



# SEATTLE CITY COUNCIL

## Legislative Summary

Res 31609

Record No.: Res 31609

Type: Resolution (Res)

Status: Adopted

Version: 1

In Control: City Clerk

File Created: 08/12/2015

Final Action: 10/05/2015

**Title:** A RESOLUTION declaring the City Council's intent to consider strategies to increase the availability of affordable housing in The City of Seattle; and requesting the State Legislature to adopt new policies or modify existing policies in order to provide additional opportunities for cities and counties to increase the availability of affordable housing.

Notes:

**Filed with City Clerk:** 10/5/2015

**Mayor's Signature:** 10/2/2015

**Sponsors:** O'Brien

**Vetoed by Mayor:**

**Veto Overridden:**

**Veto Sustained:**

**Attachments:** ATT A - Council Work Plan for HALA Recommendations

**Drafter:** patrick.wigren@seattle.gov

**Filing Requirements/Dept Action:**

### History of Legislative File

Legal Notice Published:

☐ Yes

☐ No

| Ver-<br>sion: | Acting Body:                                                                                                    | Date:      | Action:         | Sent To:                                        | Due Date: | Return<br>Date: | Result: |
|---------------|-----------------------------------------------------------------------------------------------------------------|------------|-----------------|-------------------------------------------------|-----------|-----------------|---------|
| 1             | City Clerk                                                                                                      | 08/13/2015 | sent for review | Council<br>President's Office                   |           |                 |         |
|               | <b>Action Text:</b> The Council Bill (CB) was sent for review. to the Council President's Office                |            |                 |                                                 |           |                 |         |
|               | <b>Notes:</b>                                                                                                   |            |                 |                                                 |           |                 |         |
| 1             | Council President's Office                                                                                      | 08/13/2015 | sent for review | Select Committee<br>on Housing<br>Affordability |           |                 |         |
|               | <b>Action Text:</b> The Council Bill (CB) was sent for review. to the Select Committee on Housing Affordability |            |                 |                                                 |           |                 |         |
|               | <b>Notes:</b>                                                                                                   |            |                 |                                                 |           |                 |         |
| 1             | Full Council                                                                                                    | 08/17/2015 | referred        | Select Committee<br>on Housing<br>Affordability |           |                 |         |
|               | <b>Action Text:</b> The Resolution (Res) was referred. to the Select Committee on Housing Affordability         |            |                 |                                                 |           |                 |         |
|               | <b>Notes:</b>                                                                                                   |            |                 |                                                 |           |                 |         |

- 1 Select Committee on 09/18/2015 adopt Pass  
Housing Affordability  
Action Text: The Committee recommends that Full Council adopt the Resolution (Res).  
In Favor: 7 Chair O'Brien, Vice Chair Okamoto, Councilmember Burgess,  
Councilmember Bagshaw, Councilmember Godden, Councilmember  
Harrell, Councilmember Licata  
Opposed: 0
- 1 Full Council 09/28/2015 adopted Pass  
Action Text: The Resolution (Res) was adopted by the following vote and the President signed the Resolution:  
Notes:  
In Favor: 9 Councilmember Bagshaw, Council President Burgess, Councilmember  
Godden, Councilmember Harrell, Councilmember Licata, Councilmember  
O'Brien, Councilmember Okamoto, Councilmember Rasmussen,  
Councilmember Sawant  
Opposed: 0
- 1 Full Council 09/28/2015
- 1 City Clerk 09/29/2015 submitted for Mayor  
Mayor's signature  
Action Text: The Resolution (Res) was submitted for Mayor's signature. to the Mayor  
Notes:
- 1 Mayor 10/05/2015 returned unsigned  
Action Text: The Resolution (Res) was returned unsigned.  
Notes:
- 1 Mayor 10/05/2015 returned City Clerk  
Action Text: The Resolution (Res) was returned. to the City Clerk  
Notes:
- 1 City Clerk 10/05/2015 attested by City  
Clerk  
Action Text: The Resolution (Res) was attested by City Clerk.  
Notes:
-



