

Affordable Housing Issue Brief

Outline

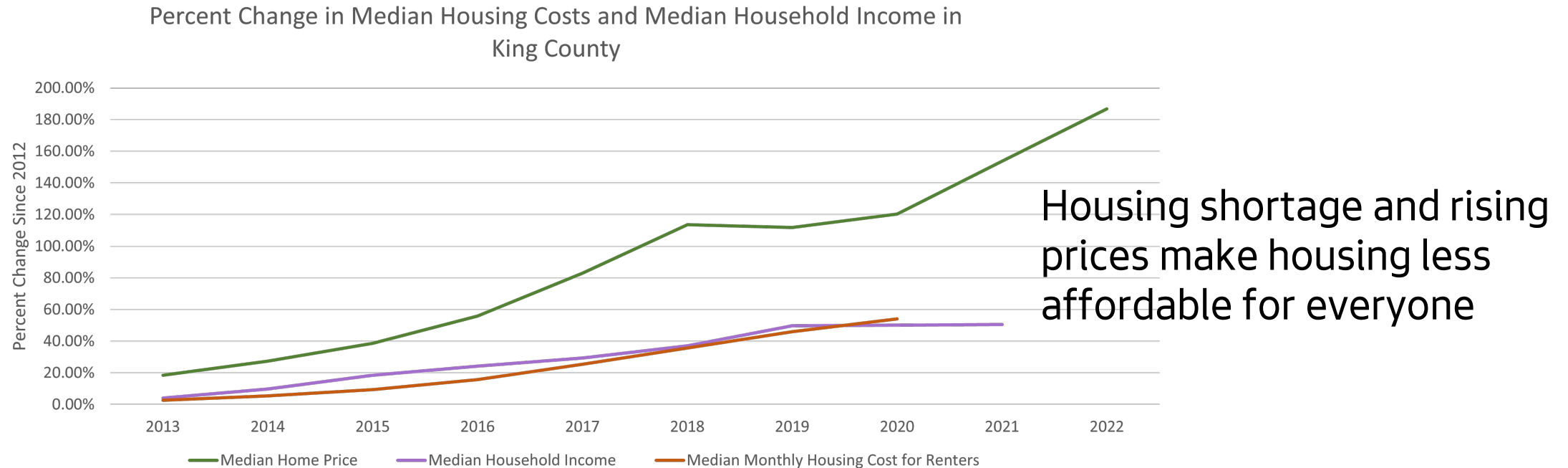
- Introduction
- Exploring the Affordable Housing Gap
- Opportunities for the Comprehensive Plan Major Update
- Appendix 1: Seattle's Existing Programs and Initiatives to Support Affordable Housing
- Appendix 2: Maps and Supporting Graphics

Introduction

- Part of a series of issue briefs
- Variety of ways to interpret affordable housing but this brief focuses on subsidized affordable housing with funding from City of Seattle
- Seattle is working hard to provide affordable housing, but the need is enormous
- Addressing barriers and leveraging resources to advance affordable housing must be a priority of the Comprehensive Plan Major Update

