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2 **CITY OF SEATTLE**  
3 **RESOLUTION \_\_\_\_\_**

4 A RESOLUTION concerning the development of a Seattle Housing Affordability and Livability  
5 Agenda and calling for establishment of a Seattle Housing Affordability and Livability  
6 Agenda Advisory Committee to be jointly convened by the Mayor and Council.

7 WHEREAS, ensuring a diversity of housing types at a broad range of prices is integral to the  
8 health and well-being of Seattle residents and to the economic vitality and social vibrancy  
9 of the City; and

10 WHEREAS, the City is experiencing strong economic growth fueling demand for rental and  
11 homeownership housing for households of all income levels; and

12 WHEREAS, the Mayor and Council desire to ensure that the Seattle’s growth translates into  
13 quality housing options for new and existing residents; and

14 WHEREAS, average apartment rents in Seattle increased 5.6% from Spring 2011 to Spring  
15 2012, 9.3% from Spring 2012 to Spring 2013, and 8.8% from Spring 2013 to Spring  
16 2014, according to Dupree + Scott Apartment Advisors Annual Apartment Reports; and

17 WHEREAS, the City continues to lose units affordable to low- and moderate-income households  
18 due to building sales, renovation, redevelopment and other market factors that lead to rent  
19 increases;

20 WHEREAS, according to 2007-2011 American Community Survey (ACS) Comprehensive  
21 Housing Affordability Strategy (CHAS) data, 43% of Seattle renter households are  
22 burdened by housing costs and 21% of Seattle renter households are severely burdened  
23 by housing costs meaning they pay more than one-half of their household incomes for  
24 rent; and

25 WHEREAS, according to the 2007 – 2011 ACS CHAS data, more than 76% of Seattle renter  
26 households with incomes of 30 percent of area median or less are severely burdened by  
27 housing costs; and

28 WHEREAS, the number of unsheltered homeless in Seattle continues to increase as reported by  
the “One Night Count:” 1,898 on January 27, 2012, 1,989 on January 25, 2013, and 2,303  
on January 24, 2014; and

1 WHEREAS, a severe shortage of very low- and low-income housing poses a significant barrier  
2 to the Committee to End Homelessness' work to end homelessness for all homeless men,  
women, families and youth in King County; and

3 WHEREAS, Seattle, in collaboration with King County and other jurisdictions, assumes an  
4 active role in the Committee to End Homelessness' regional efforts to prevent  
homelessness and to help people move quickly to stable and supportive housing; and

5 WHEREAS, the lack of affordable housing has significant race and social justice implications as  
6 low income persons of color are disproportionately at risk of displacement; and

7 WHEREAS, the City's Race and Social Justice Initiative seeks to eliminate racial and social  
8 disparities by implementing policies and programs to achieve racial and social equity in  
areas including employment, education, and housing; and

9 WHEREAS, there are currently 325,000 housing units in the City, and the City is planning for  
10 70,000 new households over the next 20 years; and

11 WHEREAS, the City will be adopting goals and policies aimed to address both supply and  
12 demand for housing over the 20 years, as estimated by a housing needs analysis as part of  
the Comprehensive Plan process; and

13 WHEREAS, the City has a variety of existing programs and policies that assist in providing  
14 housing affordable to households at or below 80% of area median income including the  
15 Rental Housing Production and Preservation program; downpayment assistance; rental  
16 assistance programs; Multi-Family Tax Exemption (MFTE), incentive zoning, and  
others; and

17 WHEREAS, these existing programs and policies alone are unlikely to provide the number of  
18 affordable units that will be required to meet the future affordable housing needs of  
households across the City; and

19 WHEREAS, Seattle has a strong non-profit and for-profit housing development community that  
20 wants to participate in discussions about how to provide housing for a diversity of  
21 household types and incomes; and

22 WHEREAS, Washington State law, including [RCW 35.21.830](#), currently preempts jurisdictions,  
23 including Seattle, from instituting rent stabilization policies to mitigate rent increases;  
and

24 WHEREAS, in 2013 the Council adopted Resolution 31444, which set out a work program for  
25 review of affordable housing programs and policies, including incentive zoning; and

1 WHEREAS, pursuant to Resolution 31444, the Council commissioned reports examining  
2 national best practices for increasing the availability of affordable housing in order to  
3 identify new strategies for Seattle; and

4 WHEREAS, as a result of this work, the Council intends to make policy decisions in the Fall of  
5 2014 regarding Incentive Zoning and other affordable housing programs that will be  
6 incorporated in the proposed Seattle Housing Affordability and Livability Strategy  
7 described in Section 2 and

