

Christy Tobin-Presser

From: City of Seattle Public Records Request Center <seattle@mycusthelp.net>
Sent: Tuesday, March 21, 2017 8:53 PM
To: Christy Tobin-Presser
Subject: Mayor's Office :: C011283-032117

Dear Christine Tobin-Presser,

Welcome to the City of Seattle Public Records Request Center (PRRC). Your request was received on March 21, 2017 and is appended below.

The reference number for this request is C011283-032117. You will see this number in the title of any communications about this request.

You will hear from a Public Disclosure Officer within five business days regarding the status of your request.

Please visit the City of Seattle Public Records Request Center where you can manage your profile and access your request. Your login ID is: ctobin@bskd.com

If a Public Disclosure Officer submitted your public disclosure request into the PRRC on your behalf, please login and complete your new user account by following these steps:

- o Access the Public Records Request Center
- o Select 'Forgot my Password'
- o Enter your 'Login ID' (email address)
- o A temporary password will be sent to you via email
- o Login with the temporary password
- o You will be asked to create a new password

You may now visit the PRRC 'My Records Request Center' anytime!

Request C011283-032117:

"This records request relates to the Comprehensive Plan Meeting at the West Seattle Senior Center on November 12, 2015 (the "Meeting"). Information reflecting how notice of the Meeting was provided to West Seattle residents. Any notes, minutes or summaries prepared by City staff attending the Meeting. Any materials provided to attendees at the Meeting relating to HALA or MHA. Any information provided to attendees of the Meeting with respect to proposed rezoning of single family neighborhoods. Any written comments provided by attendees of the Meeting and/or notes relating to any oral comments. Information regarding the number of attendees and, to the extent you are legally able to provide, the identity of the attendees."

Welcome...

...to the Draft Plan Open House!

What is Seattle 2035?

Seattle 2035 is a citywide conversation about how Seattle grows over the next 20 years. The City is updating Seattle's Comprehensive Plan to shape growth in a way that builds on our strength and character as a city.

What's Happening Tonight?

Over the last two years, we've heard about issues important to you and ideas you want us to consider. We also worked with many city departments to explore best practices and strengthened our commitment to draft an equitable plan for Seattle's future. This Open House continues this important collaboration. We released a Draft Plan in July, and want to know what you think.

Your input will help us identify changes for the next draft- the Mayor's Recommended Plan.

Let's get started...

1. Sign In, get a Handout & Survey
2. Visit some stations & weigh in on Key Proposals
3. Pick up some refreshments and grab a seat-presentation
4. Visit more stations
5. Before you leave, fill-out and return your survey

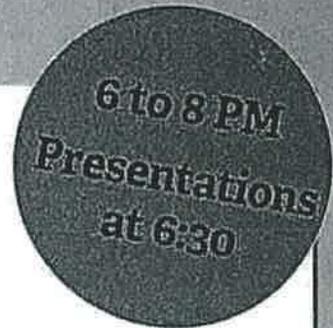


EXHIBIT Q

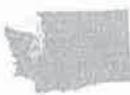


Seattle is at the center of a dynamic and growing region

The population of the Puget Sound region is expected to exceed 5 million by 2040. Over the next 20 years, Seattle expects to welcome a significant share of the region's growth.

Seattle's Comprehensive Plan contains goals and policies to guide future growth and decisions in a manner that reflects the City's core values and enhances the quality of life for all.



 <p>The State Growth Management Act (GMA) requires cities and counties to prepare Comprehensive Plans and update them regularly. The GMA's goals include reducing sprawl, protecting our agricultural and natural lands, and directing growth to areas that already have urban services.</p>	 <p>The Puget Sound Regional Council (PSRC) is the regional growth management organization. Vision 2040, PSRC's growth management strategy, calls for concentrating population and job growth in designated centers and for using high-capacity transit to connect these centers. This framework is reflected in this Draft Plan.</p>	 <p>King County's Growth Management Planning Council develops the twenty-year housing and job-growth targets for all King County jurisdictions. These policies address the need for affordable housing, local action to address climate change, and growing in ways that contributes to positive health impacts for residents.</p>
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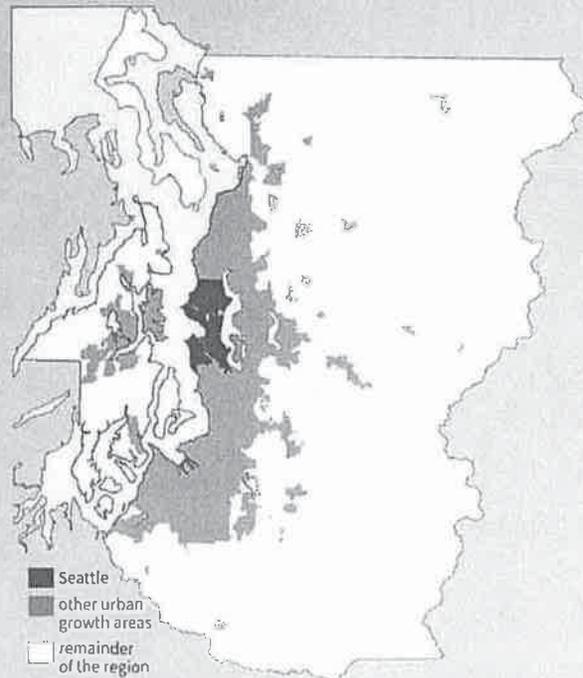
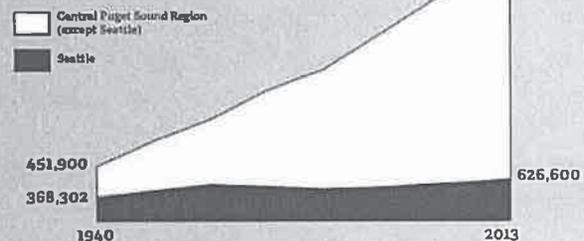
What is Seattle's Comprehensive Plan?

Our Comprehensive Plan is a 20-year vision and handbook for Seattle's future. It guides decisions that influence how Seattle grows and welcomes 120,000 more people and 115,000 jobs.

- First adopted in 1994 and last updated in 2004
- Part of a regional planning strategy guided by the 1990 Washington State Growth Management Act (GMA)
- Developed after years of analysis and community participation
- Provides guidance on:
 - Improvements to our transportation system: infrastructure to improve safety and make it easier for pedestrians, bicycles, transit, cars, and trucks to move around the city
 - Investments in utilities, parks, libraries, and other services and urban amenities
 - Where changes or more planning may be needed to improve our zoning and other development policies

While Seattle has grown a lot, the rest of our region has grown even more

1940-2013 Population



Four Core Values

We envision Seattle as a city where growth benefits and increases opportunities for all residents while offering ways to enhance and preserve our natural environment. Four core values guide the goals and policies in the Draft Plan.

1. Race and Social Equity

We need to address displacement and the unequal distribution of opportunities to sustain a diverse Seattle. The Draft Plan promotes equitable access to housing, jobs, education, parks, community centers, and healthy food.

2. Environmental Stewardship

Seattle protects rural areas, forests, and green spaces in the city by taking on a significant share of the region's growth and concentrating that growth in urban villages. The City is committed to become carbon neutral by 2050. The Draft Plan calls for development that makes biking, walking, and transit viable options, so people can be less car reliant.

3. Economic Opportunity and Security

Jobs and livable wages create opportunity and stability in Seattle's communities. The Draft Plan includes policies that help the City accommodate and direct employment growth. It also addresses the education and skills residents need to fill the new jobs in Seattle.

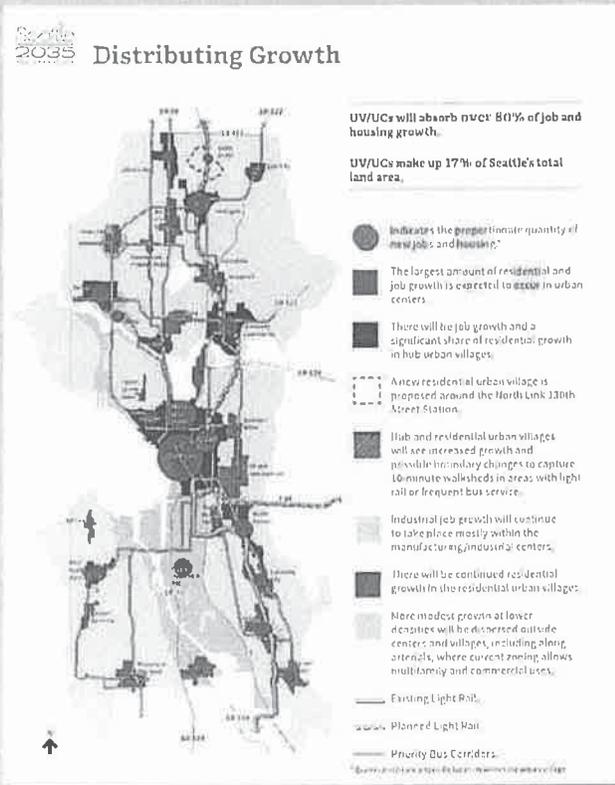
4. Community

As Seattle grows and becomes more diverse, the Draft Plan encourages more public participation in decisions affecting all aspects of City policies.



Urban Village Strategy

The foundation of Seattle's Comprehensive Plan is the Urban Village Strategy.



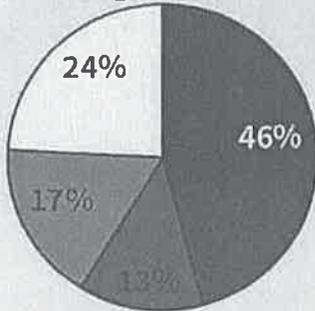
Urban Centers (UCs) Urban Centers contain the highest density of jobs and housing. They are regional centers and neighborhoods, such as Downtown, Uptown, South Lake Union, University Community, First Hill/Capitol Hill and Northgate.

Manufacturing/Industrial Centers (MICs) These are the two well-established regional centers for retaining and attracting jobs in a diversified economy.

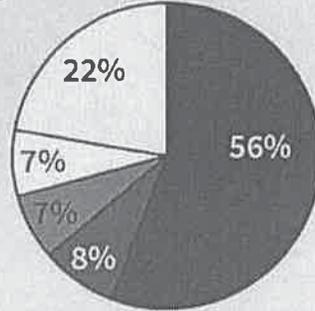
Hub Urban Villages (HUVs) Hub Urban Villages offer a balance of housing and employment. They provide a mix of goods, services, and employment for their residents and surrounding neighborhoods.

Residential Urban Villages (RUVs) Residential Urban Villages provide goods and services for residents and surrounding communities, but generally there isn't a concentration of employment.

housing units



jobs



We have grown by more than 70,000 housing units and 87,000 jobs since the Comprehensive Plan was adopted in 1994. These charts show how growth has been distributed over the past twenty years.

Plan Elements



GROWTH STRATEGY

Our goals and policies guide growth (new housing and jobs) to regionally designated urban centers and manufacturing/industrial centers, and locally designated urban villages.



LAND USE

Choices for how we plan and use Seattle's limited supply of land are identified in this element. As Seattle grows and changes, goals and policies in the Land Use element provide broad direction for these decisions.



TRANSPORTATION

Transportation systems will respond to travel demands, economic needs, development patterns, and changing lifestyles. Seattle will continue to work with regional transportation agencies to move people within the city and the region.



HOUSING

Our goals and policies support creating housing choices to meet a diversity of needs at various affordability levels. They support the local character of residential neighborhoods even while the city grows and changes.



CAPITAL FACILITIES

City government investments are an expression of our common priorities. Goals and policies provide direction toward managing capital resources to serve our growing population.



UTILITIES

Our utility infrastructure must keep pace with development to serve the needs of residences, businesses, and all of the activities that take place in our city. Goals and policies focus on service delivery, resource management, facility siting and design, right-of-way coordination and relationships with other public and private utilities.



ECONOMIC DEVELOPMENT

Economic goals and policies aim to strengthen local business districts within the regional economy, attract new businesses, create a climate that is friendly to workforce development, and support new economic sectors at all scales.



ENVIRONMENT

Seattle is part of a larger environmental ecosystem and all our choices for public and private land and activities affect the environment. Goals and policies are intended to protect and improve the function of our natural environment and address global environmental challenges.



PARKS AND OPEN SPACE

Seattle's parks system is one of the best in the nation. Our city is growing within a limited geography, so we must find new ways to create public spaces and serve the recreation needs for our changing population.



ARTS AND CULTURE

Part of what makes Seattle great is our appreciation for arts and culture. These goals and strategies support the expansion of cultural venues, activities, and the arts as Seattle expands.



COMMUNITY WELL-BEING

Seattle is an interconnected web of communities, cultures, organizations, and activities. Goals and policies focus on human relationships, educational opportunities, health care, public safety, and cultural diversity.