Exploring the Affordable Housing Gap

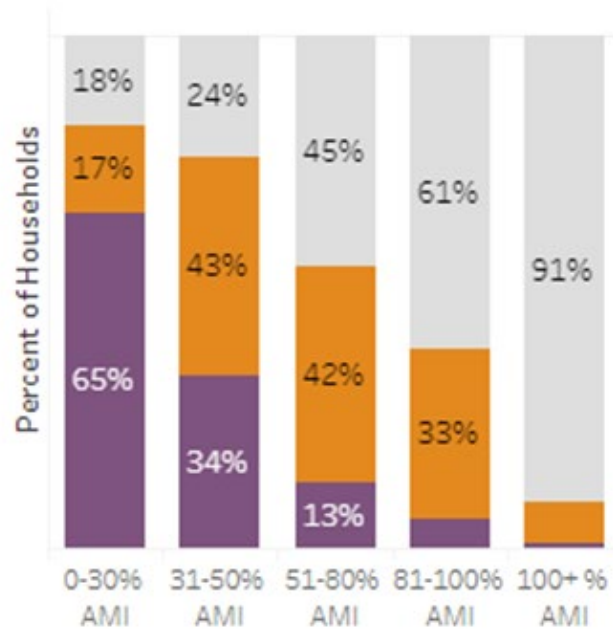
Limitations of the housing market



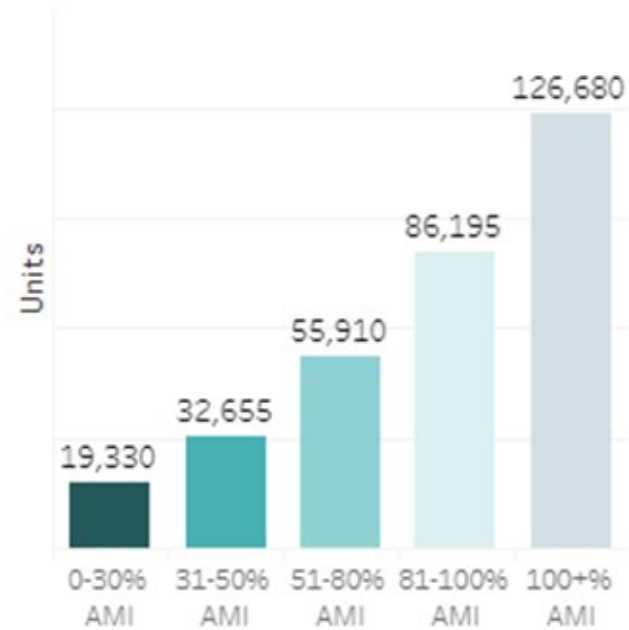
Exploring the Affordable Housing Gap

Limitations of the housing market

Cost Burden, by Household Income (2017)



Total Housing Units (2017)



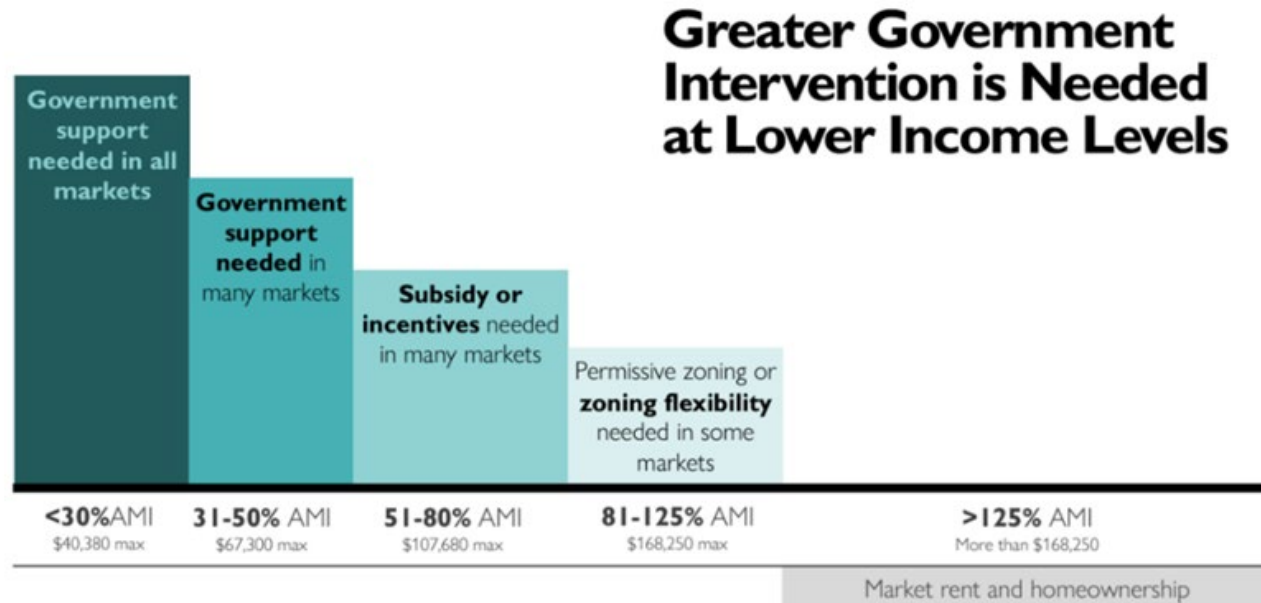
Cost Burden Level



Particularly large gap for households making 0-30% AMI

Exploring the Affordable Housing Gap

Limitations of the housing market



Market alone will not meet needs of the lowest income households

Footnote: AMI totals are calculated using the 2022 HUD Median Family Income for the Seattle-Bellevue WA HUD Metro FMR Area, then multiplying that by the AMI percentages shown. Totals are similar to the 4- person household HUD Section 8 Limits, which are only available up to 80% AMI, but may have small differences due to additional adjustments HUD uses to calculate exact limits.