**Legislative Department  
Office of City Clerk  
Memorandum**

**Date:** October 9, 2015  
**To:** Councilmember  
**From:** Emilia M. Sanchez and Jodee Schwinn, Deputy City Clerks  
**Subject:** Mayor's Return of Resolution 31609, Declining Concurrence

On October 5, 2015, the Mayor returned Resolution 31609, relating to City of Seattle's intent to consider strategies to increase the availability of affordable housing in the City of Seattle, to the City Clerk without his concurrence. This Resolution was adopted by Council on September 28, 2015. Resolution 31622, repealing Resolution 31609 was brought forward for adoption on October 5, 2015.

The absence of the Mayor's concurrence, when requested, does not invalidate a Resolution, and no further action is required of Council.

Attachment: Res. 31609

**CITY OF SEATTLE**  
**RESOLUTION** 31609

A RESOLUTION declaring the City Council's intent to consider strategies to increase the availability of affordable housing in The City of Seattle; and requesting the State Legislature to adopt new policies or modify existing policies in order to provide additional opportunities for cities and counties to increase the availability of affordable housing.

WHEREAS, from 2011 to 2015 rental rates for existing units open more than a year in Seattle increased by 25 percent according to Dupree + Scott Apartment Advisors Annual Apartment Reports; and

WHEREAS, in Seattle, 27,750 households at 0-50 percent of Area Median Income (AMI) and an additional 1,750 households at 50-80 percent of AMI spend more than half their income on housing, according to the *2006-2010 Five Year American Community Survey Data*; and high rental housing costs make it more difficult for lower-income households to remain in the city; and

WHEREAS, there is an estimated need for an additional 70,000 housing units over the next 20 years, with approximately 18,000 of those units needed for households at 0-50 percent of AMI and 9,500 units needed for households at 50-80 percent of AMI according to *Seattle 2035: Updating Seattle's Comprehensive Plan Background Report, February 2014*; and

WHEREAS, in recognition of the growing housing affordability challenge in the city, the Council has taken numerous actions over the last several years to develop strategies for addressing this problem; and

1 WHEREAS, in May 2013, the Council adopted Resolution 31444, calling for a thorough review  
2 and update of Seattle's incentive zoning and affordable housing programs and policies  
3 focused on creating affordable workforce housing; and

4 WHEREAS, in response to the completed review and update of the incentive zoning program,  
5 the Council adopted Resolution 31551 in October 2014 stating the City's intent to  
6 implement an affordable housing linkage fee program, establishing policy parameters for  
7 such a program, and directing the Department of Planning and Development and the  
8 Office of Housing to develop regulations implementing an affordable housing linkage fee  
9 program; and

10 WHEREAS, in response to the recommendations included in the report on affordable housing  
11 programs and policies operating nationwide, the Council adopted Resolution 31547 in  
12 September 2014 stating its intent to authorize \$1 million in funding for the Central Puget  
13 Sound Regional Equitable Development Initiative Fund (REDI) to finance the acquisition  
14 of land for the development of affordable housing along transit lines and requesting the  
15 Department of Planning and Development to explore the expansion of the development  
16 of accessory dwelling units and detached accessory dwelling units; and

17 WHEREAS, the Council authorized \$1 million in funding for the REDI Fund as part of the  
18 City's 2015 Adopted Budget; and

19 WHEREAS, recognizing the legal complexity of policies and practices designed to create more  
20 affordable housing, including state and federal constitutional questions, the Council urged  
21 the City Attorney in December 2014 to create a senior legal team composed of Assistant  
22 City Attorneys and outside legal experts to review potential policies and practices and  
23 advise city government; and

1 WHEREAS, in recognition that further strategies were needed to address the affordable housing  
2 challenge, in September 2014, the Council adopted Resolution 31546, establishing the  
3 Housing Affordability and Livability Agenda (HALA) Advisory Committee to evaluate  
4 potential strategies to support the development and preservation of a diversity of housing  
5 types and rents/prices for the residents of the City over the next ten years; and

