

EXHIBIT J

Seattle 2035

Comprehensive Plan

Managing Growth to Become an
Equitable and Sustainable City
2015-2035

November 2017



- H 1.2** Promote a diverse and inclusive city through housing programs that serve lower-income households.
- H 1.3** Work to overcome historical patterns of segregation, promote fair housing choices, and foster inclusive communities that are free from discrimination through actions, such as affirmative marketing and fair housing education and enforcement.
- H 1.4** Remove barriers that prevent lower-income households from using rental assistance throughout Seattle, particularly in areas with **frequent transit**, schools, parks, and other amenities.
- H 1.5** Identify and remove, in coordination with other jurisdictions in the region, potential barriers to stable housing for individuals and families, such as housing screening practices that do not align with all applicable federal, state, and local laws in their use of criminal and civil records and that perpetuate disparate impacts of our criminal justice system and other institutions.
- H 1.6** Work to decrease disparities in homeownership by race and ethnicity.
- H 1.7** Support the development and preservation of affordable housing in areas with a high risk of displacement through tools and actions such as land banking, public or non-profit acquisition of affordable buildings, and new affordable and mixed-income development.

Supply of Housing

Discussion

Seattle is a fast-growing city, and as the population increases, demand for housing will continue to increase as well. The City is planning for seventy thousand new housing units by 2035. The majority of new housing is planned for **urban centers** and villages. These are the areas where investments in transportation, **open space**, and services are planned or have already been made. Record levels of housing development in the last few years have not been enough to keep up with the demand for housing that is caused by rapid economic growth. That inability of the market to meet demand has contributed to rising rents in Seattle.

In 2013, The City Council undertook a review of the city's affordable housing incentive programs. The Council commissioned reports on national best practices and new strategies to increase housing affordability in Seattle. In 2014, The Council and Mayor jointly convened the Seattle Housing Affordability and Livability Agenda (HALA) Advisory Committee. In 2015, the mayor and Council approved the Seattle Housing Affordability and **Livability** Agenda (HALA). The HALA contains sixty-five recommendations for how Seattle can accommodate more housing. It includes steps that will help both for-profit and nonprofit housing developers build and preserve affordable housing. The HALA outlines a road map to build or

preserve fifty thousand housing units over the next ten years, including twenty thousand units of rent/income-restricted housing.

In 2016, the City published a report titled Growth and Equity. That report compiles data about several economic and demographic factors that help identify places in the city where residents, especially people of color and low-income residents, could be at risk of displacement or where there is less access to employment and other opportunities. As housing development continues, the City will promote policies that limit displacement, stabilize marginalized populations in their communities, and encourage a net increase in affordable housing over time.

GOAL

H G2 Help meet current and projected regional housing needs of all economic and demographic groups by increasing Seattle's housing supply.

POLICIES

H 2.1 Allow and promote innovative and nontraditional housing design and construction types to accommodate residential growth.

H 2.2 Identify publicly owned sites suitable for housing and prioritize use of sites, where appropriate, for rent/income-restricted housing for lower-income households.

H 2.3 Consider **Land Use Code** and Building Code regulations that allow for flexible reuse of existing structures in order to maintain or increase housing supply, while maintaining life-safety standards.

H 2.4 Encourage use of vacant or underdeveloped land for housing and **mixed-use** development, and promote turning vacant housing back into safe places to live.

H 2.5 Monitor the supply of housing and encourage the replacement of housing that is demolished or converted to nonresidential or higher-cost residential use.

H 2.6 Seek to identify affordable housing at risk of demolition and work to mitigate the displacement of residents ahead of planned upzones.

H 2.7 Evaluate the City's efforts to mitigate displacement of affordable housing.

Diversity of Housing

Discussion

Seattle needs a greater variety of housing types and a wider spectrum of affordability. Seattle's high housing costs are making it increasingly difficult for many households to live