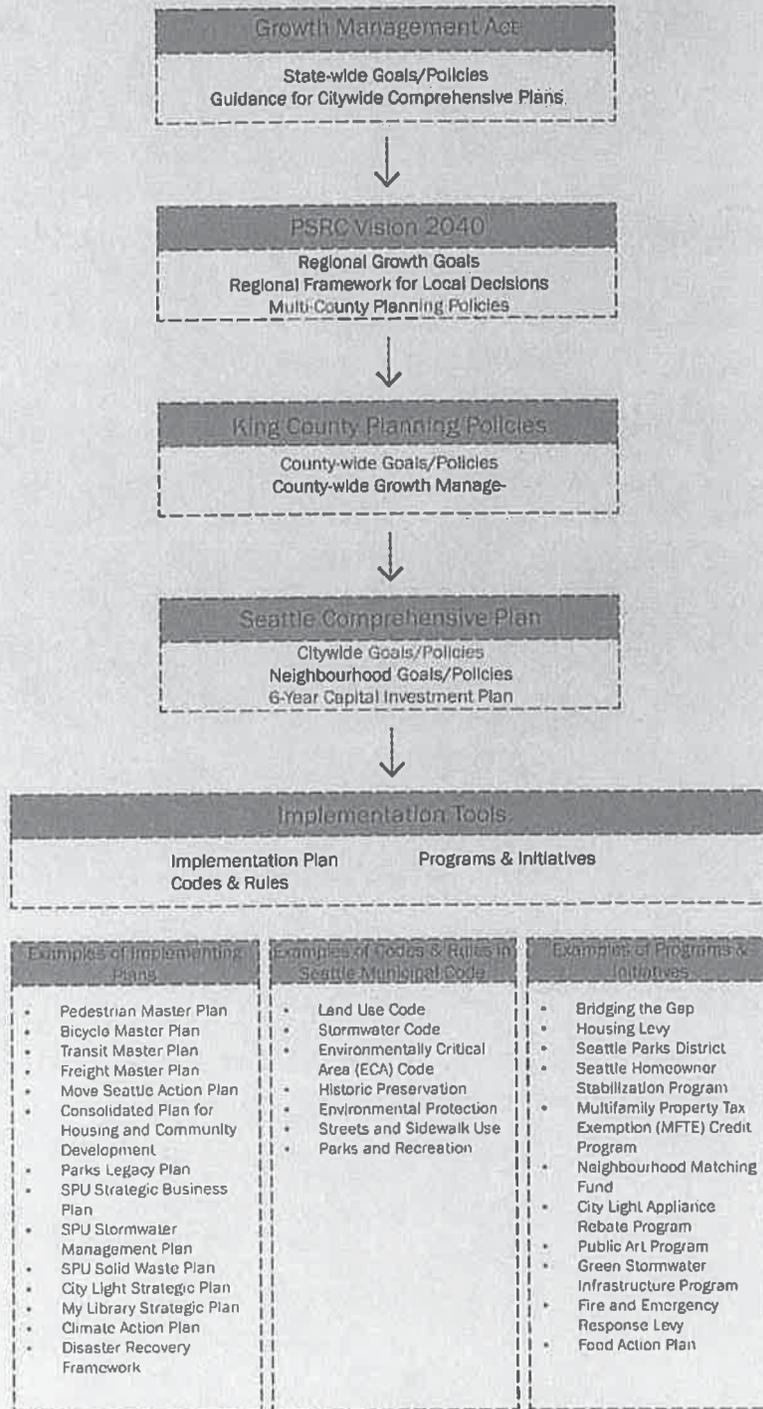
NEIGHBORHOOD PLANNING

Neighborhood planning is a way to make the Comprehensive Plan relevant at a local level and to reflect the history, character, and vision of the local community. Changes to citywide neighborhood goals and policies focus on planning priorities, community outreach, consistency with citywide policy, and using plans to guide City investments. No changes are proposed to specific neighborhood plans.

The following elements are also part of the Plan but are not part of the update:

- Container Port
- Shoreline Management
- Adopted Neighborhood Plans

Relationship to Other Plans



10 Key Proposals



GROWTH STRATEGY

Guide more growth to areas within a 10-minute walk of frequent transit.



TRANSPORTATION

Accommodate six key functions in the public right-of-way: mobility, access for people, access for commerce, activation, greening and parking.



GROWTH STRATEGY

Estimate, monitor and report on growth and change citywide and in urban villages.



LAND USE

Designate a Stadium District on the Future Land Use Map, an area around the professional stadiums, where housing and hotels would be permitted while protecting freight mobility.



LAND USE

Create a Future Land Use Map that clearly communicates future development in urban villages, and provides more flexibility in changing between commercial, mixed-use, and residential development activities within urban villages.



HOUSING

Increase the diversity of housing types in lower density residential zones, including single family zones.



HOUSING & ECONOMIC DEVELOPMENT

Minimize displacement of marginalized populations as Seattle grows.



PARKS AND OPEN SPACE

Set goals for parks and open space that focus on quality, equity, and proximity to jobs and residences.



NEIGHBORHOOD PLANNING

Update citywide neighborhood planning policies to reflect current practices.



COMMUNITY WELL-BEING

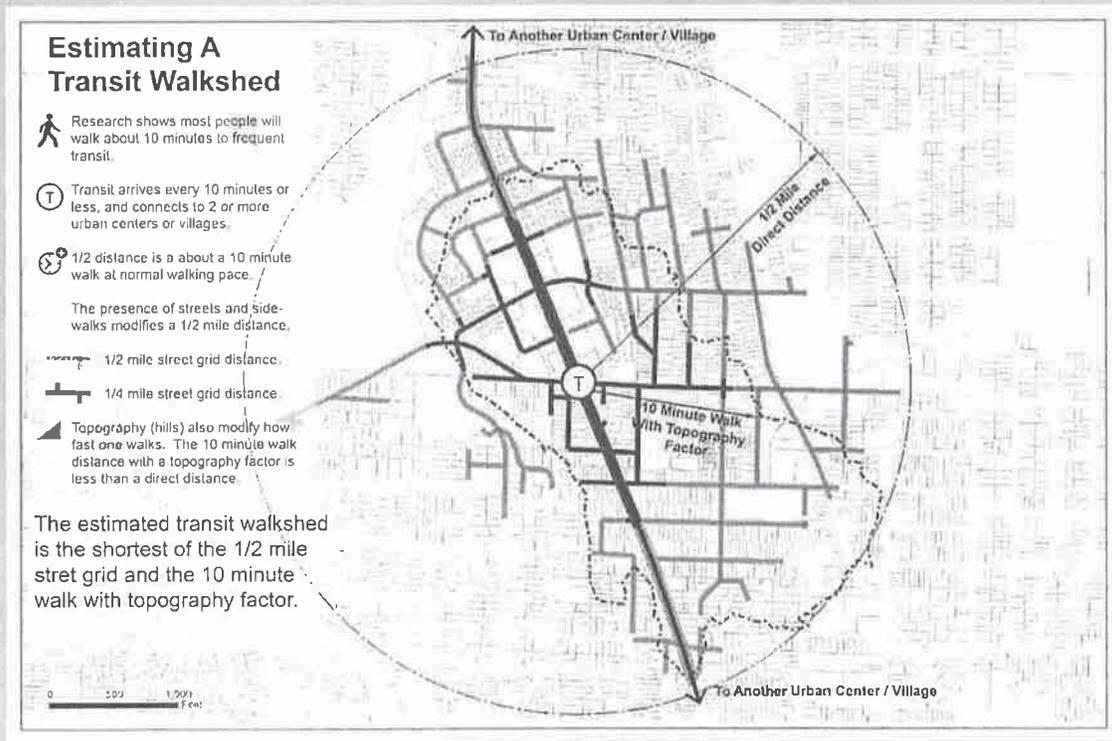
Plan for and locate schools to better serve Seattle's growing population.

1. Guide More Growth to Areas Within a 10-Minute Walk of Frequent Transit



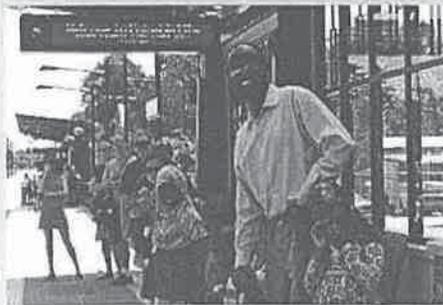
Growth Strategy

For the past twenty years, the City has guided new jobs and residences to urban centers and villages. While most future growth is planned for our densest urban centers, this Draft Plan also guides more growth to urban villages near frequent transit (a light rail station or a bus station with two or more bus lines serving multiple destinations). This pattern of future growth builds on past and future investments in transit. More people will be able to live in urban villages with easy access to transit.



What we're proposing:

- Expand boundaries of 12 urban villages to include the 10-minute walkshed around a frequent transit station.
- Establish a new urban village at the proposed light rail station at 130th Street.



"Growth should be guided to Multi Family Zoned areas. No need to rezone or upzone SF zoned neighborhoods at this point."

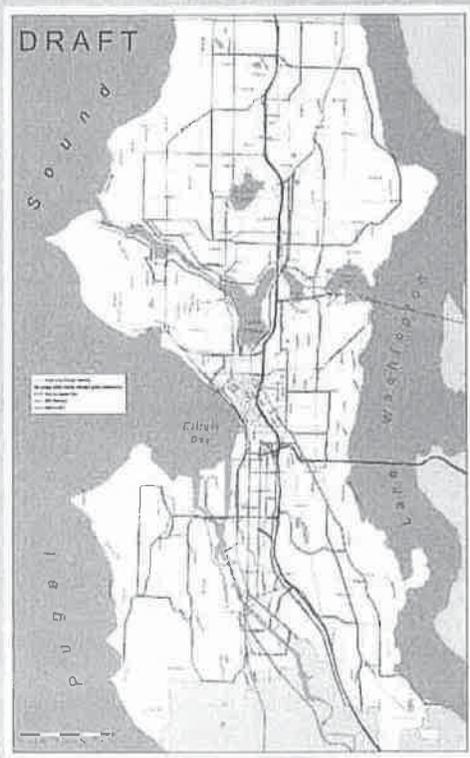
"Frequent, reliable transit service as well as short walks or bike rides to the stations and stops are imperative if we want people to consider leaving their cars behind."

2. Accommodate six key functions in the public right-of way: mobility, access for people, access for commerce, activation, greening and storage of vehicles.



Transportation

As the city grows, competing demands for space in the street right-of-way are increasing. Arterial streets often need to accommodate general purpose traffic, transit, pedestrian and bicycle facilities, on-street parking, and other needs. Our Comprehensive Plan could include a decision framework to help resolve difficult transportation priority conflicts within streets.



"If we don't count people who walk, bike, bus, we indicate we don't value them."



3. Estimate, Monitor and Report on Growth and Change Citywide and in Urban Villages



Growth Strategy

The Draft Plan proposes new ways to estimate, monitor and report on growth and change happening citywide and in urban centers and villages. Urban centers and villages have been successful at attracting growth overall.

What we're proposing:

- Estimate and monitor the # of housing units and # of jobs in regionally-designated Urban Centers
- Estimate and monitor % growth in Seattle's designated Hub and Residential Urban Villages
- Identify and monitor other indicators to measure the progress of Plan policies
- Report on residential growth quarterly, employment growth annually, and other indicators annually

Potential Indicators of Change in Seattle's Neighborhoods

- Income Equity – gap between persons of color and overall population
- High School Graduation rates by race
- Housing Affordability, especially for cost-burdened renter households
- Transportation Choices - trips by walking, biking, transit
- Recreational Opportunities - households with access to usable open space
- Crime Rate
- Childhood Obesity
- Greenhouse Gas Emissions – compared to 2008 levels
- Recycling - % waste recycled or composted
- Healthy Creeks – habitat conditions of major creeks

"While monitoring is OK, we need to maintain some degree of flexibility in the plan. I worry that monitoring will create rigidity, with unexpected results used to argue for a freeze."

How we'll report to you:



4. Designate a Stadium District on the Future Land Use Map Around the Professional Sports Stadiums



Land Use

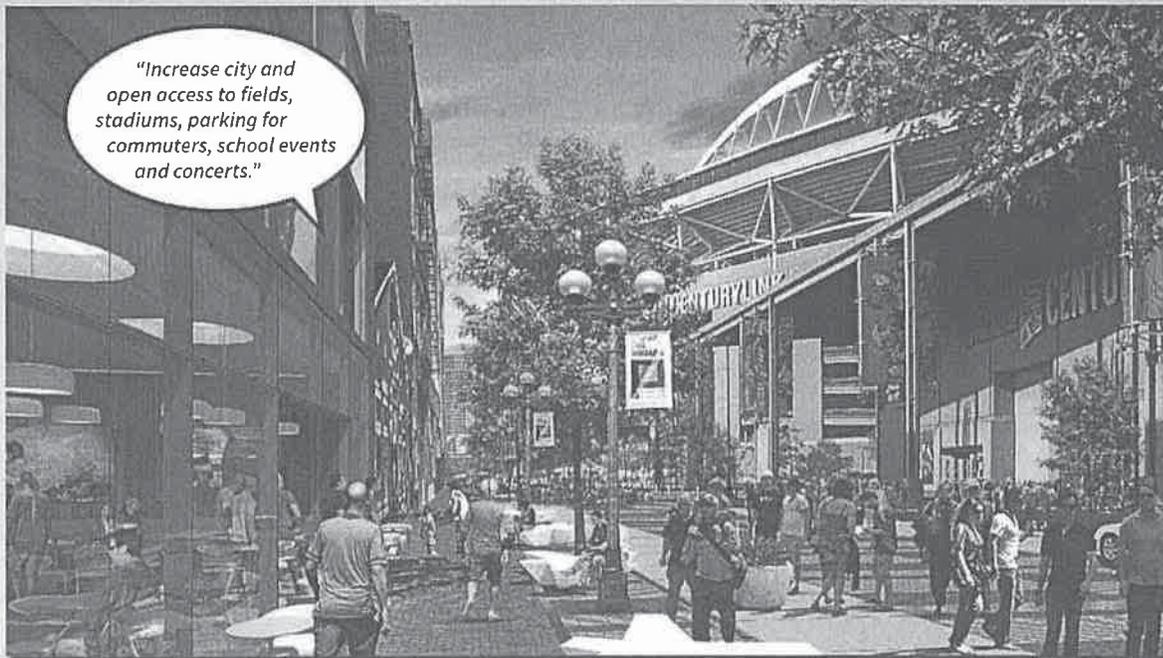
The Stadium District is a unique sports and entertainment district that includes a range of complementary uses, has businesses that are active both day and night, and capitalizes on the public investment in stadium infrastructure, while supporting the continued viability of industrial and cargo container operations in the Duwamish Manufacturing/Industrial Center.

What we're proposing:

- Design should reflect the character of historic development and encourage preservation of character buildings.
- Allow lodging uses within the Stadium District to accommodate visitors to stadiums and event centers.
- Continue to support the unique transportation operations of stadiums and event centers.
- Accommodate both event, and non-event activities.