6 WHEREAS, the HALA Advisory Committee examined an array of potential strategies the City  
7 can implement on its own, and some that will require state action in order to implement,  
8 and has issued a report with recommendations to the Council and Mayor; and

9 WHEREAS, the Mayor has submitted a set of recommendations based on the HALA's report  
10 that attempts to meet the goal of building or preserving 20,000 rent- and income-  
11 restricted units affordable to households from 0 – 80 percent of AMI and 30,000 units of  
12 market rate housing affordable to households above 80 percent of AMI over the next 10  
13 years; NOW, THEREFORE,

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

16 Section 1. The City Council is ready to expeditiously consider strategies recommended  
17 by the Housing Affordability and Livability Agenda (HALA) Advisory Committee and the  
18 Mayor that will accomplish the following objectives:

19 A. Increase the number of rent and income restricted units for households at or below  
20 60 percent of AMI and explore changes to development regulations to increase the supply and  
21 variety of housing types.

22 B. Implement programs and policies to preserve existing affordable housing,  
23 particularly in neighborhoods where low-income families are at risk of displacement.

1 C. Adopt programs or policies that reduce barriers for tenants seeking housing who  
2 have insufficient incomes, involvement with the criminal justice system, or unconventional  
3 sources of income.

4 D. Explore programs to assist existing homeowners to remain in their homes or to  
5 provide homebuyer programs to meet the need of those unable to access conventional mortgage  
6 programs.

7 E. Streamline existing project review programs and permitting activities.

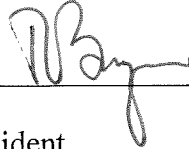
8 Attached as Attachment A to this resolution is the Council Work Plan for HALA  
9 Recommendations, which includes the specific strategies the Council intends to pursue and  
10 includes the draft work plan, deliverables, and estimated timeline for action on each of these  
11 strategies.

12 Section 2. The City implores the Washington State Legislature to adopt new policies or  
13 modify existing programs that could assist the City to significantly increase the availability of  
14 rental housing, particularly rent- and income-restricted units for those earning 60 percent of  
15 median income or below, including the following: authorize a 0.25 percent increase in the Real  
16 Estate Excise Tax to fund affordable housing; authorize an increase in the Housing Trust Fund;  
17 and authorize a new housing preservation tax exemption to create rent- and income-restricted  
18 affordable homes in existing buildings. The City Council requests the Mayor and the Office of  
19 Intergovernmental Relations to coordinate discussions and planning to advance the measures in  
20 this resolution during the next session of the Washington State Legislature and to incorporate  
21 these in the City's 2016 State Legislative Agenda.

22 Section 3. The City Council concurs in the goal of producing 20,000 net new rent- and  
23 income-restricted housing units and 30,000 net new market rate housing units by December

1 2025, and requests that in implementing specific strategies the City aim to ensure at least 75  
2 percent of rent- and income-restricted units are affordable to households earning 0-60 percent of  
3 median income. The City Council requests that the Mayor establish a method for annually  
4 tracking and reporting on progress towards producing rent- and income-restricted and market  
5 rate units.  
6

Adopted by the City Council the 28<sup>th</sup> day of September, 2015, and signed  
by me in open session in authentication of its adoption this 28<sup>th</sup> day  
of September, 2015.

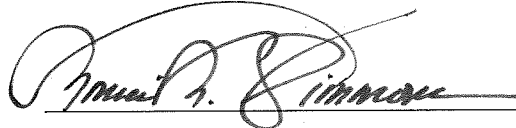
  
\_\_\_\_\_  
President \_\_\_\_\_ of the City Council

The Mayor concurred the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**Returned Unsigned by Mayor**

Edward B. Murray, Mayor

Filed by me this 5<sup>th</sup> day of OCTOBER, 2015.