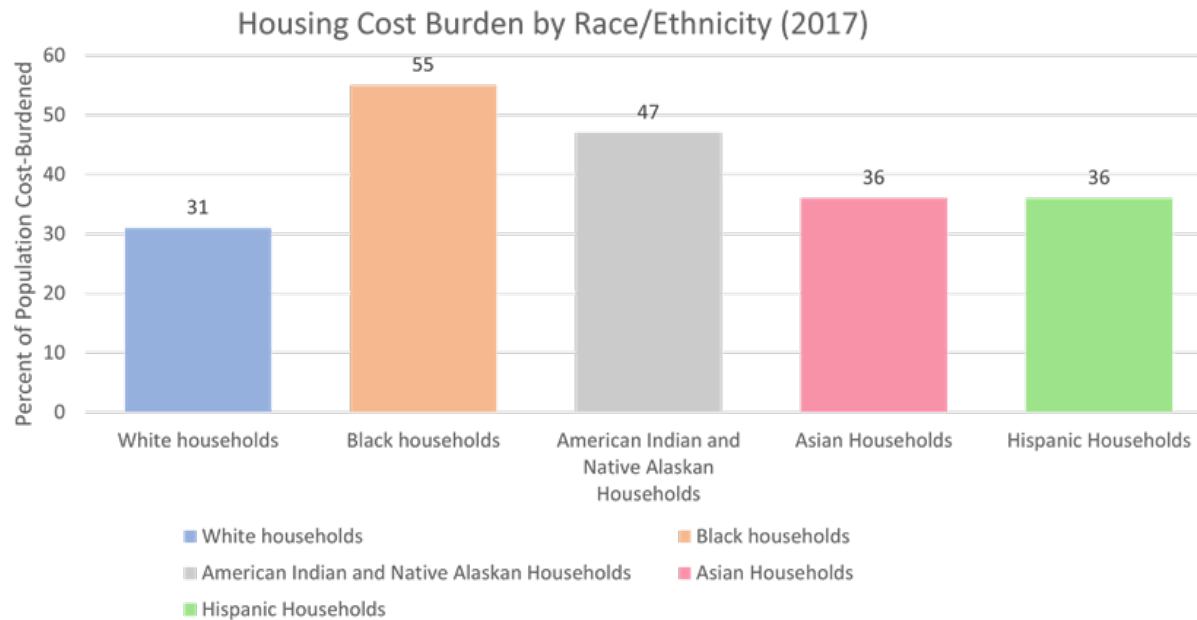
Exploring the Affordable Housing Gap

Subsidized affordable housing in Seattle and Regional affordability challenges

- Seattle has a long history of supporting affordable housing
- City has many initiatives in place but cannot keep up with level of need
- Seattle's housing crisis is related to regional challenges
- City will need to work with regional partners while also tailoring strategies to specific needs of Seattle communities

