



## Housing Affordability, Human Services, and Economic Resiliency Committee Update

*February 5, 2015*

*Robert Feldstein, Mayor's Office of Policy and Innovation*

*Leslie Price, Mayor's Office of Policy and Innovation*

*Emily Alvarado, Office of Housing*

*Geoff Wentlandt, Dept. of Planning and Development*



## What is HALA?

- Council Resolution #31546 (September 2014)
  - Mayor and Council will work collaboratively to develop an agenda that supports development and preservation of a full range of housing types and affordability over a 10 year period
  - Mayor and Council will jointly convene an Advisory Committee to evaluate housing strategies
  - Advisory Committee to complete work by May 30, 2015



## Goals and Values

- ***Strengthen our City through Housing Affordability:*** When people of all incomes, from individuals to multigenerational families, have the opportunity to live throughout Seattle, our city achieves greater economic growth, environmental sustainability and equity.
- ***Ensure Equal Access to Housing to Advance Social and Racial Justice:*** People of all races, ethnicities and abilities should be able to access housing in Seattle.
- ***Promote the Livability of Seattle's Neighborhoods:*** Deliberate planning for how new housing is built should be guided by the values of equity and sustainability to create strong, sustainable communities with good transportation choices, open space and amenities that ensure a good quality of life for all.
- ***Promote Housing Opportunity across Seattle:*** Communities and people thrive when safe, healthy and affordable housing options are available throughout the City.



## Goals and Values, continued

- ***Promote Equitable Growth:*** People who live in Seattle should be able to afford to stay in their communities as the city grows and prospers. People should benefit from growth, not be displaced by growth.
- ***Continue our Commitment to Prioritizing those Most in Need:*** When we invest public resources to build homes for people with the lowest incomes, our whole city benefits.
- ***Embrace Innovation and Build upon Current, Proven Programs and Policies:*** As a national leader in the funding and development of affordable housing, Seattle must continue to take bold and innovative actions to address the housing affordability crisis.



## HALA Recommendations shall prioritize...

- **Powerful and lasting** impact
- Creating housing **opportunities for people least served** by the market
- Actions that can be **implemented within 3 years**
- Advancing the City's **Race and Social Justice Initiative**
- **Data driven** strategies that are responsive to housing needs
- Are informed by public input from a **diverse range of viewpoints**
- Reflect a **collective approach** that shares responsibility for achieving housing affordability across our community including for-profit and nonprofit developers, the public sector, philanthropic institutions, and employers.
- Are a **deliberate combination** of policies and programs in a **holistic approach** to addressing the City's housing needs.





## HALA Steering Committee

- Mayor Ed Murray
- Councilmember Sally Clark
- Councilmember Mike O'Brien
- Speaker Frank Chopp
- Robert Feldstein, Mayor's Office
- Steve Walker, Office of Housing
- Diane Sugimura, Dept. of Planning and Development
- Andrew Lofton, Seattle Housing Authority
- Faith Pettis, Co-Chair of HALA Advisory Committee
- David Wertheimer, Co-Chair of HALA Advisory Committee



## HALA Advisory Committee

- Faith Pettis, Co-Chair
- David Wertheimer, Co-Chair
- Alan Durning
- Betsy Braun
- Bill Rumpf
- Catherine Benotto
- Cindi Barker
- David Moseley
- David Neiman
- Don Mar
- Estela Ortega
- Gabe Grant
- Hal Ferris
- Jon Scholes
- Jonathan Grant
- Kristin Ryan
- Lisa Picard
- MA Leonard
- Maiko Winkler-Chin
- Maria Barrientos
- Marty Kooistra
- Merf Ehman
- Mitch Brown
- Monty Anderson
- Paul Lambros
- Sean Flynn
- Sylvester Cann IV
- Ubax Gardheere

