## Demographic Data

| Population | 753,675 |
| Seattles King County | Owners: 46.1% |
| Renters: 53.9% |

| Land Zoned Residential | 63.7% |
| Single-Family Zoning | 54.3% |
| Multifamily Zoning | 9.4% |

*Net acreage. Does not include mixed-use Commercial/Downtown zones which combined are ~8.8% of net land. Modest residential upzones in Spring 2019 are not included.

Source: Citywide Existing & Future Land Use Report 2017

## Housing Costs

| Estimated Rent | $2,169 |
| Rent Change (2019-20): | +6% |

Cost burdened - Households that spend over 30% of income on housing and may have difficulty affording other necessities such as food, transportation, and medical care.

- 44.55% of rental households are cost-burdened
- 26.28% of households with a mortgage are cost-burdened

Source: Zillow, calculated using ZHVI from 6/2018 and 6/2019

## Equity and Affordability

A household in Seattle must earn $86,760/year or $42/hour to afford the average market-rate rental.

2018 King County Median Household Income (Annual by race): Black/African American: $55,152 Hispanic or Latino: $66,853 Asian: $111,609 White: $100,298

Source: King County Economic Indicators, MHI by Race

### Fund Source

- Meet current & projected housing needs of all economic and demographic groups by increasing housing supply
- Reform the design review and historic landmark review process (temp. changes implemented in CB 119769)
- MHA to produce 6,000 homes for hh’s at or below 60% AMI by 2028, with options for both on-site performance and OH-funded affordable housing development via in-lieu payments
- Most growth in urban centers/villages
- Identify publicly owned sites for housing/homeownership, prioritize lower-income residents, OH to partner w/ CBOs
- Encourage and allow use of vacant, unique, or underdeveloped land
- Promote modular designs, universal design features, and innovative housing/ construction
- Achieve healthy, safe, and environmentally sustainable housing; promote green building techniques and technologies
- Affirmatively further fair housing and equal access for all people through programs that serve low-income hh’s, overcome historic segregation, remove barriers to stable housing, reduce homeownership disparities, etc.
- Make it possible for hh’s of all income levels to live affordably in Seattle
- 500 more units of PSH, adding to 350 units under construction. Units online by Fall 2021
- Track and understand residential displacement trends. Recommend regulations, incentives, and protections to address displacement and needs of low-income residents
- Support the development, preservation, & rehabilitation, of AH especially in areas with high risk of community displacement, workforce housing, & low-income residents
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- Promote affordable homeownership; consider community land-trusts; down payment assistance, mixed-income requirements, limited equity housing co-ops, land banking, etc.
- Expand programs that support low-income homeowners
- Continue financing for Acquisition and Preservation Program
- Advocate for statewide just cause eviction ordinance

### 753,675

**Home Value:** $100,298

**Home Value Change:** 5.76% (2018-2019)

## Special Population & Inclusive Housing

### Incentives & Exemptions

- Consider AH strategies for new developments
- Reform permitting practices to bring new housing online as fast as possible
- Reduce housing development costs
- Mitigate impact of city code requirements that may cause a loss of AH (ex: Unreinforced Masonry buildings)
- Advocate to the State to extend the Multifamily Tax Exemption

### Partnerships & Collaboration

- Better engage local communities in addressing urgent needs
- Promote partnerships with private sector investors, major employers, and philanthropic investment
- Support an ongoing structure for regional collaboration
- Collaborate with King County and other orgs to prevent and end homelessness, with a focus on providing Permanent Supportive Housing

Source: huduser.gov Comprehensive Housing Affordability Strategy data, 2006-2016

## Zoning & Land Use

### Fund Source

- Pursue public, private, social impact, and philanthropic funding sources for preservation, production, and operation of AH for lower-wage workers, people with special needs, and those who are homeless or at risk of homelessness
- Advocate State for additional resource through REET, renewed/expanded MFTE (beyond current two-year extension, ending 01/22), direct investment, and State HTF
- Permanently fund and support EDI
- Ongoing funds for organizations and agencies that provide landlord-tenant education and legal-aid assistance to low-income landlords or tenants (ex: Solid Ground and Tenants Union)
- Leverage OZ capital for community-prioritized AH and commercial development in designated OZ neighborhoods
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Seattle Affordable Housing Snapshot