Non-event time



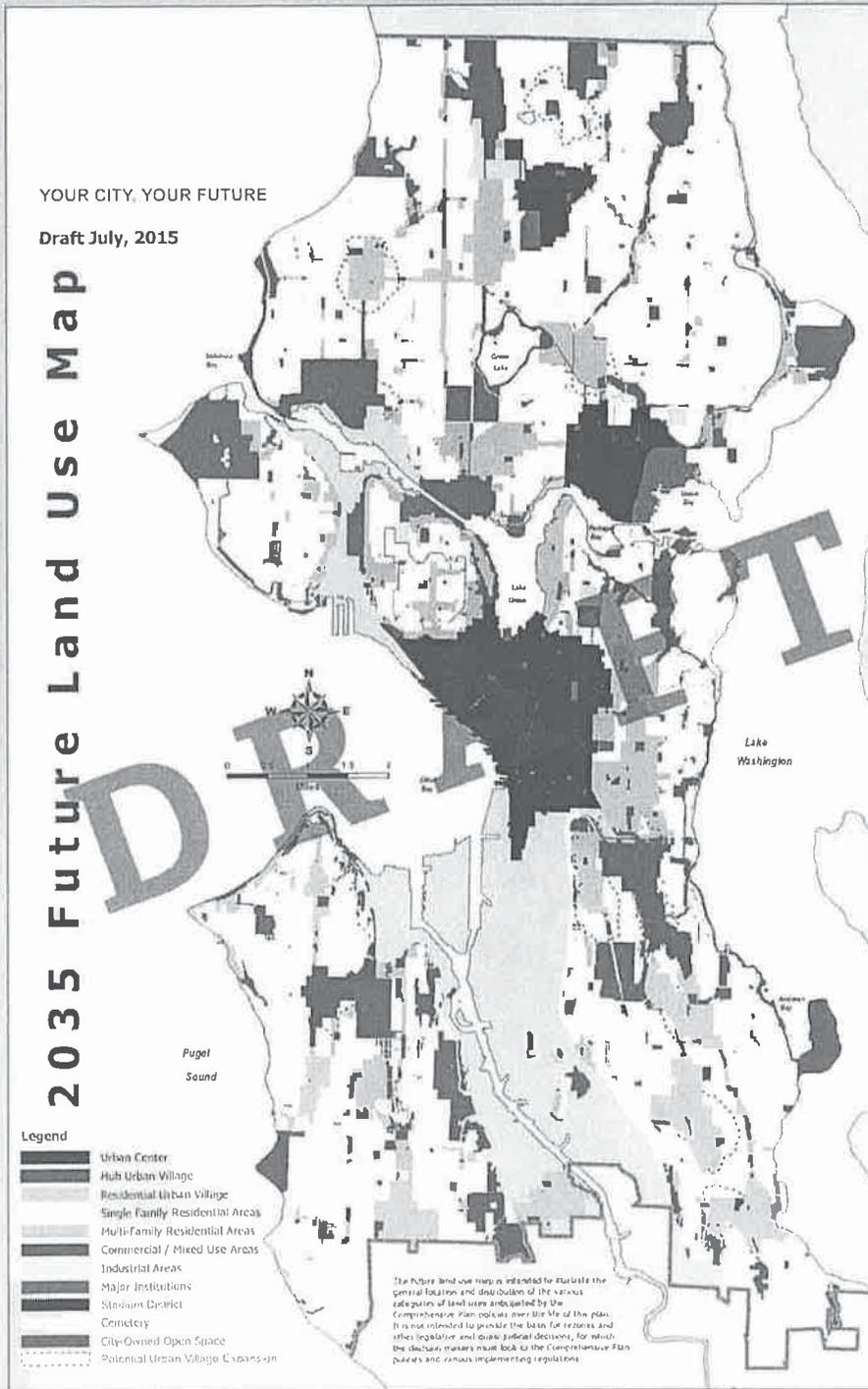
"Increase city and open access to fields, stadiums, parking for commuters, school events and concerts."

Event time

Draft Future Land Use Map



Land Use



6. Increase the Diversity of Housing Types in Lower Density Residential Zones in Urban Villages



Housing

The Draft Plan anticipates that the majority of new housing will be multi-family residences in urban centers and villages. This is consistent with the housing demand we have seen over the past two decades. Many households, particularly families with children, may choose to live in lower density neighborhoods close to parks, schools and family-friendly amenities. However, existing regulations restrict the variety of housing types in these areas.

What we're proposing:

- Remove duplicative single-family rezone criteria to simplify rezoning single-family parcels in urban villages.
- Encourage more accessory dwelling units and backyard cottages. Existing regulations are restrictive. Accessory units and backyard cottages comprised less than 2% of new units since 2005.
- At the edges of urban villages, encourage a transition in scale, height and bulk of buildings between higher-intensity and single-family areas. The transition area would allow low-rise housing types (duplexes, triplexes, cottage housing).

"Increasing density throughout the city instead of concentrating it in specific areas allows for a retention of pedestrian and neighborhood scale."

"Building higher and denser also means that the demand on roads, schools, and other services rises. Infrastructure improvements will have to be made and will not be cheap."



- 1** An elderly couple divides their home into a single level home with a rental apartment above.
- 2** A backyard garage becomes a home.
- 3** A large house is divided into two homes for two different families. These homes are more affordable than a single large house.

7. Minimize Displacement of Marginalized Populations and Small Businesses as Seattle Grows



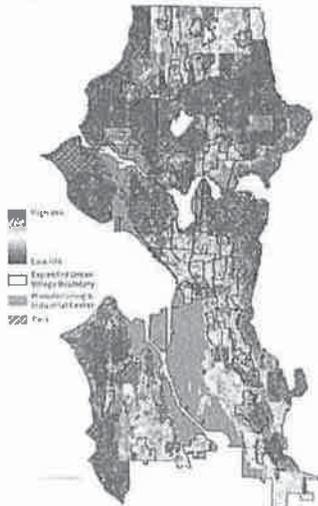
Housing & Economic Development

Displacement is the involuntary relocation of residents or businesses from their current location. Public investments in affordable housing in all neighborhoods can prevent displacement of low-income households, people of color and English language learners. New policies call for the City to monitor the potential for displacement and to implement strategies to address the impacts of physical or economic displacement.

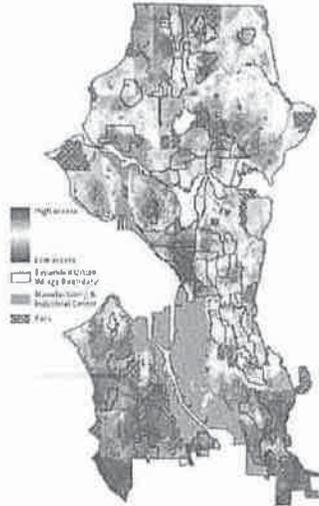
Is Seattle Equitable Today?

DPD examined demographic, economic, and physical factors to understand current displacement risk and access to opportunity. The findings, expressed as the Displacement Risk Index and the Access to Opportunity Index, show that disparities exist, leaving many marginalized populations at risk of displacement and without the means to succeed and thrive.

Displacement Risk Index



Access to Opportunity Index



What we're proposing:

- Monitor the potential for displacement
- Preserve existing affordable housing
- Increase the supply of affordable housing
- Reduce barriers to small business start-ups and strengthen existing small businesses



"As land assembly and large new buildings replace older stock, what works for small businesses is often lost. Code for design of ground level space should better address this."

8. Set Goals for Parks and Open Space that Focus on Quality, Equity, and Proximity to Jobs and Residences

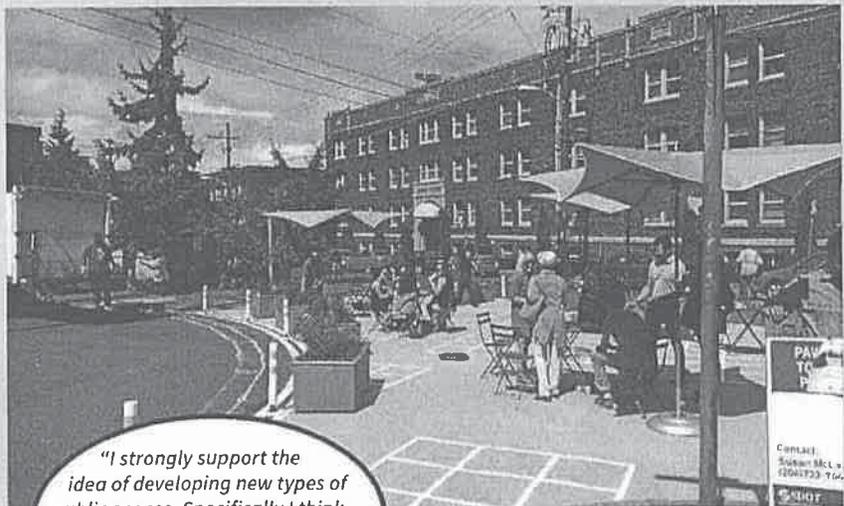


Parks and Open Space

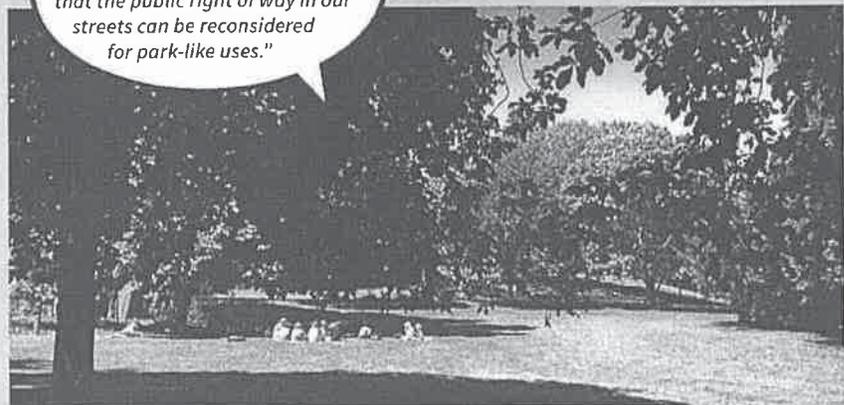
The existing Comprehensive Plan includes a goal of one acre of parkland per 100 residents. Over the coming twenty years, meeting this goal would require an additional 1,400 acres of parks, and the city has very little vacant land. Since 2000, the City has added 261 acres to the park system. Public feedback for the Parks Legacy Plan prioritizes improving existing parks with less emphasis on acquiring new park land. This Plan encourages the development of new goals that reflect today's priorities and challenges.

What we're proposing:

- Emphasize the distribution of parks land to serve Seattle residents, business workers and visitors.
- Emphasize higher-quality public spaces: better community access, high quality park designs, more efficient use of space, and programs to meet park users' needs.
- Less emphasis on quantitative goals, such as acres-per-person or per-household.
- Encourage the creation of other types of public spaces: park-like streets, public open spaces near new development, plazas, and place-making.
- Reconsider Parks and Open Space policies after Seattle Parks has completed its public planning process in 2016.



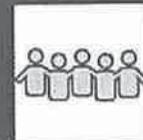
"I strongly support the idea of developing new types of public spaces. Specifically I think that the public right of way in our streets can be reconsidered for park-like uses."



"We need to increase quality and new types of open space AND continue acquiring new open space where there are still gaps and where growth is creating greater demand."



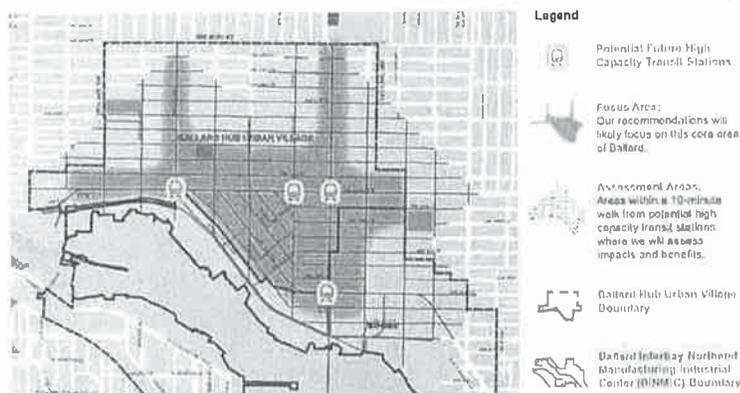
9. Update Citywide Neighborhood Planning Policies to Reflect Current Practices



Neighborhood Planning

The creation and inclusion of 33 neighborhood plans in the Comprehensive Plan nearly twenty years ago was unprecedented. Neighborhood plans helped the City make smarter decisions and better investments. Today, planning for neighborhoods has become strategic, with an emphasis on inclusive community engagement.

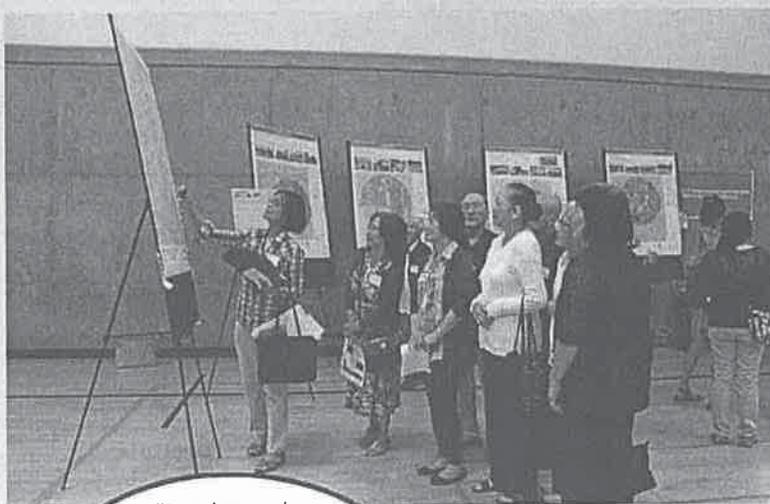
Ballard Urban Design Framework Focus Area Map



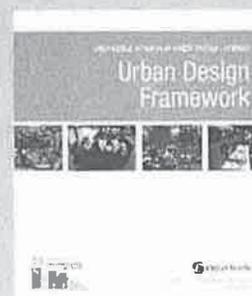
To sign up for updates visit: www.seattle.gov/updates/ballard Twitter #planballard

What we're proposing:

- New city-wide policies about the processes to create and update neighborhood plans.
- No changes to policies for individual neighborhoods.



"Any plan needs to have policy back it up to give it any teeth. If there is to be another planning effort, it should be coordinated with policy changes to make the effort worthwhile."



"I think that communities can and should come together for conversations around a vision for the community and wider community values. But when it comes to the more technical aspects of growth, I simply do not have the technical expertise."

10. Plan For and Locate Schools to Better Serve Seattle's Growing Population



Community Well-Being

After years of declining enrollment, the number of students in Seattle's public schools is increasing. Since 2010, it has grown by 1,000 students each year. New schools are being constructed, closed schools are reopening and portable classrooms are helping to fill the gap.

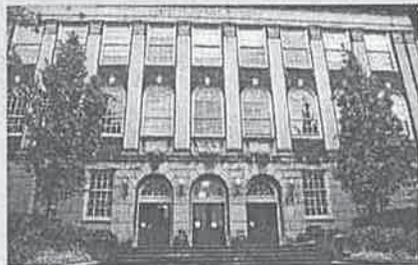
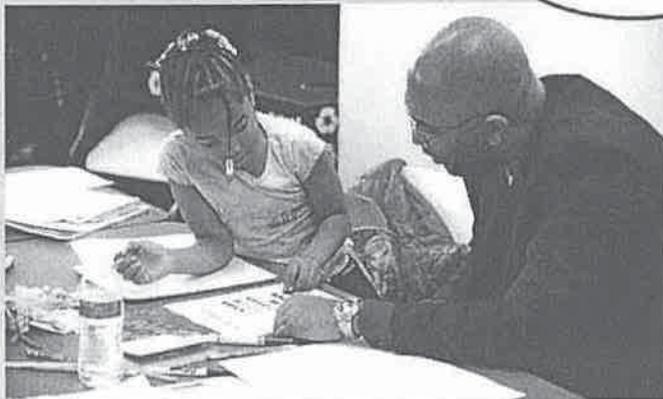
As more families with school age children choose to make Seattle their home, a higher level of coordination and planning between the City and Seattle Public School District is needed to ensure that school facilities meet the needs of Seattle's growing population.



