



**HOUSING  
DEVELOPMENT**  
*consortium*

July 31st, 2019

City of Seattle  
600 Fourth Ave  
Seattle, WA 98104

Dear City Council,

On behalf of the Housing Development Consortium (HDC) of Seattle-King County, thank you for this opportunity to comment on the proposed legislation to renew the Multifamily Housing Property Tax Exemption (MFTE) program, which is due to expire at the end of 2019.

HDC is a nonprofit membership organization consisting of 180 nonprofit developers, private businesses and public partners who are working to produce or preserve affordable housing in King County. Our members are dedicated to the vision that all people should live with dignity in safe, healthy and affordable homes within communities of opportunity. We believe that those who work in Seattle—in jobs we rely on every day—should be able to live in the city. HDC urges the renewal of the MFTE program, one of the city's effective tools in creating affordable housing for low-and moderate-income people.

The MFTE program is an incredibly valuable tool that has provided thousands of affordable homes, can provide thousands more, and would help Seattle continue to create mixed-income and diverse communities. The tool ensures that Seattle's continued growth is leveraged on, by incentivizing inclusion of affordable housing in more developments. It engages both private and nonprofit developers in meeting the needs of low and moderate-wage workers and their families. It helps create affordable housing throughout the city, ensuring that we are creating communities where people can live close to where they work, and in neighborhoods with people from a wide variety of occupations and socioeconomic backgrounds. As the committee considers the proposed legislation and potential amendments, we encourage you to conduct a thorough financial analysis of actual developments that use the program to ensure a carefully calibrated tool that balances public benefit and incentivizes production so that this tool can successfully continue to meet the growing need.

Thank you again for the opportunity to comment on the proposed legislation. We're excited to work alongside you as you consider potential amendments and aim to ensure a final legislation that can help Seattle on a path of remaining a diverse, inclusive, and affordable community for people of all incomes.

Sincerely,

Marty Kooistra  
Executive Director

Patience Malaba  
Policy Manager

**Housing Development Consortium  
of Seattle-King County**

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