Housing Development Consortium of Seattle-King County | housingconsortium.org

• 2016 Housing Levy: voter-approved property tax increase introduced through Ord. 125028 for $290 million over 7 years
  • Federal: HOME, CDBG funds, allocations found in Ord. 125858, Ex. B
  • State: REET (as provided by ESSB 5998 and found in SMC 5.64) & retain % of state sales tax provided by HB 1406
  • MHA, residential and commercial in lieu fees in SMC 23.58C.040 & SMC 23.58B.040 as an alternative to the onsite affordable units
  • EDI Fund: seeded by sale of Civic Plaza property.
  • SMC 23.44.024
  • Increased land zoned for MFH and expanded Urban Village boundaries and density, MHA Ord. 125791
  • Maximizing height limits and codes for economic wood frame construction to allow 6-stories vs 5, 65' height limits changed to 75' or 85', and increases to 30' and 40' zones, MHA Ord. 125791
  • Acquisition and Preservation Program: short-term loans for strategic AH site acquisition, Ord. 125852
  • Surplus Land: prioritizes using city surplus property for AH, allows land leasing, & establishes 80% benchmark for net revenue of land not sold for AH to be used for AH, Res. 31837
  • Surplus Land: Allows SCL surplus land to be sold for AH purposes at a price less than FMV, negotiated by SCL, Res. 31829
  • Parking: reduce or eliminate parking requirements for AH and market rate projects in commercial and MFH zones near transit lines, Ord. 125558
  • Attached & detached ADUs: remove regulatory barriers by allowing two ADUs per lot, no off-street parking and owner-occupancy requirements, increased maximum hh size for two ADU lots, and other changes via Ord. 125854
  • SEDUs: at least 120 sq. ft. room size (director's rule 9-2017) and restricted to certain zones per Ord. 124608
  • Clustered housing planned development SMC 23.44.024 & planned residential development SMC 23.44.034
  • Rental Production and Preservation Program: acquire, construct, and rehabilitate property to provide low-income housing (60% funding serves at/below 30% AMI, remaining service up to 60% AMI), Ord. 125852
  • Prioritizes homeless population and seniors with disabilities
  • Operation and Maintenance Program: fund building operations in Levy-funded housing at or below 30% AMI, Ord. 125852
  • Homeownership Program: assist low-income, first time homebuyers via home repair grants or subordinated mortgage loans, Ord. 125852
  • Homelessness Prevention and Housing Stability Services Program, Ord. 125852
  • Foreclosure Prevention Program (pilot), provides loans to eligible low-income households at risk of foreclosure, Ord. 125852
  • Multifamily Weatherization Program, support res. energy efficiency upgrades, Ord. 125852
  • Rental Rehabilitation: loans provide capital to owners of low rental housing to make improvements, Ord. 125852
  • Home Repair Program: provides low-interest loans and grants to address immediate health/safety issues for low-income homeowners, Ord. 125852
  • Veterans Affairs Supportive Housing, SHA
  • Housing Choice Vouchers, SHA
  • Just Cause Eviction, SMC 22.206.160(c)
  • Tenant Relocation Assistance: tenants entitled to assistance if displaced by housing demolition, change of use, substantial rehabilitation, or by removal of use restrictions from subsidized housing, Ord. 115141 & SMC 22.210
  • SOID prohibited, which includes Social Security, SS, other retirement programs + any federal, state, local, or nonprofit-administered benefit or subsidy programs, RCW 59.18.255
  • Rental registration and inspection ordinance: properties must be inspected and licensed at least once every 5-10 years to ensure units are safe and maintained, SMC 22.214
  • Landlord Liaison program, Housing Connector
  • Community Preference: members of a surrounding neighborhood are prioritized for AH developments, Executive Order 2019-02
  • Increased access to housing for people with criminal histories, Ord. 125393 & SMC 14.09
  • Multifamily Tax Exemption: 12-year state tax exemption in res. target areas when 20-25% of units are affordable, SMC Ch. 5.73, amended by Ord. 125932
  • Incentive Zoning, commercial and res. developers in certain areas can achieve additional development capacity when they provide for AH via SMC Ch. 23.58A & SMC Ch. 23.49
  • MHA-R, mandatory inclusionary zoning requires new res. developments to include AH (“performance option”) or contribute to the Seattle Office of Housing fund to support the development of AH (“payment option”). In exchange it allows greater development capacity. Implemented city-wide by Ord. 125791, found in SMC Ch. 23.58C
  • MHA-C, commercial linkage fee, SMC Ch. 23.58B
  • Eliminate parking requirements for AH units (<80% AMI) Ord. 125558
  • Transfer of Development Rights, SMC 23.49.014
  • Permitting priority: AH exempt from full design review process, instead requiring ADR, SMC 23.41.004.5

Seattle King County Coalition on Homelessness
Regional Affordable Housing Task Force
Association of Washington Cities
All Home
Seattle Housing Authority
Washington Low Income Housing Alliance
Glossary of Terms

ADU      Accessory Dwelling Unit
ADR      Administrative Design Review
AH       Affordable Housing
AMI      Area Median Income
CBO      Community Based Organization
DADU     Detached Accessory Dwelling Unit
Dev      Development
EDI      Equitable Development Initiative
FAR      Floor Area Ratio
FMV      Fair Market Value
hh       household
HTF      Housing Trust Fund
MFH      Multi-Family Housing
MFTE     Multi-Family Tax Exemption
MHA      Mandatory Housing Affordability (note: R=residential, C=commercial)
MUR      Mixed-Use Res.
OH       Office of Housing
OZ       Opportunity Zone
PSH      Permanent Supportive Housing
Res.     Residential
REET     Real Estate Excise Tax
SCL      Seattle City Light
SEDU     Small Efficiency Dwelling Units, a form of micro-housing
SHA      Seattle Housing Authority
SOID     Source of Income Discrimination
ST3      Sound Transit 3 Package

Updated: 9/28/2020