"I didn't really understand how the Capital Facilities Element, as it exist right now, pertained to schools."



"Of COURSE plan more schools if we're expecting more children. Please site them where they are safe & comfortable to walk & ride bicycles to. Many schools now are fairly accessible."



Christy Tobin-Presser

From: City of Seattle Public Records Request Center <seattle@mycusthelp.net>
Sent: Monday, March 27, 2017 9:50 AM
To: Christy Tobin-Presser
Subject: Mayor's Office :: C011284-032117

--- Please respond above this line ---

03/27/2017

Dear Christine Tobin-Presser,

This acknowledges receipt of your public disclosure request C011284-032117 received on March 21, 2017 regarding:

The following records request relates to the Southwest District Council's December 2, 2015 Meeting attended by Robert Feldstein on behalf of the City (the "Meeting"). Information reflecting how notice of the Meeting was provided to West Seattle residents. Any notes, minutes or summaries prepared by Mr. Feldstein or other City staff attending the Meeting. Any materials provided to attendees at the Meeting relating to HALA or MHA. Any information provided to attendees of the Meeting with respect to proposed rezoning of single family neighborhoods. Any written comments provided by attendees of the Meeting and/or notes relating to any oral comments. Information regarding the number of attendees and, to the extent you are legally able to provide, the identity of the attendees.

Pursuant to RCW 42.56.520, this is notification that the City of Seattle has received your public disclosure request and needs additional time to respond. At this time, the City anticipates that it will be able to provide the requested records or a first installment of records on or about May 10, 2017.

Sincerely,

Stacy Irwin
Public Disclosure Advisor
Mayor's Office

To monitor the progress, update this request, make payments and download your responsive records please log into the [Public Records Request Center](#).

EXHIBIT R

From: [Stork, Samantha](#)
To: [Brand, Jesseca](#); [Feldstein, Robert](#)
Subject: RE: REMINDER: Southwest District Council Meeting - Tomorrow, Wed. December 2, 2015 (6:30 p.m.)
Date: Tuesday, December 01, 2015 3:02:04 PM
Attachments: [Southwest Meeting Information 12215.docx](#)

Hello Robert!

I can't remember if there is someone else that is also speaking, if so could you forward this?
Hope this helps. If you have feedback on it, let me know!

Thanks,
Sam

From: Brand, Jesseca
Sent: Tuesday, December 01, 2015 1:50 PM
To: Feldstein, Robert <Robert.Feldstein@seattle.gov>
Cc: Stork, Samantha <Samantha.Stork@seattle.gov>
Subject: FW: REMINDER: Southwest District Council Meeting - Tomorrow, Wed. December 2, 2015 (6:30 p.m.)

Hey Robert,

Here is the information for tomorrow night. Sam will forward you the information she has collected on Southwest Seattle.

I will send along the newly improved power point with notes shortly.

Thanks,
Jesseca

From: Wade, Kerry
Sent: Tuesday, December 01, 2015 1:30 PM
To: Wade, Kerry <Kerry.Wade@seattle.gov>
Cc: David Whiting <to_davidwhiting@hotmail.com>; wababooze@yahoo.com
Subject: REMINDER: Southwest District Council Meeting - Tomorrow, Wed. December 2, 2015 (6:30 p.m.)

Dear Southwest District Council Guest:

Good afternoon. This is a friendly reminder that the **Southwest District Council Meeting is tomorrow evening (6:30 p.m.). The SWDC meetings at the Senior Center of West Seattle (4217 SW Oregon Street) in the Nucor Room on the top floor.**

Please see the attached draft agenda for tomorrow night's meeting. If you have any questions, feel free to contact Kerry Wade (Neighborhood District Coordinator) or SWDC co-chairs [David Whiting](#) or [Eric Iwamoto](#).

EXHIBIT S

We look forward to seeing you tomorrow night and hearing your presentation.

Best regards,

Kerry Wade

Neighborhood District Coordinator

Seattle Department of Neighborhoods

206-733-9091 office

Kerry.Wade@seattle.gov

Southwest Meeting Information- 12/2/2015

NDC Info- (hot topics, key issues)

HOUSING

- Preservation of single-family homes
- Responsible development
- Fairness in growth and density (feel they are taking on more than their share)
- Infrastructure that supports new housing and population growth
- Apodments and lack of parking associated with developments

TRANSPORTATION

- More east-west transportation alternatives
- SW Admiral Way Road Safety Project
- Port of Seattle Terminal 5 Improvement Project
- Public Safety and disturbances to the peace along Harbor Avenue and Alki

PARKS

- Maintaining Lincoln Park
- Park at SW Charleston Street- development of the land and maintaining the community garden

OTHER

- Community wants a hospital
- Expansion of Emergency Management HUBs in West Seattle
- Maintaining a culture of independent small businesses in the Junction and other places in West Seattle

Proposed Transit Investment

- Project Spotlight-
 - Fauntleroy Blvd-protected bike lane, transit enhancements, paving, signal upgrades. Goal is safety for all travelers
 - 35th Ave SW- high traffic area, need for safety improvements, focus on Vision Zero because of collisions, injuries and deaths that take place. Levy would provide for safety improvements like redesigning the roadway.
- Specific locations for Ped. Improvements haven't been identified.
- Bridge improvements on Admiral (north/south), Pedestrian bridges Delridge & SW Andover proposed
- Transit & multimodal corridor on Delridge and Fauntleroy proposed

Community Investments

- \$17,172 to Delridge Advisory Core Team-
 - survey & outreach for visioning for business growth, community-oriented economic development, and connect neighborhood businesses and residents. (Community match: \$9,800)
- \$100,000- Delridge- Pathfinder K-8 school playground construction in partnership with neighborhood



Investing in Our Communities

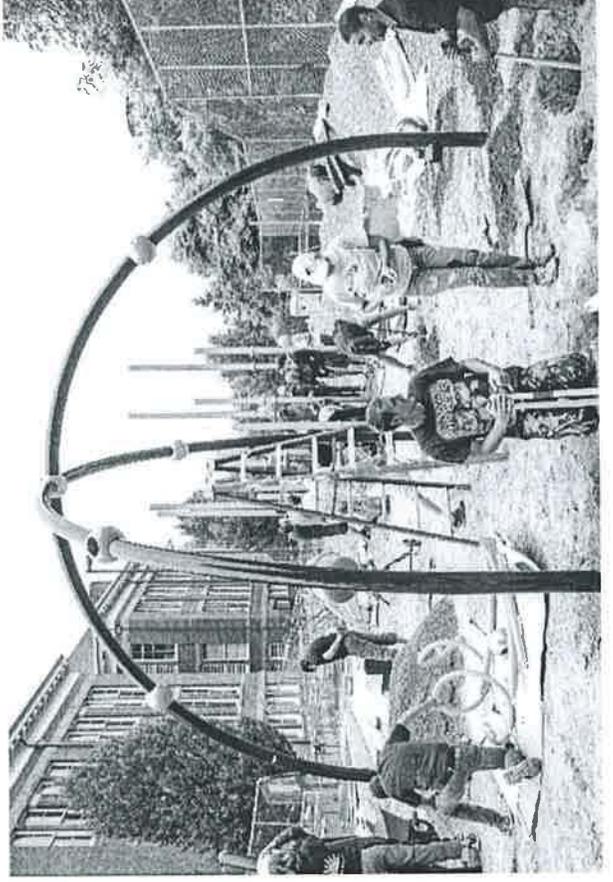
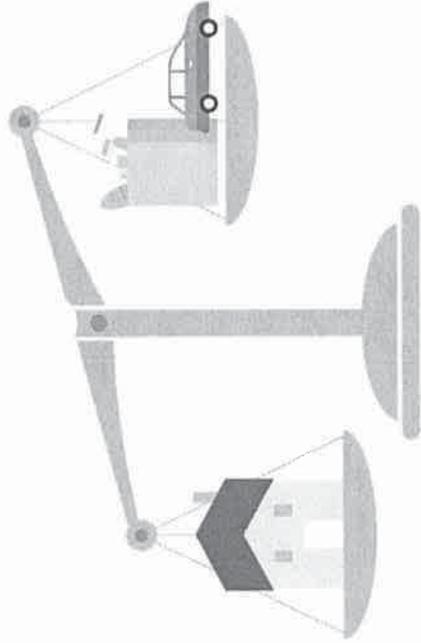
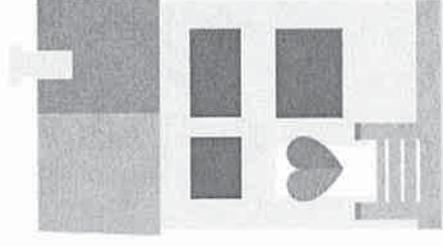


EXHIBIT 1

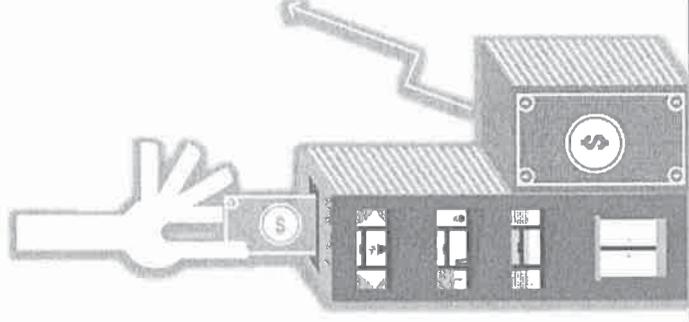


The reality of housing

2,813 people are living **without shelter** in Seattle.



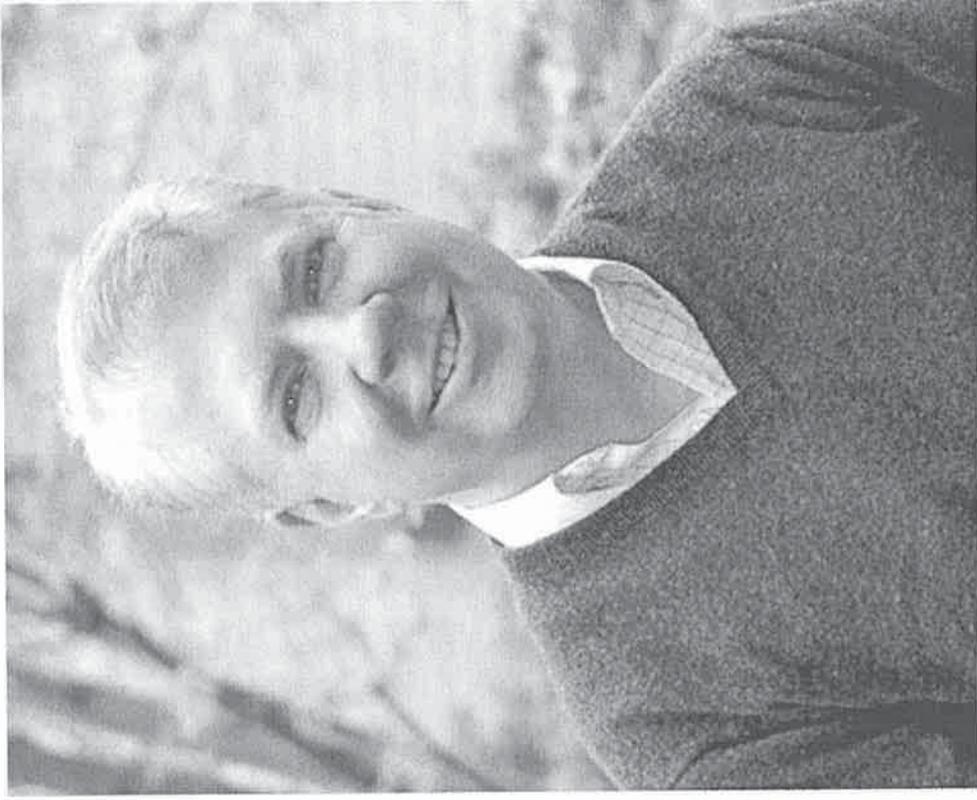
Over 45,000 Seattle households pay **over half of their income** on housing.



Average Rents for a 1-bedroom apartment in Seattle **increased 29%** in the last five years.



A bold vision



“This is a multi-pronged approach to deliver more housing choices. Calling for innovative changes in how Seattle plans and accommodates housing, as well as a shared commitment between residents, businesses, nonprofits and developers to support construction and preservation of affordable housing.”

Mayor Ed Murray



Housing Affordability and Livability Agenda (HALA) Process

- 28 member advisory committee
- November 2014 – July 2015
- 50+ stakeholders involved in subcommittees
- Input from ~2,700 community members online and in person
- Committee recommendations released July 2015

Mayor's Affordable Housing Action Plan

- Released by Mayor on July 2015



What is the Goal?

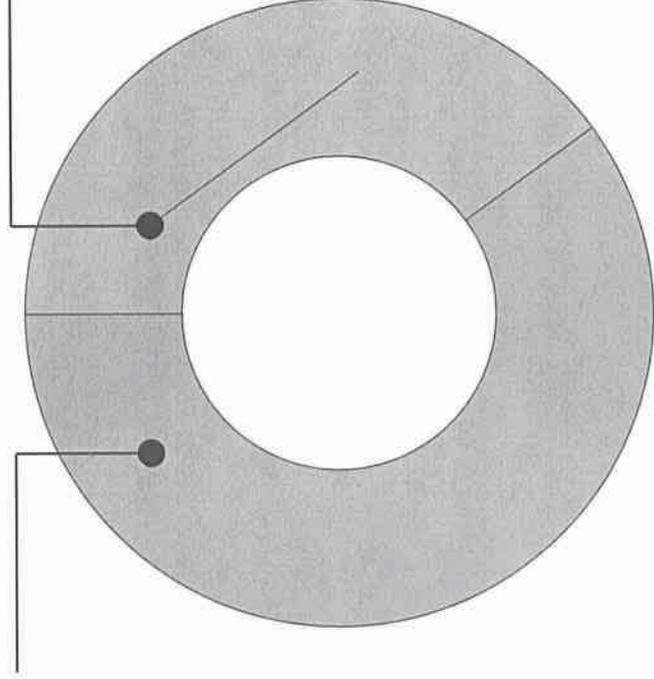
50,000 Housing Units Over the Next 10 Years

30,000 New Market Rate Housing Units

- Continues growth in urban centers
- Reduce permitting barriers
- Maximize efficient construction methods
- Family-sized housing

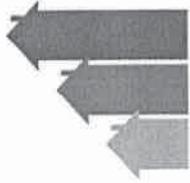
20,000 New or Preserved Affordable Housing Units

- Net rent restricted units
- About 3x current production
- Includes preservation
- New and expanded public and private resources
- Funding primarily used for <60% AMI households
- Incentives used for 60-80% AMI households





What Will HALA Do for Our Community?