  
\_\_\_\_\_  
Monica Martinez Simmons, City Clerk

(Seal)

Attachment A: Council Work Plan for HALA Recommendations

## ATTACHMENT A

### Council Work Plan for HALA Recommendations

| Strategy                                                                                                                                                                                                    | Deliverable                                                                                                                                   | Timeline for Council Action                                                                     | Comment                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| <i><b>Increase the number of rent and income restricted units for households at or below 60 percent of AMI and explore changes to regulations to increase the supply and variety of housing options</b></i> |                                                                                                                                               |                                                                                                 |                                                                                                                   |
| a) Implement a Commercial Linkage Fee Program                                                                                                                                                               | <ul style="list-style-type: none"> <li>▪ Framework legislation</li> <li>▪ Implementing upzones or changes in development standards</li> </ul> | <ul style="list-style-type: none"> <li>▪ 4<sup>th</sup> quarter 2015</li> <li>▪ 2017</li> </ul> |                                                                                                                   |
| b) Adopt a Mandatory Inclusionary Housing Program                                                                                                                                                           | <ul style="list-style-type: none"> <li>▪ Policy resolution</li> <li>▪ Implementing upzones or changes in development standards</li> </ul>     | <ul style="list-style-type: none"> <li>▪ 3<sup>rd</sup> quarter 2015</li> <li>▪ 2017</li> </ul> |                                                                                                                   |
| c) Renew and consider modifications to the City's Multifamily Property Tax Exemption Program (MFTE)                                                                                                         | <ul style="list-style-type: none"> <li>▪ Legislation</li> </ul>                                                                               | <ul style="list-style-type: none"> <li>▪ 3<sup>rd</sup> quarter 2015</li> </ul>                 |                                                                                                                   |
| d) Significantly increase the voter approved Housing Levy                                                                                                                                                   | <ul style="list-style-type: none"> <li>▪ Legislation authorizing placement on ballot in 2016</li> </ul>                                       | <ul style="list-style-type: none"> <li>▪ 2<sup>nd</sup> quarter 2016</li> </ul>                 |                                                                                                                   |
| e) Develop credit enhancement program for the development of replacement housing units by the Seattle Housing Authority at Yesler Terrace                                                                   | <ul style="list-style-type: none"> <li>▪ Legislation authorizing credit enhancement program</li> </ul>                                        | <ul style="list-style-type: none"> <li>▪ 1<sup>st</sup> quarter 2016</li> </ul>                 |                                                                                                                   |
| f) Use publicly owned properties for development of affordable housing                                                                                                                                      | <ul style="list-style-type: none"> <li>▪ Legislation authorizing transfer of specific city owned property for development of</li> </ul>       | <ul style="list-style-type: none"> <li>▪ Ongoing</li> </ul>                                     | The Finance and Administrative Services Department and the Office of Housing (OH) will explore whether Resolution |

| Strategy                                                                                                                                                         | Deliverable                                                                                                                                                                                                                                                                                                                           | Timeline for Council Action                                                                                                                             | Comment                                                                                                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                  | housing                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                         | 29799, which governs disposition of surplus property, should be revised to prioritize affordable housing development. |
| g) Explore development of a local employers fund for affordable housing.                                                                                         | <ul style="list-style-type: none"> <li>Report to Council</li> </ul>                                                                                                                                                                                                                                                                   | <ul style="list-style-type: none"> <li>3<sup>rd</sup> quarter 2016</li> </ul>                                                                           |                                                                                                                       |
| h) Remove barriers to development of detached and attached accessory dwelling units and explore regulation of the market for short term rentals.                 | <ul style="list-style-type: none"> <li>Report to the Council on options for short term rental regulation</li> <li>Legislation amending development standards to facilitate production of attached and detached accessory dwelling units and</li> <li>Legislation establishing regulations for the short term rental market</li> </ul> | <ul style="list-style-type: none"> <li>1<sup>st</sup> quarter 2016</li> <li>3<sup>rd</sup> quarter 2016</li> <li>4<sup>th</sup> quarter 2016</li> </ul> |                                                                                                                       |
| i) Explore reducing or removing minimum parking requirements for residential development in urban centers, urban villages, and areas served by frequent transit. | <ul style="list-style-type: none"> <li>Legislation</li> </ul>                                                                                                                                                                                                                                                                         | <ul style="list-style-type: none"> <li>2017</li> </ul>                                                                                                  |                                                                                                                       |
| j) Participate in the transit oriented development (TOD) Regional Equitable Development Initiative (REDI) revolving loan fund to support land acquisition.       | <ul style="list-style-type: none"> <li>Legislation adopting governing MOU with regional partners</li> </ul>                                                                                                                                                                                                                           | <ul style="list-style-type: none"> <li>4<sup>th</sup> quarter 2015</li> </ul>                                                                           |                                                                                                                       |