Exploring the Affordable Housing Gap

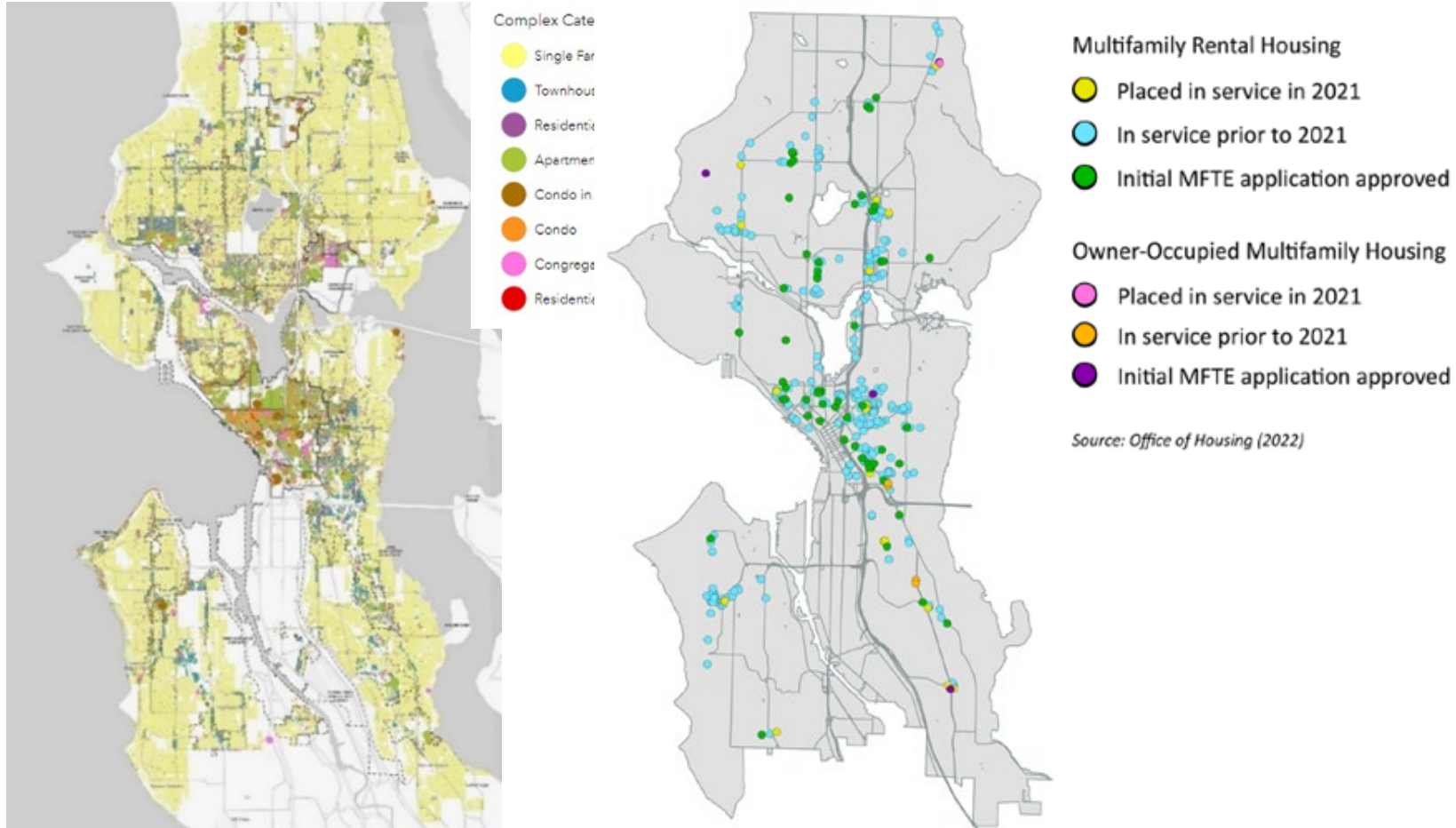
Limited access to homeownership and disparate impacts for BIPOC communities



- BIPOC households have been excluded from homeownership and its wealth-building opportunities
- Renter households of color are more likely to be cost-burdened
- Seattle needs to create additional affordable homeownership opportunities with a specific focus on BIPOC households