Invest in Housing for Those Most in Need

Action Items Include

- ✓ Renew Voter Approved Housing Levy
- ✓ Maximize City Owned Surplus Property



Create New Affordable Housing as We Grow

Action Items Include

- ✓ Require New Affordable Housing as a part of all new multi-family development
- ✓ Expand on Successful Incentive Programs



Prevent Displacement and Foster Equitable Communities

Action Items Include

- ✓ Strengthen Tenant Protections
- ✓ Investing in Programs that Stabilize Vulnerable populations.



Promote Efficient and Innovative Development

Action Items Include

- ✓ Review Planning and Development Processes, focus on what works
- ✓ Invest in Quality Development and Design



Moderator: None, great, love that. Let me go ahead and introduce Jessica Brand. Jessica is with the Department of Neighborhoods with the City of Seattle. She's the Outreach Manager for the city's HALA initiative, along with the mayor's office. She's going to give a short overview of HALA as it relates to West Seattle. She's going to speak about 20 minutes, then we're going for questions and answers. Take it away, Jessica.

Jessica Brand: Okay. Thank you all for having me tonight and for making it very close to my own neighborhood, so I can just pop back over the bridge. I'm going to do this quickly. We're going to do questions at the end, but if something doesn't sound right or you're not understanding, please feel free to pop in.

I'd like to start with this slide, not just to remind us of how far we've come as a community on the big issues that are facing us. So Seattle is growing and changing. We have really started the double down or triple down or in lots of places on transit and transit investments. That's a community need that we were like, we came together as a community and said we need to make change for this.

Same as Pre-K, parks district and also roads safety project. I just like to start with that because I think that is really where the housing affordability conversation started. There were a lot of things that we're tackling as a community, but as we're moving forward, we're realizing that there is a big place or a big problem that's not being addressed, and that's the housing crisis.

So, 2,800 people are living without shelter and that is more than we've seen in recent history. Over 45,000 people in Seattle are paying over half of their income in housing. That really narrows the amount that you can spend on other things and this is a trend that we are seeing over time grow and grow. I think the other thing is that average rents for a one-bedroom houses increase in Seattle by 29% over the last five years. If you are somebody who has lived in Seattle for a while, you're also experiencing a ton of change.

And so, every time that anyone from the city would go out and talk with folks, any time that you were probably around the table with some of your friends, you're having these kinds of conversations, What are we going to do about transportation? What are we going to do about parks and access to open space? What are we going to do about this affordability crisis? What the mayor did after hearing from you all, over and over again about this crisis, was he really brought a group of people together around the HALA vision, which is a multi-pronged approach to deliver more housing choices.

I just want to stress this for a minute, that this is not something that we are saying is a crisis and we're going to do one thing about it, or a crisis and we're going to do two things about it. When it is at this level, we really need to hit it at a lot of different levels, and so it is multi-pronged. It really is a shared commitment between developers, residence, businesses, non-profits, to support construction and preservation of affordable housing.



Where are we then? We had a housing affordability and livability advisory committee and we are going to keep HALA. I tried my hardest to try to come up with some other name but this is the name that it was given and this is the name that many people know it by. There is a 28-member advisory committee. They met from November to July. Cindy was actually -- served on that advisory committee.

Male: [inaudible 00:03:42] chairs.

Jessica: As she serves you, she also served on this committee. Then when the recommendations were starting to get finalized from this committee, they went out and had a robust survey and talked to 2700 people. They released their action plan on July 13th. The mayor then released his action plan, or they released their recommendation, sorry, and the mayor released his action plan. Then we've really started since then the beginnings of some community conversations.

I just want to stress that we are talking for HALA implementation. We are talking about into 2017 and maybe even beyond, because of the raw number of programs that we're talking about and the raw number of changes that could be expressed through these programs. The goal is 50,000 units in the next 10 years, that's 30,000 market rate and 20,000 affordable. This is a huge amount. It's record breaking and I think it's interesting because a lot of people ask right off the top, what are other cities doing to address this? How are we doing best practices from what's happening around the country? Many of our peer cities are feeling the crunch and not doing what they needed to be doing before it became a huge crisis. We're trying to get out in front of them.

The HALA report or the action plan has really four buckets and there were a lot of recommendations and practical applications within those four buckets. I'm going to talking about them really to high level. What I want to be able to tell you today is that, as we span out over the next couple of years and have these conversations, I'm really committed to making sure that you know this is the thing you need to focus on right now. We're not going to talk about that for a little while, so you don't need to focus on that.

Because I think what that will do is that will allow people to weigh in at the appropriate times on the appropriate things that we're moving through the legislative cycle. That doesn't preclude us from having conversations about how these things are shaped, but it does, because it's so confusing I got a lot of feedback from community members in the last couple of months. There was like, we need a 101 book. We need to know how we can even approach this big thing, because there's a lot going on.

Over the months working with community, I said, what would work for you? They said just tell us what we need to focus on and when we can comment, and when it'll make impact on that piece of legislation. That is what I'm attempting to do here.

We have the four buckets, invest in housing for those most in need. This is the housing levy, the big bucket that we're talking about right now. The month of



February, we are going to be going to a number of communities - West Seattle will be one of them - to get feedback on the housing levy. So we have passed this a number of times. This is what the city has done over the last I think 25 years. It's been successfully building affordable housing, and it needs to be renewed this year.

We have to have the conversation about what kinds of programs need to go in it, how big should it be, what should it be focused on? Those are all the kinds of conversations we're going to be having this year. Then creating new affordable housing as we grow. This is the requirement or could be a requirement. It's still a proposal at this point, but this is the new program that would require developers as they build in multifamily and commercial to contribute to new affordable housing.

So every new unit or every new building would be contributing to affordable housing. This is that program and I'll get a little more into detail on it, but that will require some land use zoning changes to implement. The other is preventing displacement and fostering equitable communities. This is really where we're hitting it on strengthening tenant protections. You can do a lot within state law and within the city code to do a better job of making sure that people can stay in their homes, and also that they are not seeing the kinds of regular increases.

Then promote efficient and innovative development. This is really and I know this comes as a little bit of a shock and surprise to you guys, but sometimes government can get in the way. This is us really saying, like what is it that we're doing that's impeding affordable housing? What is it that we're doing with our processes, right? We set them up over time. This where design review fits. This is where some of the historic preservation stuff. So we really are saying it's not just about like what can happen in the community, but what's our role in that too.

All right. I just wanted to quickly go into mandatory housing affordability because that is really the big program that we're talking about right now, as a community. This is intended to roll out first in South Lake Union and downtown and so some of these slides are focused on that but I will try to bring them to West Seattle if I can.

Really, this is just talking very briefly because sometimes people start with the question of like, what are the other development fees that we're already charging for development? We're already charging transportation fees, street safe improvements, utility improvements, child care, open space, resort preservation, farm and forest preservation. Those are all through incentive zoning. We are in a parallel track considering impact fees. Impact fees is you may or not may not know are fees charged on development, but they are state required only go to certain things. So it's transportation and parks and open space, schools and fire, I think.

Female: Possibly.

Jessica: Possibly fire but don't quote me on that one. Affordable housing is not in that bucket. Impact fees is something we are looking at going on parallel track to figure out what the role of those might be as we move forward with some of these programs. So mandatory housing affordability program is a new program that



creates affordable housing as we grow. As I said, it's a multi-family, commercial and -- yes. I'm like looking at it, I think I already said all this. But I think the one thing that I want to make sure that people understand is that during the process, during the HALA process, as we were having conversations within technical advisory groups, within the community, within the legal community, we were really looking at ways in which we could make new development contribute to affordable housing. That was the end goal.

There were several ideas floated before, but in a scan of what was happening in our surrounding areas, we found the mandatory housing affordability program, so in Issaquah and Federal Way and Kirkland. What it requires via state law is that you give capacity, so some development capacity. In some places it could be taller buildings, in some places it could be wider buildings, in some places it could mean taking away some code requirement that doesn't allow you to maximize the space in some way.

What that means is you give something to a developer and then you extract that right back into the affordable housing program. That is really what we're talking about with mandatory housing affordability. What I will say is that we are much further along in South Lake Union and downtown and understanding the implications of that. What kind of proposals we would want to put forward for buildings? What kinds of setbacks we would need? What kind of view corridor? All those kinds of things because we've planned there recently. They've gone under environmental review recently.

We are not there in the neighborhood context. I will just say, we're still having conversations about that and what we will be doing in the next six months is really preparing for that. We are looking to do the Downtown South Lake Union and the select neighborhoods is really the neighborhoods that we have been doing planning processes in for the last three to four years. The university district is part of that. They've had a four-year planning process for their urban village. 23rd and Union had a similar planning process for three years. Those are the select neighborhoods. We should probably just list them out so it doesn't look like other neighborhoods.

We're looking at that in 2016 and then the remaining areas, we're not talking about until 2017 and it is a commitment of ours that we will have the conversations in the communities. I will get into sort of the robust outreach plan that we're talking about, but if we pass the mandatory housing affordability residential structure is what it's called here or framework or the basis for this program today, let's just say which were not, but if we were, it would not go in to effect or be implemented until we had zoning conversations, until we had the trade-off conversation which again is going to be in 2017. Well, the decision will be made somewhere in 2017 if we move forward with it or we don't. I think what we need to understand is that there was really some thoughtful thinking and some principles behind why they thought this was a good idea. But as we have this conversation over the next year, it's up to us, just like everything else that we've done in the past several years, decades, to make Seattle great. It really is up to us to have that conversation.



Is that a trade-off we're willing to make? Is it not? If it isn't, what does that mean in the long run? If we decide to do nothing, we will probably see the trends that we are seeing now, right? Affordability becomes harder. If we do some of them, you know small things, it might stem it a little bit. If we do big things, we might have a shot at this. We have to really think about that and come together and I think we are super powerful and smart and good at solving these problems. I have no doubt we can do it. But I really want to make sure that you guys know I'm counting on you to help us get there.

The principles behind this are they wanted to get 6,000 affordable units. So they did a modeling across the city. They want to target households between less than 60% AMI which is 38,000 per one person and 54,000 for a family of four. I'm fairly new to housing so I didn't know these AMI numbers. So I make them write the up all the time because I think it's really interesting to think two parents working minimum wage barely gets you to 60%. If you're thinking about what that looks like, that's starting to take away some of the folks that I think are really valuable neighbors, right? And limiting them to being able to live here.

Encouraging a mix of performance and payments. Commercial buildings don't build residential. They can't build on site. But we are really hoping and writing the program. The goal of the program is to make sure that when they are building residential, that they're building it on site. So that is the goal that is baked into this. As I said before, it's going to apply broadly but we really do need to be smart about how it applies. If they are longstanding, and this is mostly around South Lake Union, but they just had an eight-year conversation where they talked about stepping down towards the water as a value and they wrote that into the codes. I think we need to not make the community have that conversation again, but just go in with knowing that, that was the conversation we had and let's build on it. Let's not start new. Let's build on the decades or more information that we have with those.

Then, the next thing I just wanted to say is it's my job to make sure this feels like a very robust community conversation and that people are having a lot of opportunities to weigh in. I really put these, the proposals of the plans plus the community engagement, really that's how we equal them meeting the affordability crisis, right? I don't have one without the other.

Full disclosure, I have a non-profit background. I don't just do one meeting and think that's going to be enough. We have to get people where they are and get the information that we need. We also need to be honest about what can be impacted. If there are legal requirements, we have to tell the community, that's a legal requirement. We can't futz with that but we can change these over here so let's focus on how we can make it all work together as a good package.

On Tuesday, January 26, which is next Tuesday, we are going to have HALA, is presented at Seattle at Work. Seattle at Work is a -- I don't know if you guys know that. It's a mayor's driven community engagement tool where they bring all of the resources of the Seattle Municipal Tower. Bus passes, signing up for utilities, all this



stuff, to one place and we're going to kind of take it over. We're going to tell people what we're doing in the next few months around HALA.

The mandatory housing affordability in South Lake Union Downtown, I'm really specific about that because as I said we're not quite ready to have the neighborhood conversation. But the mandatory housing affordability program does have baked in it some principles that I think people need to understand and buy into.

Are these the principles that we want this program to say? That's the conversation we'll be having now. Source of income discrimination, this one I'm baffled by. But if you're a woman who works part-time and you have child support as another part of your income, you can actually be discriminated against based on your income. Same thing with social security, so it's a really interesting thing, I'm learning all sorts of things.

We're going to tackle that. We're going to see what can we do to make sure that some of the folks, elderly, women are not disproportionately hitting barriers to housing. As I said, the housing levy renewal and then tenant protections. I don't know if you guys saw, but it was actually really close to my neighborhood. There was a youtube video about awful housing conditions with the cockroaches and it was like everything was happening and the rents were going up. We really do need to strengthen those tenant protection so people feel like they've got a good quality way of life.

January 31st, February 2nd and 4th, we're going to have three telephone town halls. These are us calling you in your home via a list that we have bought, not that you had to opt into, but so that we can really start to get more people to the conversation. This will be an hour long. You can ask questions of the mayor. There will be other people on the line. We're doing it one in north, south and central.

The month of February, we're really going to go into -- we have five communities that we're going to go into. One of the things that Cindy and Deb who is so great. I am asking communities to come together because I have two children and I want to talk with all of you, but I also want to see them grow up so I'm so excited that you all came together. I'm asking other neighborhoods to do that as well because if I have to go with every meeting individually, my poor kids are never going to see me again.

Plus, I mean like, how great am I? that I -- You don't want to see me that often, In March, we're going to do another citywide conversation. The idea here is that we have community conversation and then we pop out to the city as a whole through a lot of different methods and verify what we're hearing. Here's what we're hearing over all in housing levy. Here's what we're hearing overall in the -- Does this feel right? Are we getting there? We are going to do that kind of mode throughout the year. It may be quite possible that you miss it completely by 2017 but I am certainly hoping that it was because you were under a rock and not because you were interested and we just didn't hit you.



That's my hope, that's my commitment to you guys. HALA website will actually be launched somewhere in the January 26. I'm like fighting with the city web at this point but I am also hoping that that's a one-stop shop as well. It gives you all the details you could ever want to know but it also gives you where they are going to be next week so if you decided you want to go to another neighborhood to hear this, because you haven't heard this for a while. So that's it.

Moderator: Awesome. Great. Perfect timing.

[applause]

We got some time now for questions and the answers. Can I get an idea of how many people have questions? Just raise your hand. One -- a handful? Okay. Really? Excellent.

