

Seattle Affordable Housing Snapshot

Demographic Data		Housing Costs	
Population: 753,675 Seattle King County Owners: 46.1% Renters: 53.9%	Land Zoned Residential*: 63.7% Single-Family Zoning: 54.3% Multifamily Zoning: 9.4% <small>*% Net acreage. Does not include Mixed-use Commercial/DT 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</small>	Estimated Rent: \$2,169 Rent Change (2019-20): +6% <small>Source: RentCafe Market Trends, Seattle</small>	Est. Single-Family Home Value: \$737,477 Home Value Change (2018-19): -5.76% <small>Source: Zillow, calculated using ZHVI from 6/2018 and 6/2019</small>
People Experiencing Homelessness: Sheltered (Seattle Region): 4,239 people Unsheltered (Seattle Region): 3,558 people <small>Sources: US Census Bureau QuickFacts population estimate for July 1, 2019 & owner-occupied housing unit rate July 1, 2019, 2019 All Home Count Us In report</small>		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. <ul style="list-style-type: none"> • 44.55% of rental households are cost-burdened • 26.28% of households with a mortgage are cost-burdened <small>Source: huduser.gov Comprehensive Housing Affordability Strategy data, 2006-2016</small>	

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	ZONING & LAND USE	SPECIAL POPULATION & INCLUSIVE HOUSING	INCENTIVES & EXEMPTIONS	PARTNERSHIPS & COLLABORATION
COMMITMENTS	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 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 • Prioritize housing within ½ mile walkshed of existing/planned transit • Use ST3 funds to buy land for AH • 4,000 additional homes online by 2022 (Mayor Durkan Commitment) 	<ul style="list-style-type: none"> • Affirmatively further fair housing and equal access for all people through programs that serve low-income hh's, overcome historical 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 a high risk of community displacement, workforce housing, & low-income residents • 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 	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 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



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POLICIES

- 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. 125852](#), 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. Supplemented by general fund allocation and CDBG thereafter. Will fund equitable real estate development and community ownership of land
- "Fare Share" plan, \$0.57/trip tax on Lyft & Uber rides to support AH near transit, among other things, [SMC 5.39](#) (in effect on 07/01/20)
- Provided seed capital to Regional Equitable Development Initiative revolving loan fund for regional land acquisition

- Increased land zoned for MFH and expanded Urban Village boundaries and density, MHA [Ord. 125791](#)
- Maximize height limits and codes for economical 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](#) working off [3rd Sub. HB 2382](#)
- 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 cost 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, SSI, 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