Exploring the Affordable Housing Gap

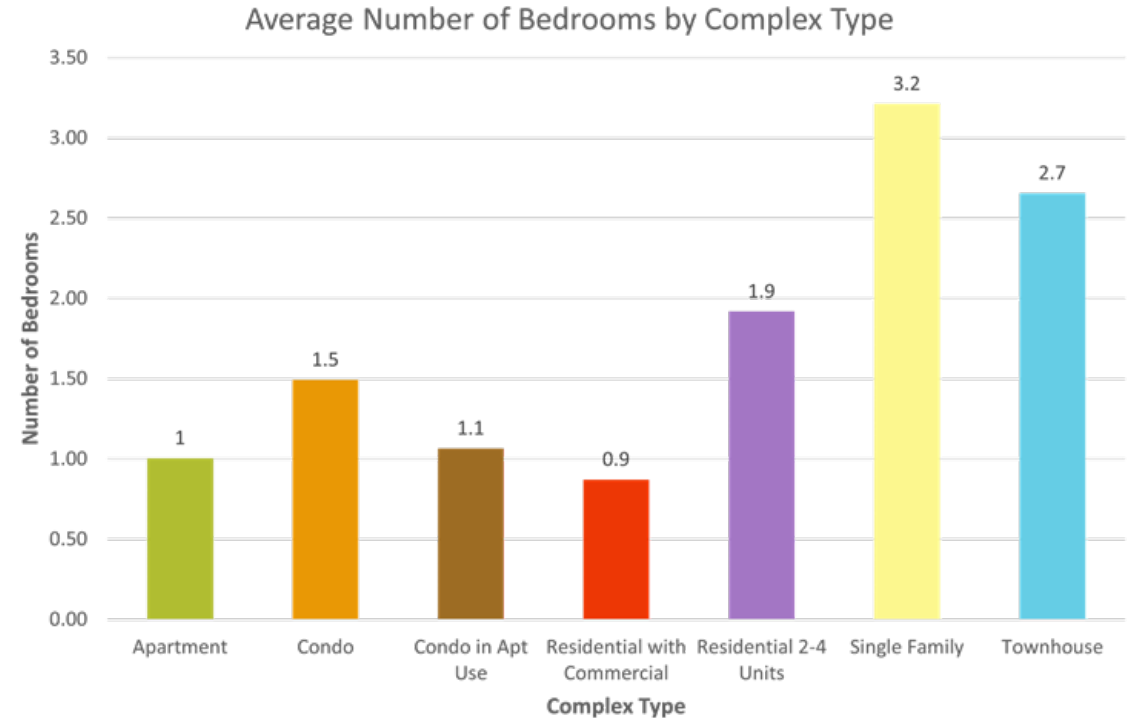
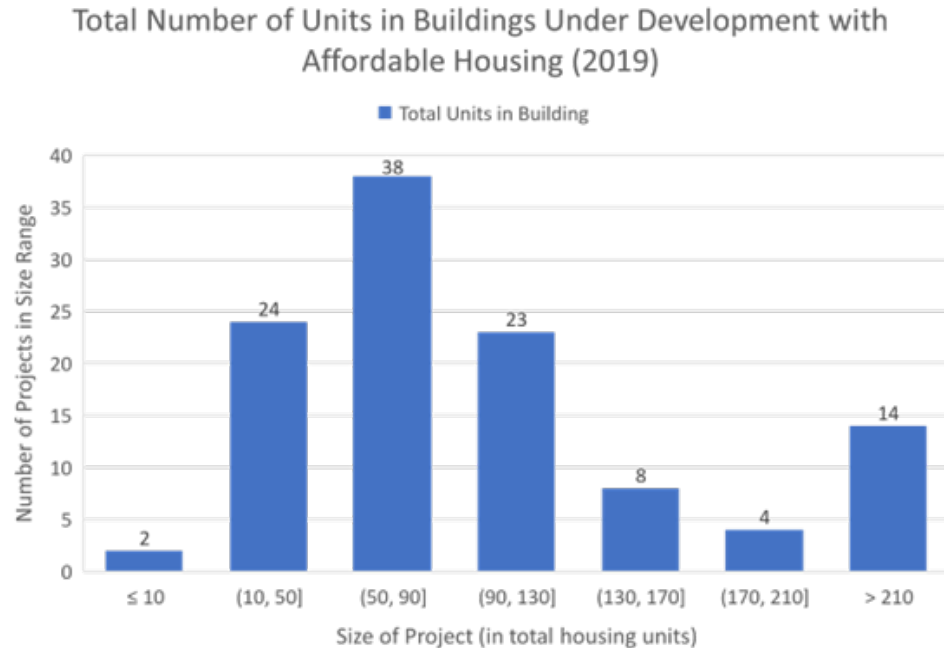
Affordable housing and land use



Current land use strategy limits where affordable housing can be placed and blocks access to well-resourced neighborhoods for low-income families

Exploring the Affordable Housing Gap

Affordable housing and land use



Existing policies do not support enough housing, small to medium sized affordable projects, or family-sized housing

Opportunities for the Comprehensive Plan Major Update

- Utilize a targeted community engagement approach during the Comprehensive Plan update process to gain a deeper understanding of how communities most disproportionately impacted by the affordable housing crisis and housing cost burden would like to see regional housing strategies applied locally.
- Analyze and provide sufficient land capacity to accommodate Seattle's share of housing needs, including determining what housing types best support each level of affordability.
- Consider how the growth strategy and housing policies can be altered to better support the production and preservation of subsidized housing for very low-income households.

Opportunities for the Comprehensive Plan Major Update

- Conduct an analysis of existing affordable housing programs citywide and determine where there are opportunities within the Comprehensive Plan major update to strengthen and better support existing programs.
- Find explicit ways to repair harms experienced by BIPOC communities due to a lack of access to affordable housing over time. (Links to sources to build from)
- Assess how current housing options in Seattle are serving the needs of households looking for affordable family-sized housing, inter-generational housing, and housing with accommodations for the elderly and for people with disabilities.

Appendix 1 & 2

- Appendix 1
 - List of funding, programs, and legislation that supports affordable housing in Seattle with brief descriptions of each and links to relevant websites
- Appendix 2
 - Maps and charts described in the paper at a larger size for reference

Individual Review Time

5 Minutes....