8 WHEREAS, the City is in the process of reviewing and updating the Comprehensive Plan,  
9 including the Housing Element, which will include a goal for very low-, low-, and  
10 moderate-income housing in Seattle for the next 20 years; and

11 WHEREAS, the City submits annually to the U.S. Department of Housing and Urban  
12 Development a Consolidated Plan that outlines how federal funding will be allocated  
13 to meet Seattle's affordable housing needs; and

14 WHEREAS, the Planning Commission produced a white paper in 2013 entitled "Family-Sized  
15 Housing: An Essential Ingredient to Attract and Retain Families with Children in Seattle"  
16 detailing needs and potential solutions for family housing; and

17 WHEREAS, the City will soon begin planning efforts for proposed voter-renewal of a housing  
18 levy, historically the City's most significant and successful tool for funding the  
19 preservation and production of affordable housing, anticipated to be put on the ballot in  
20 2016; and

21 WHEREAS, the City should refer to existing housing plans and initiatives when developing the  
22 Seattle Housing Affordability and Livability Agenda, which will: include systematic data  
23 collection and tracking methods; clearly identify current and projected affordable housing  
24 needs over the next ten years; gauge the ability of the City's existing programs and  
25 policies to meet those needs; make recommendations for new or revised programs and  
26 policies designed to meet the City's projected housing needs; and estimate gaps in  
27 meeting housing needs that may remain.

28 NOW, THEREFORE,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THE  
MAYOR CONCURRING, THAT:**

1 Section 1. The Council and Mayor propose to work collaboratively to develop a Seattle  
2 Housing Affordability and Livability Agenda that will seek to support development of a diversity  
3 of housing types and rents/prices for the residents of the City over the next ten (10) years.

4 Section 2. The Council and Mayor propose that a Seattle Housing Affordability and  
5 Livability Agenda Advisory Committee be jointly convened by the Council and Mayor to  
6 evaluate potential housing strategies. The advisory committee will be supported by staff of the  
7 Office of Housing, Department of Planning and Development, Office of Policy and Innovation  
8 and other city agencies as appropriate, and by an outside consultant to assist with public  
9 involvement, additional research and facilitation. The work of the advisory committee should be  
10 informed by Council-appointed consultants' report findings and studies other jurisdictions have  
11 done or commissioned related to affordable housing strategies.

12 Section 3. At a minimum, the agenda should include:

- 13 • Current and estimated needs for affordable rental and homeownership housing  
14 according to household size and income, as follows: up to 30% AMI, greater than  
15 30% of AMI to 60% AMI, greater than 60% of AMI to 80% AMI, and, if data is  
16 available, greater than 80% of AMI based on reliable data sources including the  
17 United States Census Bureau and U.S. Department of Housing and Urban  
18 Development (HUD);
- 19 • Current and estimated housing development, both income/rent-restricted and  
20 market-rate;
- 21 • Current and estimated funding for affordable housing in Seattle and estimated net-  
22 new affordable housing and populations served (by household income level) as a  
23 result of such funding;
- 24 • Recommendations concerning new programs or policies targeted to market-rate  
25 housing development and projected impact on housing affordability;

- 1           • Recommendations concerning new funding, programs, or policies for affordable
- 2           housing production and preservation;
- 3           • Recommendations for preserving existing affordable housing, subsidized by any
- 4           source or naturally occurring.
- 5           • Recommendations regarding increasing access to permanent housing for people
- 6           who are currently homeless; and

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8           Section 4. The Seattle Housing Affordability and Livability Agenda Advisory  
9 Committee should complete its work and issue a report to the Mayor and Council by March 31,  
10 2015.

11           Section 5. Nothing in this Resolution is meant to preclude the Council and/or Mayor  
12 from proposing or adopting policies sooner in order to preserve and increase affordable  
13 housing opportunities.

14  
15 Adopted by the City Council the \_\_\_\_ day of \_\_\_\_\_, 2014, and signed by  
16 me in open session in authentication of its adoption this \_\_\_\_\_ day  
17 of \_\_\_\_\_, 2014.

18 \_\_\_\_\_  
19 President \_\_\_\_\_ of the City Council

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21 THE MAYOR CONCURRING:

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24 Edward B. Murray, Mayor

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Filed by me this \_\_\_\_ day of \_\_\_\_\_, 2014.

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Monica Martinez Simmons, City Clerk

(Seal)

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