# Housing Affordability and Livability Agenda



## HALA Project



## Public Outreach

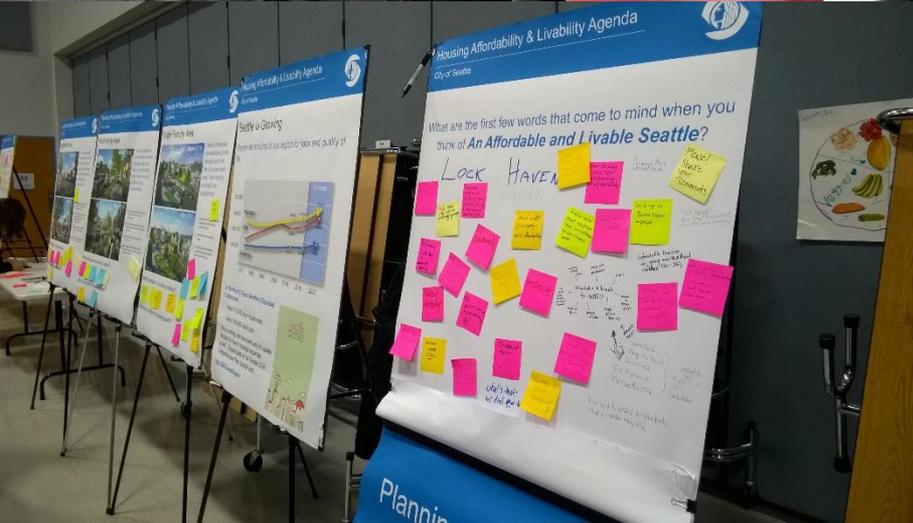
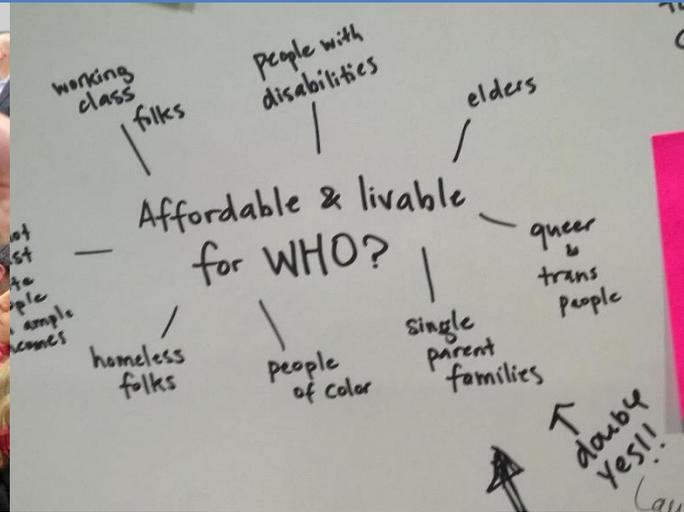


## Committee Meetings



# Housing Affordability & Livability Agenda

City of Seattle



Public Engagement



## Themes from Community Meetings

- Affordable housing needed across income spectrum and throughout the city
- Neighborhood character, walkability and safety
- Transit
- Concerns over displacement
- Need a variety of housing size, housing types



## Early Results from Online Survey

- Preference for smaller dwelling, shorter commute in Seattle (94%)
- Preference for dream neighborhood over dream dwelling (85%)
- Comfort with increased density when paired with affordability (74%)
- Greatest concern with growth is rising housing prices and displacement of residents (79%)
- Transit, transit, transit



## In the HALA Committee's words...

*Seattle seeks to be a diverse, prosperous, and equitable community where individuals and families can build good lives in vibrant neighborhoods. Rising housing costs threaten to make that aspiration unattainable.*



## Race and Social Justice Initiative

- Training at the January 29<sup>th</sup> meeting
- Development of “Racial Equity Lens”
  - **Check point for accountability to racial equity** throughout the policy evaluation process
  - Create awareness of what is at stake – the **unintended consequences – and opportunities** to increase racial equity
  - Provide a **targeted universal approach to evaluate policies** to achieve the **best possible outcomes for all** current and future residents of Seattle



## Strategy Work Groups

- **Financing**
  - *Increase production through new financing tools and expansion of existing programs*
- **New Affordable Housing Resources**
  - *Increase resources and opportunities for affordable housing to meet high demand*
- **Zoning and Housing Types**
  - *Increase production of a broader variety of housing*
- **Construction Costs and Timelines**
  - *Create efficiencies in construction costs and timelines to reduce housing costs*



## Strategy Work Groups

- Tenant Access and Protections
  - *Increase tenants' access to safe, affordable housing*
- Preservation
  - *Preserve or create affordability in the existing subsidized or market rate housing stock*
- Sustainable Homeownership
  - *Increase sustainability of investments in homeownership*