Jessica: Can I just also say really quickly? Like I really take it seriously that my job is to communicate with you guys. So please call me or email me. I will get back to you.

Moderator: Did you bring your cards?

Jessica: I did. That would be a trick right, if I didn't bring them.

Moderator: So Jessica's card will be over there.

Jessica: Yes.

Moderator: I've asked our reporting secretary to kind of keep tabs on what the questions are. I think we may not be able to grasp the entire answer. We'll scale your questions. So again, let's start on this side at the wall with your questions. I apologize for pointing or saying man in dark puffy jacket but that [inaudible 00:22:01] [laughter] man in dark puffy jacket, you're first.

Male: At the beginning of the presentation you mentioned our city. Is our city considered in crisis? Are you saying Seattle is in crisis at this point?

Jessica: That's what we are hearing overwhelmingly from --

Male: What are the peer cities that you're looking at and where are they feeling that [inaudible 00:22:22] crisis? Who are they?

Jessica: We look at a lot of different cities for a lot of different metrics but I think, as we've seen in the last year or two years, we're now being compared to San Francisco and New York and the housing affordability thing. I think we are also though communicating with cities around the region to talk about what does it mean when Seattle becomes unaffordable? What's that mean for your city adjacent to it or next door? What does that look like? So we are having a lot of conversations with cities generally speaking. I will say that as we started having this community conversations really about pre-K and about transportation, housing affordability like

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was mentioned that almost everyone and when we do how are we doing polls, it's always neck and neck with transportation. So we're doing all of it, if that makes sense.

Moderator: Okay. Was that your one question or --

Male: It is now.

Moderator: Okay.

[crosstalk]

Jessica: Shoot. [unintelligible 00:23:30]

Moderator: We'll come back. Anyone else along the wall here? All right. [unintelligible 00:23:33] we got a question from you.

Female: Who are the people on the panel and how are they selected to come up with this?

Jessica: The HALA panel?

Female: Yes.

Jessica: They were a number of them. There were 28. They represented community groups. They represented private developers. They represented non-profit developers. As I said, we had the neighborhood representation. They were also folks who serve underrepresented communities that were on that. There were also folks whose jobs is to understand math and economics and that sort of thing. It was a broad range of expertise. I do think that was a good starting point and a good sort of technical advisory group. I think what we need to figure out is, of the things that they recommended, what are the things that we want to take up.

Moderator: Okay. Twenty-eight people, that's a lot.

Female: Are they on the website?

Moderator: Yes, I think so. They are on the mayor's --

Jessica: Did you know if they're on the HALA website?

Cindi: They are somewhere. If you google around, there's a couple of links. The documents from all the -- that they released are all still on the website.

Jessica: Yes. No, they are definitely public and you could go through there.

Moderator: Is that through the mayor's link on the City of Seattle website to get there?



Cindi: You go to the mayor's face, click on it and then you'll find HALA as a sub topic.

Jessica: So I think its murray-seattle.gov/housing. When I'm done with this, it will be seattle.com/hala. It would be so much more clear but I think that it should be there. If not, email me and I'll get you a list of them.

Moderator: Anyone else over here with a question? Diane and then we'll go to Thompson, one question.

Diane: Airbnb is making it very clear that they are getting ready to go into contract with some of the biggest multi-family the Equity Residential and Avalon Residential to turn apartments into lodging. They've already invaded a lot of our [inaudible 00:25:41] they're in every neighborhood. When I read the original report, I think I saw what like one line about they were going to charge tax or something. Is there anything -- if we don't do something, they're going take over all of our housing before we can build our way out of it. Is there anything in the plan to be proactive or defensive at all about what's happening with Airbnb taking over our housing?

Moderator: Did everyone hear that question about Airbnb and housing? Yes?

Jessica: I think basically, it was just a concern about Airbnb and the amount of the market that they're eating up with short-term rentals as opposed to long-term rentals. That [crosstalk] --

Diane: I follow a lot of business news with the multi-family market. They are getting ready to go into contract with the largest multi-family corporations in the country to turn their apartments, a certain portion of their apartments into lodging.

Jessica: I think the short answer is, no, but I think the longer answer is this is what happens when the market gets innovative, right? We, as regulators, sort of catch up with them. So it's definitely a conversation that is happening other cities are also --

Cindi: Some of the council members have been looking at this and so O'Brien's staff is -- I belong on another committee that's also looking at this. They're starting a dialogue of whether they need to do this. So if you have concerns, this is why we do this. Send it to the mayor. Send it to the council members saying, "I have a concern about this topic, please take a look at it."

Jessica: I think that's the thing. I think the conversation is happening. I think other cities are starting to coalesce around what it is that we want to do around this, whatever --

Diane: [crosstalk] cities, San Francisco has been doing it for years. We're way behind.

Jessica: Yes. No. Absolutely. Very good.

Moderator: Okay. Tamson.

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Female: I had a question about the MHA program.

Jessica: Yes.

Female: Has the legislation been passed already to deal with that or will we be waiting for the negotiation to pass in order to do the things that they came up with that need to be done? For like tax incentives or giving taller or wider buildings to developers. Won't that take legislation to do that?

Jessica: Yes. The framework for the commercial program, and again, I'll just say that the program itself requires all of that. There's Nick who's here from the OPCD, probably has the name of the piece of code that it goes into. It's a piece of code that says, we intend to do this program and here's what it looks like. The commercial did pass last fall, the residential is the conversation we are having right now. How do we want to implement it? I think I want to make sure that people understand. It is a two-step process. The commercial framework was passed last year but it is not implemented. We are not getting anything from new commercial development that's happening right now because we have to talk about zoning changes. We have to talk about what that trade off is. Until that conversation happens and the city council approves it, we can't start charging fees. South Lake Union is intended, South Lake Union, Downtown, International District, Pioneer Square, they are intended to go first with this conversation. It would be both residential and commercial. Until that conversation is completed and the city council has approved it, we can't collect fees because it's not a program yet.

Female: They had nothing [inaudible 00:29:14].

Jessica: No. I asked that question actually. I was like what about like -- because of the way the legal framework is, it needs to look like -- it doesn't need to look like -- it needs to actually be. And so, I had a similar question because --

Moderator: Which bears in mind then for folks who are wondering about this, projects that are under construction now are grandfathered into the codes that we have. They're not -- if something opens up and it pulls a permit even, they are vested to those old codes until the codes change.

Female: So all this building right now is going to be --

Moderator: Right. We're not --

Jessica: What I will say though is that given that -- you are absolutely correct. But given that it is on the horizon, there's nothing to preclude us from asking them to participate-

Moderator: There you go.

Jessica: - voluntarily.

Moderator: Question, woman to [unintelligible 00:30:07]. Yes, ma'am.

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Male: [inaudible 00:30:10] still go to one type person?

Jessica: For the road safety stuff?

Female: Yes.

Jessica: Yes.

Female: Okay.

Moderator: [unintelligible 00:30:22]. Anybody else on this side for a question? Yes, ma'am.

Female: Yes. One of your points are tenant protections which I think is great. I do have a concern though that someone that is running out a portion of their own property rather than a guy that owns a thousand unit apartment building, gets treated the same way as an owner of a property that -- Is there anything in depth you're looking at to protect that small person that is maybe trying to save their home by renting out part of it? To not be treated the same way as a guy that has a huge apartment?

Jessica: This is going to be a very unsatisfying answer. I don't know. I can definitely get back to you.

Female: I think it's [crosstalk]. It's completely not considered and that's why I bring it up.

Jessica: Yes. No, I think it's a fair point and I'm happy -- can I get you back the answer and you can forward it to her?

Female: Yes. You bet. That's great.

Moderator: Okay. We'll move back here. Let's start from the back, in the turquoise top, you ma'am with the bun and the [unintelligible 00:31:23], you.

Female: [inaudible 00:31:25] we talked about there is a 20-member committee. Who are the 50 plus stakeholders that were referenced [crosstalk]?

Moderator: Who were the HALA -- the 50 HALA stakeholders?

Jessica: So what they did is they -- they had like 28 folks that met very regularly and then they started to get really detailed and really technical. So they brought in other people to help them get into the weeds. Before this, I actually helped staff the Planning Commission and we had this one guy on there that was like so technical. He actually served on a technical advisory committee. It was really those folks that were really smart about the programs, how they'd been implemented other places and got into the details of it.



Female: [inaudible 00:32:09] Is it a term for both of you? Is this a fixed term or they're on and they're all just going to be moved forward?

Jessica: No. The committee has disbanded. It doesn't exist, so it's a short --

Female: [crosstalk] forward?

Jessica: Yes.

Female: The 50 you were saying, 50 plus stakeholders are the ones that are going to be advising for this whole process going forward or it was only [inaudible 00:32:29]?

Jessica: It was only during the recommendation phase. No, now we're all advising it.

Cindi: So I'm going to do politics here.

Jessica: Yes.

Cindi: That's why we put this meeting together because now it's to the community. It's so hard to get people to come out to a meeting like this. I admire all of you for going, "Oh, this is a really boring topic but I'll come anyway." So you can see, it's going to be a two-year process. It's figuring out how we stay engaged, figuring out what are your issues. You know not every issue is everybody's issue. But make this aware so that you don't wake up in two years and go, "What?" This is really -- we'll keep trying to do this. We'll have [unintelligible 00:33:13] just get her out here for the whole West Seattle community.

Jessica: You bet.

Cindi: So that you guys can stay engaged because it is the people who come to the table who have the voice and you can bet that there is other special interest groups at the table. We are the advocates for the community.

Moderator: We're the neighbor special group. Good question. Go ahead.

Michael: I just wanted to point out that when the Green Factor was enacted in 2008, that eliminated the requirement that the developer plant trees on a construction site and shifted the tree planting out into the parking strip which is off site. That was in 2008. Later on, the low-rise multifamily code was rewritten to reduce setback to seven feet from the property line, which you cannot have a tree planted between the property line and the building seven feet away, if there is a room a tree. My question with HALA is haven't the developers already got enough?

Jessica: Great question. No, I don't know. I mean I think it's -- it's interesting like getting a code 101 which I might have these conversations so that's why I write some of the stuff down. I do think over the years, we've given for certain things, Green Factor's one of them and we do have this tweaking of the code for the values

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that those represent. We wanted to capture that value and so we did something in return for it. I think that though that it really is, that's a question I would pose back to us. I think as we start to have this conversation, there are going to be areas of the city, like low-rise for instance, where there are going to be strong feelings about how that looks and how that feels. I think we have to have the conversation in tandem for what it's going to take to make that feel like a livable place.

Michael: It would be a conversation if you would just answer the question. But where will all the tree go if it doesn't have to be planted on a construction site and the building site is seven feet from the property line? Where will the tree go?

Moderator: Those are good questions, Michael and I don't – and she's saying, we don't know but those are questions that we need to have answered in the larger picture.

Jessica: But I think other questions have come up that are similar to that, like the building materials or the frontage and all those sorts of things. I think those are conversation we're going to have to figure out. If we're not willing to give on that one but we are on this one then let's – you know we're going to have to work together to figure it out. So I don't have the answer. I don't write the code but I'm happy to put you in [crosstalk]

Michael: I think the answer is to change the Comp Plan to eliminate the environment component and say that the ecology is no longer important in our city and that housing is what's important.

Moderator: Michael, I'm going to move on. Good points. Sir? Then we'll go back to you

Male: My question was that with zoning that probably is going to be changing, is that going to be limited to the urban villages and I know some of the urban villages are thinking about I think they're going to do it in Admiral expanding, [unintelligible 00:36:38] Morgan expanding but I'm assuming I can limit those zoning changes to the urban villages or not or is it going to go outside urban villages?

Jessica: So two questions in there. One is the provisional boundaries for the Comprehensive Plan. They rolled out the provisional boundary expansions. I don't know which ones are talked about in West Seattle.

Cindi: None for Morgan.

Jessica: None for Morgan but I think --

Female: We don't want to talk about anything other than Morgan.

Jessica: I think West Seattle Junction might have might have a little --

Moderator: Junction has some squishy things going on as does Admiral.



Cindi: Admiral, no.

Moderator: No? Delridge --

Female: I think it was just West Seattle.

Jessica: Okay. So anyways, I will just say that that conversation was unrolled through the comprehensive plan. What we heard at both ends was tie transit to increased development. That's a thing we want you to do. The other thing was, what's HALA going to do to that stuff inside there? What's the changes that we should expect? We want to know that too. So I think what -- we heard that. If that was what you said, we heard it. I think what we're talking about now is really slowing down the boundary conversation to coincide with HALA so that we know what's happening inside those boundaries.

Cindi: But specific to your other point, you should have brought the map, the MHI map. Because there is a map on the website that shows urban villages, so it's definitely inside the urban villages. No. It's a city wide. Then it shows this is under consideration for mostly the Frequent Transit corridors, so California for sure. So if this goes in, those zoning changes would happen in all those places shown on that map. So that should encourage you to go look at the map.

Female: What is [crosstalk].

Cindi: I'm sorry. What she's talking about, the commercial --

Female: What does it mean? What does the acronym mean?

Cindi: Mandatory Inclusionary -- well see, I --

Jessica: She's old school on terminology.

Cindi: I'm old school, like on the HALA committee, we called it MIZU. So I'd have to change the name seven times as they would get new acronyms.

Jessica: It's just Mandatory Housing Affordability. It's the program that we're talking about implementing. I will say that within urban villages, the places we've said that over the last 20 years through the Comprehensive Plan, we want to grow there, there is single family in there. It is not all mid-rise, low-rise, whatever. So the conversation is that we would grow in those areas which would mean changes. The other places that we are talking about this impacting is going to be anywhere where there is already multi-family and commercial, the Corridors basically as Cindy said. It's two-for but I just wanted to make sure that you guys knew that that we did hear loud and clear that those were two unknowns that the community didn't feel comfortable going forward with. Then as we're having the zoning conversations around the HALA trade-off or the mandatory housing affordability trade-off, we're going to have to talk about what happens in those urban villages. As we've said over the last 20-plus years, those are the places we want to grow but there are a lot of



zoning types on the books that we don't use. So the question is does it all have to go to the ones we've been using or are there other options? So it's a conversation.

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Moderator: Ma'am in the black sweater.

Female: I realized that HALA is still a proposal but when it [inaudible 00:40:05] came out, there were a couple of concerns that I'm curious whether they're still on the books or not. Obviously, homelessness has come to the top and as it should. I'm curious if Sharia law accommodations are still a part of that the conversation to Muslim home buyers. I just want to make sure that we understand that Christian and Jewish scripture also includes not charging interest but there's no conversation about actually paying interest. I hope the city realizes there are Muslim who thinks that can do these things, that will still make it okay in terms of their religious law without giving preference to one tradition over the rest of us who don't want to pay interest statement. That's the first thing. The second thing I want to know about -- I'm a landlord --

Moderator: Is this your second question?

