given to use of Program revenue in conjunction with tax exemptions for multifamily development authorized by Revised Code of Washington Chapter 84.14, four percent low income housing tax credits authorized by Section 42 of the Internal Revenue Code, and tax-exempt bonds.

e. Program Phase-in. To allow real estate markets to adjust to the Program, fees should be phased in over a three-year period with the first year beginning on October 1, 2015 and ending on September 30, 2016. In the first year an amount

THIS VERSION IS NOT ADOPTED

equal to approximately one third of the linkage fee established for a given area should apply. In the second year an amount equal to approximately two thirds of the linkage fee for a given area should apply. In the third year, the total linkage fee should apply. The current Affordable Housing Incentive Program should be maintained for the duration of the phase-in period. While both programs operate, the higher applicable fee should apply.

Section 3. Schedule for Implementation. To allow for the Program to be effective by the end of the third quarter of 2015, the Council requests that DPD and OH adhere to the following schedule for delivery of legislation to Council:

a. May 1, 2015 – publication of a public review draft of implementing Legislation and

b. June 1, 2015 – submission of proposed legislation to the Council.

Adopted by the City Council the ____ day of _____, 2014, and signed by me in open session in authentication of its adoption this_____ day of _____, 2014.

_____

President _____of the City Council

Filed by me this ____ day of _____, 2014.

_____

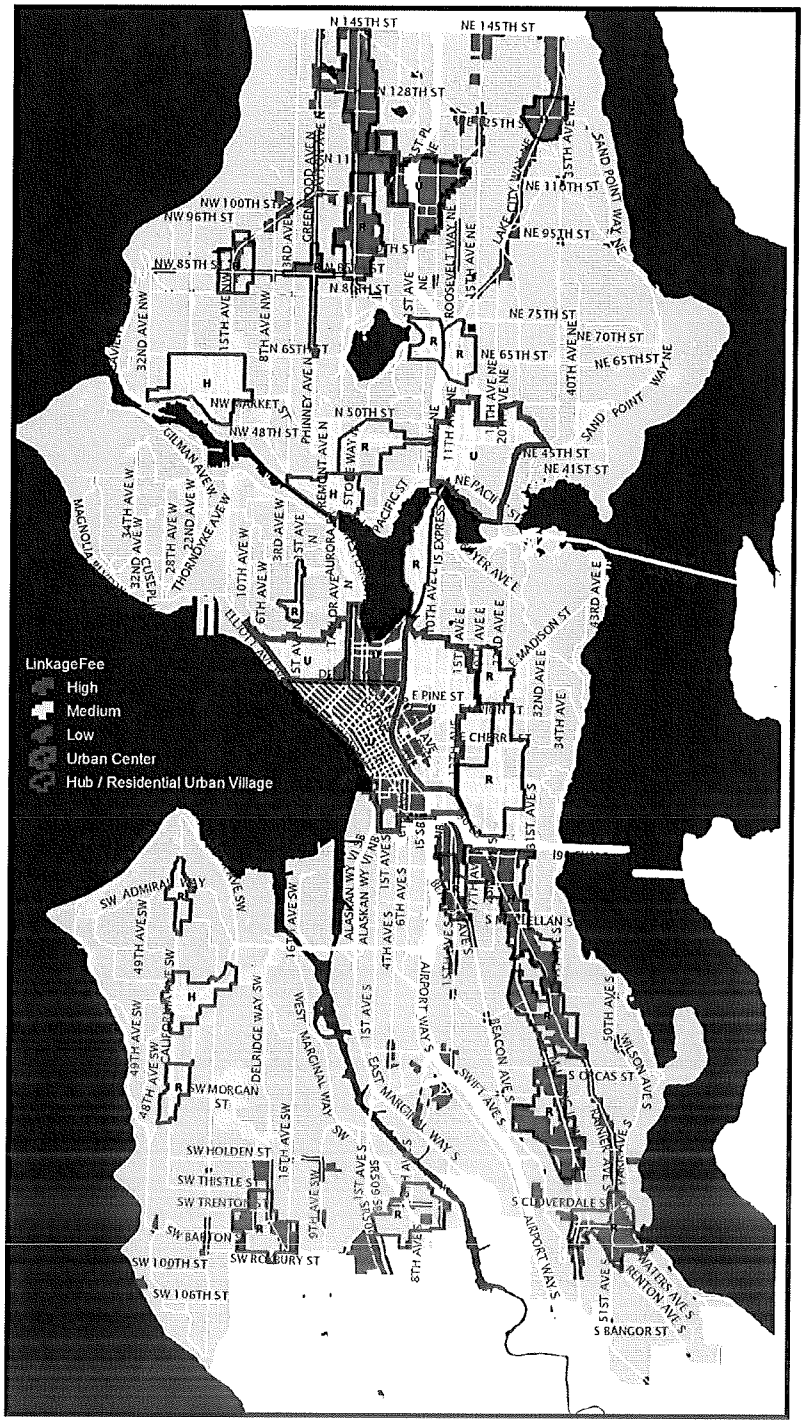
Monica Martinez Simmons, City Clerk

(Seal)

Exhibit A: Generalized Geography of Program Area

THIS VERSION IS NOT ADOPTED

Exhibit A: Generalized Geography of Program Area



STATE OF WASHINGTON -- KING COUNTY

--ss.

317672 No.

CITY OF SEATTLE,CLERKS OFFICE

Affidavit of Publication

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:31551 RES TITLE ONLY

was published on

11/20/14

The amount of the fee charged for the foregoing publication is the sum of $37.38 which amount has been paid in full.

Subscribed and sworn to before me on

11/20/2014

Notary public for the State of Washington,
residing in Seattle

State of Washington, King County

City of Seattle

The full text of the following legislation, passed by the City Council on October 20, 2014, and published below by title only, will be mailed upon request, or can be accessed at http://clerk.seattle.gov. For information on upcoming meetings of the Seattle City Council, please visit http://www.seattle.gov/council/calendar. Contact: Office of the City Clerk at (206) 684-8344.

RESOLUTION NO. 31551

A RESOLUTION stating the City's intent to implement an affordable housing linkage fee program, establishing policy parameters for such a program, and directing the Department of Planning and Development and the Office of Housing to develop regulations implementing an affordable housing linkage fee program.

Date of publication in the Seattle Daily Journal of Commerce, November 20, 2014.

11/20(317672)