| Strategy                                                                                                                                                                                                    | Deliverable                                                                                      | Timeline for Council Action                                                                      | Comment                                                                                                                                                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><i>Implement programs and policies to preserve existing affordable housing, particularly in neighborhoods where low income families are at risk of displacement.</i></b>                                 |                                                                                                  |                                                                                                  |                                                                                                                                                                                                                                                                                           |
| k) Develop an Affordable Housing Preservation Program                                                                                                                                                       | <ul style="list-style-type: none"> <li>Report to Council, legislation may be required</li> </ul> | <ul style="list-style-type: none"> <li>3<sup>rd</sup> quarter 2016</li> </ul>                    | OH will explore options including: opportunities to acquire existing affordable multifamily housing; development of a low-cost rehab loan program to assist private owners in maintaining existing, affordable housing and implementation of an affordable housing tax exemption program. |
| l) Make strategic investments in housing, economic development, transit and education in areas at high risk for displacement                                                                                | <ul style="list-style-type: none"> <li>Report to Council</li> </ul>                              | <ul style="list-style-type: none"> <li>Ongoing, report in 3<sup>rd</sup> quarter 2016</li> </ul> |                                                                                                                                                                                                                                                                                           |
| <b><i>Adopt programs or policies that reduce barriers for tenants seeking housing who have insufficient incomes, involvement with the criminal justice system, or unconventional sources of income.</i></b> |                                                                                                  |                                                                                                  |                                                                                                                                                                                                                                                                                           |
| m) Remove barriers and increase access to housing for people with criminal histories                                                                                                                        | <ul style="list-style-type: none"> <li>Legislation</li> </ul>                                    | <ul style="list-style-type: none"> <li>1<sup>st</sup> – 2<sup>nd</sup> quarter 2016</li> </ul>   |                                                                                                                                                                                                                                                                                           |
| n) Protect renters from discrimination based on source of income                                                                                                                                            | <ul style="list-style-type: none"> <li>Legislation</li> </ul>                                    | <ul style="list-style-type: none"> <li>2<sup>nd</sup> - 3<sup>rd</sup> quarter 2016</li> </ul>   |                                                                                                                                                                                                                                                                                           |
| o) Strengthen the Tenant Relocation Assistance Ordinance (TRAO)                                                                                                                                             | <ul style="list-style-type: none"> <li>Legislation or Report</li> </ul>                          | <ul style="list-style-type: none"> <li>1<sup>st</sup> or 2<sup>nd</sup> quarter 2016</li> </ul>  | DPD will explore options including: providing assistance to tenants with language barriers or those with disabilities; revising definition of “tenant household” and payment under TRA0                                                                                                   |
| p) Explore the expansion of                                                                                                                                                                                 | <ul style="list-style-type: none"> <li>Report</li> </ul>                                         | <ul style="list-style-type: none"> <li>3<sup>rd</sup> quarter 2016</li> </ul>                    | This action is contingent on identification                                                                                                                                                                                                                                               |