Female: It's part of these-

Moderator: Okay, go for it. Go quick.

Female: - two things I want to know if they're still part of the conversation. I'm certainly interested in protections to tenants but there was talk about loosening up the restrictions on felons and I want to know, is that still part of the conversation? How's that going to impact the landlords?

Moderator: Okay. We got two.

Jessica: I can do it.

Moderator: Yes, yes, yes.

Jessica: Okay. The Sharia law actually, it is still part of the recommendations but it is -- The recommendation was to investigate best practices so that if people came to us and asked us how we can do that -- and to create a report. We are going to roll that out shortly, but not to get into the business of lending ourselves.

To the second point, yes, criminal background checks or criminal -- the barriers by criminal -- I can't remember what we're calling it. That is actually a conversation that is starting now, but it is starting on a technical advisory kind of a way to figure out again what are best practices for other cities that are doing it. I know there's going to be a lot of conversation about that particular to how they make sure the people are compliant. So, there's a lot of stuff still to be had there. In March when we come out for the next big city-wide conversation, we are definitely going to be rolling out what we're thinking, where we're at on that and then asking for feedback. So that's a step two process but it's still on there.



Female: Because certainly, a landlord would want the right not to rent to an arsonist for instance.

Jessica: Okay. Right.

Moderator: We're going to move on. Jim, you've been patient.

Jim: You mentioned your charge would be [unintelligible 00:42:47] right now. Where can I get a copy of those things and rate and what the schedules are [crosstalk]?

Jessica: For the other fees that the developers are paying?

Jim: Right.

Moderator: Do you know that Nick?

Nick: [inaudible 00:43:00]

Moderator: Nick, talk louder.

Nick: All right. That numbers [unintelligible 00:43:08].

Jessica: So it's the other development contributions is my guess, right. This one right here, right? Transportation, street [inaudible 00:43:17] improvement.

Jim: I don't know if the fees are worth -- what the fees are? Are they're set and established and where are they kept and where are they going to?

Moderator: So Jim -- Jessica, can we get you Jim's contact information if you write Jim [unintelligible 00:43:33] and we can get that to you, Jim.

Jim: All right. I guess the other question is --

Moderator: We're doing one now.

Jessica: What I will say to that answer is that they are going to be collected by different entities. So, SDOT is going to do it, utility is going to do it.

Male: I still don't know [inaudible 00:43:50].

Jessica: No, totally but it won't be one place.

Moderator: Sir, in the back with the glasses.

Male: How are you defining affordable housing?

Jessica: Great question. So this is where it gets a little bit weedy so stick with me. You do 0% to 30%. You do 30% to 60%. So it's based on --

Cindi: Go back to your slide. [unintelligible 00:44:14] slide.

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Jessica: It's based on area median income. Where did I have that? Do you remember?

Female: Hang on.

Jessica: Right there. It's based on area median income. So the area median income based on a household, two households, three households. It's a standard that is set by-

Cindi: HUD.

Jessica: - HUD, there you go. Basically, what it does is it looks at where we sit. So it is different for each city, each region, it looks different. There are a number of programs that we are talking about bolstering or improving that get at the homeless to very low income. There are other programs that we are trying to target, the 30% to 60% which is maybe someone's working but they might be underemployed or they might be working at a low wage job. Then there are very few but maybe a couple of more things for the 60% to 80%. Go ahead.

Moderator: I was going to say we've got 10 minutes left. Are there other -- Do you want to continue?

Jessica: Yes. I will just say that the programs will be hitting different areas of that because people at those different affordability levels have different --

Male: But of the 20,000 units that you build or whatever or 6,000, how do you say this is now affordable? That this unit is -- meets our goal of being affordable?

Jessica: So they're required to be affordable.

Male: Affordable meaning what?

Cindi: Okay, let me do it. In the Mayor's target, he gave the HALA committee a challenge. I want you to figure out a way to create 20,000 units affordable, which basically means subsidized housing, right? Then there's he wants 30,000 at market rate which is like as cheap as the market will bear. She's talking about the 20,000 and then the HALA committee said, the 65 recommendations we've given you include funding for X number. I think it was 6,000 at 0 to 30 AMI. So the ones where the non-profit organizations would come in and they would be heavily subsidized units. Then there was 8,000 at 30 to 60 range. So those people would make right about that 38,000 and that that rent that would be charged would take up one-third of their income.

Male: Okay. That's where I'm getting with.

Cindi: Then the other is 60, 80. So, the way it's protected in that 20,000 is the people who participate in this program say, "I will guarantee that rent rate and it's tweaked yearly by HUD but I will guarantee that 60% AMI for the next 50 years."



Moderator: Five, zero.

Cindi: Yes. Then the city has to report them and track them and if a tenant moves out, the rent can't go up. It would be of that 60% so it's [crosstalk].

Moderator: Okay. So how many are left here for questions? One? Go ahead.

Male: Quick question. In this slide, actually is [unintelligible 00:47:24]. HUD uses median. Why is the city -- why does HALA insist on using average because average is a very skewed figure? Here's a good illustration. You have --

Jessica: So we're using median --

Male: You said the average rent in Seattle is [crosstalk]

Male: Your first slides.

Jessica: Oh, okay.

Male: If you have 100 people in a room who make \$30,000 a year, that's the average. If Bill Gates walks in the room, suddenly the average is \$6 million a year. The median is a much better figure, 50% above, 50% below. It seems to me that by using an average, [inaudible 00:48:03] reducing the crisis. You're creating a crisis.

Jessica: That's a fair point.

Male: So why do they insist on continuing to use average revenue median?

Jessica: I don't know to be honest with you. I don't know. I think that slide is intended to be illustrative. It's intended to show -- I can ask --

Male: I'm not saying there isn't a crisis of sorts. I think the city, I think Ed Murray in particular is interested in boosting the prices.

Moderator: Okay, good. Any more questions on this side? We're going to go back over here because we've got 10 minutes, nine minutes.

Male: Where does the city get the subsidy from this? Who's going to make up the general so that it adds over there? If we're in the subsidy, where does the subsidy money coming from [inaudible 00:48:55]?

Jessica: For any subsidized development?

Male: [unintelligible 00:49:02]. If one of my customers that own the affordable housing, they based a -- they're non-profit. They use tax credit money to build the buildings. But as far as like -- if you call upon these building and say, "Hey, I want to rent a place?" and they'll say right of the bat, "Do you make less than 38,000 a year or more than that?" If you say, yes, then you're only the one person who says, "You can't rent here because this is affordable housing." That's how [unintelligible



00:49:29] starts. It gets built basically from tax credit money. They sell tax credits to an investor. It's usually a bank, so it's like a tax shelter from back in the '80s. So that's how this stuff gets built. But affordable housing to maintain it is difficult because the building [inaudible 00:49:54] used to generate money because they're affordable housing and so maintenance can be an issue. The money comes from different places, so sometimes HUD, sometimes section eight and one more missing.

Jesseca: The levy also participates.

Male: Yes, the levy and then there's a mix in the building too, like certain buildings have different mixes of incomes. Some people really in the building could be paying not market rate, close to it, and then other people based on their income. There is a mix of a number of these.

Moderator: It's a balancing act. Sir, that we caught that question, did you have a question or did you want to comment? Ma'am in the pink.

Female: I might have missed it. What is the target date for 6,000 for tenants?

Jessica: Ten years starting -- I think we're starting the count January 1st 2015, right? You asked that question.

Moderator: You mean 2000 last year? So we're nine years into it. You did have a question.

Male: One thing to keep in mind, 6,000 is a lot of units. A building, like some of the buildings that are being built right now right in the Seattle [unintelligible 00:50:58], I'm not sure exactly how many units are those buildings but --

Female: Hundreds.

Male: - the one that's coming out of the ground right now that's [unintelligible 00:51:04] is probably at the most like 200 units. The building process [unintelligible 00:51:10]. It just opened. I think it's a hundred unit.

Moderator: No, it's more than that.

Male: Six thousand, is it?

Moderator: Yes.

Male: So 6,000 units is a lot of buildings.

Moderator: Those have multiple -- I want to say Whittaker in the 300 range --

Female: [crosstalk]

Male: We built more than 500 units [crosstalk].

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Moderator: Okay. That answered your question. Does someone else back there have another question? Ma'am in the grey.

Female: Yes. Just the question about the 38 South and then the 54, is 54 off taxes?

[crosstalk]

Moderator: Your income?

Female: That's gross income.

Jessica: I would guess it's gross. Yes. Sorry.

Female: Not [inaudible 00:51:48] you could spend.

Male: [inaudible 00:51:50].

Moderator: Okay. Other questions here in this?

Jessica: You guys have so many like in the weed detailed questions. I'm going to be learning from this.

Moderator: Joe.

Joe: I'm driving around and I see a lot of these building.

Moderator: Talk louder.

Joe: When I drive around, I see a lot of buildings that are boarded up and have land use signs on them. They're clearly going to get developed and it seems like the developers are moving all the tenants out. It seems like it could be an unintended consequence of some tighter tenant controls, so it seems a lot of the developers are just electing to vacate buildings, maybe even a half a year or a year before developing. It seems there is a decent amount of stock in the city that's just not available and it seems like a short-term solution but there's a lot of people who don't have housing. Has there been given any consideration to maybe incentivize developers or ease up the rules or do something so those developers can -- because I'm sure they'd like to have the income if they could work within their plans. But if it's going to somehow trigger delaying them starting, they don't want to do it. So they're probably afraid of that. Is there any consideration for freeing some of those buildings to use or just sitting idle?

Jessica: Not that I'm aware of on the idle buildings. You might have another option for that. I will say that as the legislature kicks off, kicks into gear, there are some things that the city is in collaboration with other cities, starting to have the conversations about. One of them is a property tax exemption.

Female: They're actually have the build [unintelligible 00:53:16] right now.



Joe: What about as the [unintelligible 00:53:21] the property that's getting your -- say you're month to month and then they say you can't go back into the building for next month. We're going to tear the building down to develop it. Then you can apply it for relocation money. Actually, the developer asked if they [unintelligible 00:53:37].

Moderator: All right. Who else has questions here and who hasn't asked a question yet on this side? Anyone who hasn't asked a question yet? Anyone who hasn't asked a question yet here? All right. Ginny and Jim because we only have five more minutes and Tamson.

Female: How soon are they thinking about --

Moderator: Talk louder please.

Female: When do you think or where do they just talking about the zoning changes when one of those is supposed to be in [inaudible 00:54:03]? Are we looking at two years from now maybe or are we looking at 10 years? What's the plan on rezoning?

Jessica: That's the conversation that we're going to start in June of this year. The estimated time that we will have a finished proposal to go to council is going to be early 2017.

Moderator: Jim.

Jim: Yes. You stated permits that are already been approved [unintelligible 00:54:26]. Are you doing anything to prohibit but permits the [unintelligible 00:54:33] before these recommendation dates so they can avoid [unintelligible 00:54:36]?

Jessica: The new mandatory housing affordability program is the one you're talking about because they are paying the other fees that we talked about. I would say --

Jim: [unintelligible 00:54:44].

Jessica: Yes. No.

Jim: There's no [unintelligible 00:54:48].

Moderator: Tamson.

Tamson: Yes. I just had a quick question --

Jessica: Oh, did I answer that wrong then?

Male: No.

Jessica: Oh, okay.

Jessica: He's standing up so I was like did I --



Moderator: Tamson.

Tamson: Does he need to add something now?

Jessica: No.

Moderator: Nick, talk loud.

Nick: There are some projects that depending on where they are in the permit process are considering actually waiting because it's not just the fee that gets into effect of mandatory housing affordability. There is also a zoning change that with certain projects, they actually see as [crosstalk]

Male: [unintelligible 00:55:28].

Moderator: No. None. Okay. Tamson. Last question here.

Tamson: Okay. I just had a question regarding the community engagement piece. How are you deciding where you're going to do the communication? What groups are you going to be using in this area? You said north, south and central and south is really southeast, southwest.

Female: Well, so is north but, yes.

Tamson: How are you making your decision about who you're going to get engaged in the community?

Jessica: When I said north, central and south, I was talking specifically about the telephone town halls and so that is us calling people we're in their homes so it doesn't -- the peskiness of I-5 isn't big a deal. But, it is our intention to be in lots of places and lots of -- not just to be in just downtown, not just to be in North Seattle. If we've come out to Morgan Junction, it's very likely that we will ask West Seattle Junction to host us the next time. We are going to do our best to try to make it geographic. I think the thing that is going to be a challenge is the raw number of people that are going to want us to come, and so that's really my challenge back to you all, is how can we work together to make sure that everybody hears what they need to hear. Part of that will be not depending on things like this entirely. It will be surveys that are online. It will be potentially even like a televised town hall that people could write into. I'm still working on that one so don't --

[00:57:17] [END OF AUDIO]



Kate: Good evening and welcome to tonight's telephone town hall with Mayor Ed Murray to talk about the city's housing affordability and liveability agenda or HALA , my name is Kate Joncas, Deputy Mayor of Seattle and I will be the Kate for tonight's event. We will begin in just a moment and we're excited to have you join us today. Before we begin, a few quick points to make. Right now, we're waiting for more of your neighbours to join the call, just stay on the line and we'll be hearing from Mayor Murray shortly.

Also, we want to hear from you. If you would like to ask the mayor question. please press zero on your telephone keypad. Again, press zero to ask a question. For those of you on the line good evening and welcome to tonight telephone town hall with Mayor Ed Murray to talk about the city's housing affordability and liveability agenda or HALA. My name is Kate Joncas, Deputy Mayor of Seattle and I'll be the Kate for tonight's event. We will begin in just a moment and we're excited to have you join us today. Before we begin, a couple of quick notes.

Right now, we're waiting for more your neighbours to join the call so just stay on the line and we'll be hearing from mayor Murray shortly. Also, we want to hear from you. If you'd like to ask the mayor question, please press zero on your telephone keypad. Again, if you press zero then you'll be able to ask the mayor a question. Good evening, we welcome you all to tonight's telephone town hall with Mayor Ed Murray to talk about the city's housing affordability and liveability agenda or HALA[sic]. My name is Kate Joncas, Deputy Mayor Seattle and I will be the moderator for tonight's event. We will begin in just a moment and we're excited to have you join us today.

Before we begin, a couple quick things for you to know. Right now, we're waiting for more of your neighbours to join the call so just stay on the line and we'll be hearing from mayor Murray shortly. Also, we want to hear from you. If you'd like to ask the mayor question, please press zero on your telephone keypad. Again, press zero to ask a question. Now, without further delay, I'd like to introduce Mayor Ed Murray.

