



**Legislative Department
Seattle City Council
Memorandum**

Date: March 26, 2009
To: 2009 Housing Levy Committee of the Whole
From: Ketil Freeman, Council Central Staff
Subject: Housing Levy - Housing Policies and Implementation Plans

Background

The City of Seattle's housing policies and implementation plans reside in a variety of documents that serve somewhat different purposes but have generally consistent goals. This memo describes four primary documents that articulate the City of Seattle's affordable housing goals and implementation strategy. These documents are:

- The *Consolidated Plan for Housing and Community Development*,
- The *City of Seattle 2002 Housing Levy Administrative and Finance Plan*,
- The *City of Seattle Comprehensive Plan*, and
- The Committee to End Homelessness in King County's Ten Year Plan.

Attached to this memo is a table from the *Consolidated Plan for Housing and Community Development* that sets out the income levels served by City-administered housing programs.

Consolidated Plan for Housing and Community Development (Consolidated Plan)

To the extent that the City of Seattle has a single document that articulates an overall affordable housing strategy, describes the universe of housing programs, and establishes current and anticipated need, that document is the Consolidated Plan. The Consolidated Plan is adopted every four years and updated annually. The 2009-2012 Consolidated Plan was adopted in November 2008 through Resolution 31087.

Adoption of the Consolidated Plan is a requirement of the U.S. Department of Housing and Urban Development for receiving federal funds including Community Development Block Grant (CDBG) funds, Home Investment Partnership (HOME) funds, Emergency Shelter Grant (ESG) funds, and Housing Opportunities for Persons with AIDS (HOPWA) funds. Progress towards meeting program goals and objectives in the Consolidated Plan are reported annually in the Consolidated Annual Performance and Evaluation Report (CAPER).

City of Seattle 2002 Housing Levy Administrative and Finance Plan (A & F Plan)

Ordinance 120823, which approved the 2002 housing levy for a special election, also directed the Office of Housing (OH) to prepare a Levy A & F Plan. The A & F Plan establishes how funds will be administered in the five levy program areas: 1) Rental Preservation and Production, 2) Neighborhood Housing Opportunity, 3) Operating and Maintenance, 4) Homeownership, and 5) Rental Assistance. In addition to establishing how funds will be administered, the A & F Plan sets out goals, objectives and policies for each levy program area.

The A & F Plan is developed by OH, reviewed by the Housing Levy Oversight Committee, and adopted by Council. The A & F Plan is amended by ordinance every two years. The most recent amendment occurred in 2007 through Ordinance 122391.

City of Seattle Comprehensive Plan (Comp. Plan)

The Growth Management Act requires that Comp. Plans contain a Housing Element. The Housing Element of Seattle's Comp. Plan contains goals and policies for accommodating residential growth, encouraging high quality housing, encouraging a diversity of housing types, and encouraging a range of affordability. Unlike the Consolidated Plan and the A & F Plan, which establish goals and policies for development with some public subsidy, most of the goals and policies in the Comp. Plan apply broadly to all development.

The Comp. Plan serves as the policy basis for land use regulations in the Land Use Code including regulations for voluntary affordable and workforce housing incentive programs. The Comp. Plan may be amended by ordinance no more frequently than annually. Major amendments and updates to the Comp. Plan occur every 10 years. The next significant update to the Comp. Plan will occur in 2011.

Generally, outside of the 10 year update, the goals and objectives of the Comprehensive Plan as they relate to housing affordability are not regularly assessed. The Housing Element Appendix to the Comp. Plan does characterize projected affordable housing need. However, that characterization primarily relies on somewhat dated data from the 2000 decennial census.

Committee to End Homelessness in King County's Ten Year Plan (10-year Plan)

The 10-year Plan represents an agreement between partners in King County to strive to eliminate homelessness. This includes providing 9000 units for homeless housing in King County by 2015. The 10-year Plan originates in a federal initiative to end homelessness by creating local government and non-profit partnerships. The initiative is spearheaded at the federal level by the Interagency Council on Homelessness. The 10-year Plan is administered by King County and is overseen by a governing board. Seattle is represented on the governing board by Mayor Nickels and Councilmember Burgess.

Seattle's financial participation in the 10-year Plan includes funding homeless housing through a variety of different program areas including programs funded through the 2002 housing levy. Seattle's 2009 allocation to the 10-year Plan is approximately \$41 million out of a total from all partners of \$300 million.

Attachment A
Housing Programs and Income Levels Served

	Rental	Homeownership
120% AMI (\$68,400)		<ul style="list-style-type: none"> Seattle Homes Within Reach—Multifamily Property Tax Exemption (2 bedroom units and larger)
100% AMI (\$57,000)		<ul style="list-style-type: none"> Downtown Residential Bonus Program Seattle Homes Within Reach—Multifamily Property Tax Exemption (Studio & 1 bedroom units)
90% AMI (\$51,300)	<ul style="list-style-type: none"> Seattle Homes Within Reach—Multifamily Property Tax Exemption (2 bedroom units and larger) 	
80% AMI (\$43,050)	<ul style="list-style-type: none"> Levy Rental Preservation & Production Program Levy Neighborhood Housing Opportunity Program HOME/CDBG Rental Preservation & Production HomeWise Weatherization Downtown Residential & Commercial Bonus Programs Seattle Homes Within Reach—Multifamily Property Tax Exemption (Studio & 1 bedroom units) 	<ul style="list-style-type: none"> Levy Homeownership Program Levy Neighborhood Housing Opportunity Program HOME Downpayment Assistance CDBG Homebuyer Education & Counseling HomeWise Homeowner Rehabilitation HomeWise Weatherization Downtown Residential Bonus Program
50% AMI (\$28,500)	<ul style="list-style-type: none"> Levy Rental Preservation & Production Program Levy Neighborhood Housing Opportunity Program HOME/CDBG Rental Preservation & Production HomeWise Weatherization Downtown Transferable Development Rights (TDR) Program Downtown Residential & Commercial Bonus Programs 	<ul style="list-style-type: none"> CDBG Senior Services Minor Home Repair Program HomeWise Homeowner Rehabilitation HomeWise Weatherization
30% AMI (\$17,100)	<ul style="list-style-type: none"> Levy Rental Preservation & Production Program Levy Neighborhood Housing Opportunity Program Levy Levy Operating & Maintenance Program Levy Rental Assistance HOME/CDBG Rental Preservation & Production HOME Rent Stabilization HomeWise Weatherization Downtown Transferable Development Rights (TDR) Program Downtown Commercial Bonus Program 	<ul style="list-style-type: none"> CDBG Senior Services Minor Home Repair Program HomeWise Homeowner Rehabilitation HomeWise Weatherization

* Income limits are for 1 person households, based on 2008 HUD median family income.

Source: 2009 – 2012 Consolidated Plan for Housing and Community Development – Housing Element