| Strategy                                                                                                                                                                                          | Deliverable   | Timeline for Council Action    | Comment                                                                                                                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| rental/operating subsidies to assist the lowest income households                                                                                                                                 |               |                                | of a funding source. Potential sources could include an affordable housing levy renewal or changes to state law authorizing a real estate excise tax increase. |
| <b><i>Explore programs to assist existing homeowners to remain in their homes or to provide homebuyer programs to meet the need of those unable to access conventional mortgage programs.</i></b> |               |                                |                                                                                                                                                                |
| q) Consider options for increasing access to Sharia-compliant loan products                                                                                                                       | ▪ Report      | ▪ Ongoing                      |                                                                                                                                                                |
| r) Consider programs to prevent displacement of low-income homeowners with financial hardships                                                                                                    | ▪ Report      | ▪ 3 <sup>rd</sup> quarter 2016 | Contingent on identification of a funding source.                                                                                                              |
| <b><i>Streamline existing project review programs and permitting activities.</i></b>                                                                                                              |               |                                |                                                                                                                                                                |
| s) Consider changes to the Design Review program                                                                                                                                                  | ▪ Legislation | ▪ 2 <sup>nd</sup> quarter 2016 |                                                                                                                                                                |
| t) Consider changes to the historic preservation review program                                                                                                                                   | ▪ Legislation | ▪ 2017                         |                                                                                                                                                                |
| u) Improve coordination of permitting activities between city departments                                                                                                                         | ▪ Report      | ▪ Ongoing                      |                                                                                                                                                                |

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STATE OF WASHINGTON -- KING COUNTY

--SS.

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329501

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 12<sup>th</sup> day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

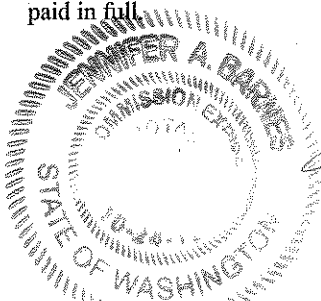
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:31609,616-619 TITLE

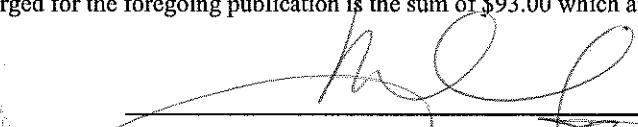
was published on

10/15/15

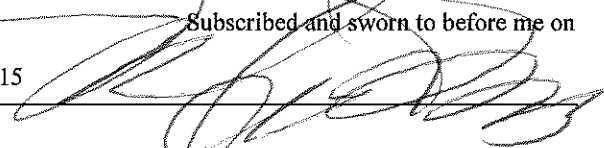
The amount of the fee charged for the foregoing publication is the sum of \$93.00 which amount has been paid in full.



Affidavit of Publication

  
Subscribed and sworn to before me on

10/15/2015

  
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 September 28, 2015, 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 31609

A RESOLUTION declaring the City Council's intent to consider strategies to increase the availability of affordable housing in The City of Seattle; and requesting the State Legislature to adopt new policies or modify existing policies in order to provide additional opportunities for cities and counties to increase the availability of affordable housing.

#### Resolution 31616

A RESOLUTION relating to the City Light Department; endorsing the City Light Department's Wholesale Energy Risk Management policy governing wholesale energy, transmission, ancillary services, renewable energy credit, and greenhouse gas offset trading, and their risk management; establishing it as the policy governing the conduct of wholesale energy, renewable energy credit, and greenhouse gas offset risk management at the City Light Department; and superseding Resolutions 31467 and 31216.

#### Resolution 31617

A RESOLUTION amending Resolution 31334; establishing the Council's intent to fund the Seattle City Employees' Retirement System in accordance with the January 1, 2015 Actuarial Study.

#### Resolution 31618

A RESOLUTION endorsing recommendations for improving the City of Seattle's traffic incident management response; affirming the City's commitment to traffic safety and mobility; recognizing the application of the state's "Steer It Clear It" law, RCW 46.52.020(2)(a), and "Hold Harmless" law, RCW 46.52.020(2)(b), to drivers and police officers in the City; and directing the Office of Intergovernmental Affairs to pursue an extension of the "Hold Harmless" protection to Seattle Department of Transportation traffic incident response personnel.

#### Resolution 31619

A RESOLUTION approving interest rates set by the Seattle City Employees' Retirement System Board of Administration for 2016.

Date of publication in the Seattle Daily Journal of Commerce, October 15, 2015.

10/15(329501)