Mayor Ed Murray: Good evening and Kate thank you for the introduction and thank you all for joining me tonight for this telephone town hall. This is continuation of our year long discussion on how we preserve two very important Seattle values; affordability and livability. For many rising rents and housing prices have made the city too expensive to live in or raise a family in. As the cost of housing goes up, income inequality widens, housing affordability crisis has taken root in this city as in many cities across the country unlike any we have seen since the end of the second world war.

The challenge for us is how we grow affordably. In the last few years, Seattle has experienced a growth of 70,000 new people that's just within five years. In that same period of time, we've added 63,000 new jobs. The housing affordability livability agenda task force that I convened so that we can explore how we get affordability right. We're growing jobs and people are moving here but if we don't get affordability right, we're going to lose what is so important about this city of Seattle. One of the major characteristics of our neighborhoods have been that they are affordable.

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EXHIBIT V



I want to talk to you a little bit about what HALA is and what HALA is not. HALA is a blueprint for Seattle to get this affordability right. There is over 65 different recommendations. I would encourage you if you have not had a chance to look at them to go online and look at them. It is an attempt to work with developers and housing advocates to ensure as we build multifamily apartment buildings in our urban villages, in urban growth areas, that we require that those buildings actually include affordable housing.

In addition, it is a linkage fee, a fee on commercial development that will also go to pay for affordable housing. There are other recommendations such as increasing in passing the renewal this year of the Seattle housing levy. We also have to be sure that we coordinate our growth to ensure that our neighborhoods are walkable, that you can get to parks, that you can get to transit, that they have amenities. Now, I want to take a moment and talk to you about what HALA is not and I want to be very clear.

The HALA plan is not about demolishing the Seattle's many family, single-family residential neighborhoods. It does not a handout to developers the advocacy groups for the homeless and low-income folks would never have made such an agreement and it doesn't replace many of our current good programs that are supplant affordable housing. It's an ambitious plan, a chance for us to do something that can make this city, a city for folks who work here and are struggling to also be able to live here.

I want to reiterate something, this is a beginning of a discussion. In the next year, they'll be town hall meetings they'll be community focus groups, there'll be more telephone town halls so that we can get your input to make sure that we get affordability right in this city. Thank you for your patience listening to my opening remarks and with that we're going to go to Kate.

Kate: Thank you mayor Murray. This is Kate Joncas deputy mayor. I just want to let you know if you've just joined us welcome to a live tele town hall event with Mayor Murray. If you would like to ask the mayor a question, please press zero on your telephone keypad. Now, before we take the first audience question we have a quick question for everyone on the call. This is a quick poll question you can answer using your telephone keypad.

Our first poll question is, have you participated in a city forum or event in the last five years? Have you participated in a city forum or event in the last five years? Press one if you have participated, press two if you have not participated. Again, press one if you have participated in a city forum and press two if you have not participated. One more time help you vote. Have you participated in a city lead forum or event in last five years? Press one if you have participated, press two if you have not participated. Again, thank you and please press zero if you have a question and we will now be taking our first question.



We have lots of people on the phone and we want to talk to as many people as possible so please be concise with your questions. Please go Sean from Wallingford we'd love to hear your question. You're talking to the mayor now.

Sean: Hello, thank you for having this call Mayor Murray. My question is about the size of the units in some of the multifamily development. It feels like we're replacing some one, two, five bedroom homes in some of these areas with single or two bedroom apartments that don't serve the same folks who might choose to live in a single-family home regardless of yard or something, and the second part of this is how do we ensure that we don't have income limits that are too low like they've found in New York? Or it's all based on section 508 and some of the new buildings they can't actually find people to occupy the low-income set-asides and they sit empty. Are there higher levels of or other funding sources to allow a wider dispersal of low income housing?

Murray: Sean thanks for the question. One of the most important aspects of our proposal is the idea that we need not apartments not one-bedroom units but we need two bedroom, three bedroom units for families. Our multifamily tax exemption program which we expanded will provide an incentive for folks to actually create those units in their buildings, I had a chance in recent weeks to visit a single mom who got one of these units and for the first time her daughter who's a first grader has her own bedroom.

We're also very focused on the idea that we need to develop these in every single neighborhood so that the lower-income families who need this affordable housing will be able to have choices of where to live and not just in certain buildings in certain neighborhoods and again the focus is on two and three and four bedroom units, not just one bedroom units. Regarding the formulas related to who would apply, for one person it would be at the \$38,000 level and for at a workforce range it would roughly be at a \$54,000 level.

So, there's enough of a range here I believe that we will be able to fill these units. Right now, that's not the challenge we have in Seattle. Thanks very much.

Kate: Thank you very much Sean for your question. We're now going to go to Irene in Maple Leaf. Irene, you on with the mayor.

Irene: Yes, hello Mayor Murray. My question is, do you have any plans to upzone single family lots outside of urban centers and, for example that would be in Maple Leaf between 5th and 15th Avenue northeast? Thank you.

Murray: So, this is a really good question. There is no plans in our proposal to change or upzone our single family neighborhoods. So, it affects urban villages, it does not affect our single family neighborhoods. That is-- this may sound like I'm equivocating, but I'm not. There is no plans in our single family neighborhoods to upzone. There are some arterials, as you know, that are already mixed use next to single family homes where there are maybe another floor or two possible.



But again, that's on an arterial that's already used, that's already mixed use in many of our neighborhoods. Again, not single family neighborhoods, our urban villages, particularly those urban villages that have a transit capacity. Thank you for that question, it helps me clarify this issue. }

Kate: Thank you Irene. We'd now like to go to Patty from Downtown. Patty, we're ready for your question.

Patty: Hello Mayor. Say, with all this housing, apartment thing you're building, how in the heck do you expect the homeless to pay for them? They ain't got no money.

Murray: Thank you for your question. The related housing affordability crisis we have for people who are working and are having troubles affording to live here. There is also the crisis we're having with the growing homeless population. We are hard at work, such as passing the housing levy to create more homes for homeless folks. We're working with our federal partners on those programs, such as section 8 that offers assistance to our homeless.

We realize that some people, maybe because of some challenges related to mental illness, maybe because of something that happened in a recent war, a veteran, are not going to be able to afford one of the affordable units, but we will continue to expand and build our low income units. Thank you so much for that very, very important question.

Kate: Thank you Patty. We'd now like to go to Susan in South Seattle. We're ready for your question.

Murray: Hi Susan.

Susan: Hi. Well, first of all I want to say thank you very much for your attention to this very important thing which is quickly pricing my family out of the city of Seattle. My question is how can we, as a city, move towards just owning, developing, and managing affordable housing ourselves instead of all these complicated schemes to convince developers to do so, and give tax breaks and etc. etc.? How, as Seattle, can we just leverage our own resources to provide this for our citizens?

Murray: Sure. Well, thank you for that question. This city has been a leader, it was the first city in America to actually pass a housing levy in 1981. We're going to ask the voters this year to increase that levy and to renew that levy, which runs out this year. That is the biggest source that we have for building affordable housing. Usually, in conjunction with non-profit providers in building housing that is not being developed by developers.

I do want to emphasize a point, so for folks who build low-income housing, one of the challenges that we face is that the public sector and the non-profit sector by itself can't build enough units. So, by adding an additional requirement on developers to build these units, it's one of the ways we build off of what non-profits do and what the public sector does. To get to the heart of your question, it is that housing levy



that will be on the ballot, probably in August of this year, that will give us the opportunity to increase that stock of affordable, low-income housing in the city. Thanks Susan.

Kate: Susan thank you for your question. Jovie, we are now ready for you to ask your question to the Mayor.

Jovie: Hi. I appreciate all you're doing for affordable housing and I have a question. I'm concerned about the intensity of the affordable housing in the Rainier Valley, that it may be against the Fair Housing Act, that there is too much subsidized housing and not enough just general housing. I like the mixed income housing of Rainier Vista and Holly Park or Othello. Could you address that please?

Murray: Sure. Thanks for the question. There are some neighborhoods in South Seattle, as well as in the Capitol Hill and downtown core that have more low income affordable housing than other parts of the city. The key part of our plan is that we would require that when a new multifamily building is built, in this city, anywhere in this city, that it would be required to build affordable housing.

So, instead of having just a building with low income housing, you'd have a building with some units of low income housing. That would happen in neighborhoods throughout the city so that one area of the city doesn't have a concentration of that and there are some really important reasons to do this. For instance, we know that kids who come from lower income brackets, they have a chance to go to a school with people from mixed incomes, from different incomes, they'll do better in school.

So, it's very important that as we grow affordably, that affordability is spread throughout the city. So, thank you Jovie for your really important question.

Kate: Thank you very much Jovie. Jeff, the Mayor is ready for your question.

Jeff: Oh yes, hello Mayor Murray. I'm a Washington native and I've lived in Seattle for over 25 years and I wasn't really expecting that we're going to have these hundreds of thousands of people move into Seattle and kind of spiking the costs of housing here. Now, I know there's a -- you're talking about an additional levy to raise additional taxes to fund the affordable housing, which feels like it'll just be more taxes on those of us who can barely afford it as it is. My question is really about this mandatory housing fee, which I understand you want to encourage developers to pay this in order to create affordable housing units.

We want to try to create 20,000 or so affordable housing units, well what percentage of that would come from these mandatory housing fees and for how long would they stay so-called affordable, is it forever or for just a period of time?

Murray: Sure. So, let me take your last question first. They would stay affordable for half a century, for 50 years. Another point that you asked is the number of units out of that 20,000 that we have designated for affordable in addition to the need for about 30,000 at market rate. Of those 20,000, 6,000 would have to be on site, built



by those developers or paid for out of those fees. Finally, you made a point about taxes. Regrettably, this state has a fairly regressive tax structure, one that I spent some years in the legislature trying to work on.

So far the voters have not seen a way to a more progressive tax structure. I think it's important to point out that Seattle has one of the lowest property tax rates in King County. The tax burden for median Seattle home is lower than that a homeowner in Bellevue, in Shoreline, in Redmond, and in Kirkland. So, while property tax to pay for some needed city services probably wouldn't be anybody's first choice, Seattle rates pretty good in our ability to keep this at a manageable level. So, thank you for all of those questions Jeff.

Kate: Thank you very much Jeff. Now we're going to hear from the executive director of Plymouth Housing, Paul Ambrose, an expert on housing about HALA. Welcome Paul.

Paul: Thank you Kate. Plymouth Housing Group is a non-profit affordable housing provider. It's our goal to develop and operate permanent supportive housing for people coming directly out of homelessness. I had the privilege of working on the HALA committee and I'm very proud of the work we did, coming up with recommendations to help ensure that as Seattle grows, we grow affordably.

We have people living in Seattle who are seeing their rent increase and are concerned that they may not be able to live in the city and need to move out. We have others who can't afford, well, to live here at all. They should be able to live in Seattle, be near transit, be near stores, be near where they work. The HALA recommendations would invest in housing for those most in need, as well as for individual and families at all income levels.

Recommendations include a commercial development linkage fee, renewing and expanding the multifamily tax exemption, increasing funding at the state level and doubling the very successful Seattle Housing levy. All of these funds will help develop much more greatly needed affordable housing in our city. HALA also recommends launching a proactive preservation strategy. Investing in housing that's already in our community to help the owners keep their buildings affordable and minimize displacement.

Also, providing funding to acquire existing housing to keep rents affordable, affordable for the long term. But to reach the 20,000 affordable housing goal, we will need everyone on board. The fact that HALA recommends a mandatory housing affordability program is key to us reaching that goal. Having four profit developers produce affordable housing in their buildings means we will have a mix of housing throughout our city. You know, I was lucky enough to buy a home 20 years ago. I'm raising my two teenagers in the Madison Valley and we get to be closed to their schools, Garfield, and Washington middle school.



I love the fact that we can live in such a diverse city like Seattle and I hope we can keep it that way. As Seattle grows, I want it to be a place where everyone can afford to live. Thank you.

Kate: Thank you very much Paul for your comments. We'd now like to turn to some more questions, Pamela, The mayor is ready for your question.

Pamela: Yes. Thank you Mr. Murray for taking time out. I live in the Columbia City area and I'm very concerned because a lot of the people here have been pushed out because a lot of companies like Dwell and whatever are moving in. Buying up houses, tear them down, building condos which are all like cracker boxes and they're charging anywhere from \$1,500 to \$4,000 a month.

On the income level of a person that was making \$10 an hour, that's like what \$1600 a month. So how can these people and then there's the people that are on SSI and they get \$733 a month. You know a lot of people have been pushed out of Columbia City even businesses because of these high rates. So, I'm really concerned about what is considered affordable housing?

Murray: Sure, sure. So, this is a very good point and at the heart of our proposal is that instead of just building these buildings with no affordable housing. We actually built these buildings and require that their units in there for folks who are waiters or who work in a hotel cleaning rooms or work as a medical assistant in a hospital. What is considered the national standard is someone who's spending 30% of their household income or more. Which is a pretty high level, which means their housing is not affordable.

We build affordable housing and we will build affordable housing in Seattle for those who are homeless or folks like you mentioned who are SSI and our goal is to increase it particularly through the levy. We also build housing for families who make up to \$66,000 a year and for individuals who make up to \$40,000 a year. So, there's a range of options to get more affordable housing under our plan based on those formulas I gave you. So you know you pointed out, Columbia City is a great neighborhood and the city has grown.

The thing we haven't gotten right is growing affordably and that's why this plan goes at creating those units for families who are making that amount of money or less. Thanks for your question.

Kate: Pamela, thank you for the opportunity to answer your question. We'd now like to go to Jen in Phinney Ridge. The mayor is ready for your question.

Jen: Hi, Mayor Murray, Phinney Ridge is experiencing a lot of building development along the top of the ridge. And we see a lot of density we've seen more affordable units going in. We don't see concurrency with adequate transportation and we see a lot of concerns of safety and what is a really busy street. And so, I'm concerned about all those issues and I don't see anything in HALA that really is going to take care of those and you help me understand what's happening.

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Murray: Sure. First of all, the areas that you like-- part of the neighbourhood, the part of Phinney Ridge, you're identifying as growing, that was zoned 20 years ago under the first comprehensive plan as a place that could grow densely. Again remember, Seattle has one of the largest areas reserved for single families in the country. But 20 years ago, the designation happened it's taken some years for some areas to actually see that growth.

It's very interesting, one of the challenges that Seattle faces and actually the state faces when it came to the Growth Management Act is that concurrency issues are not particularly strong and so that's why you've seen growth without some of the infrastructure we need for growth. So, one of the things that we addressed before we even began the HALA plan was what are we going to do about transportation in particular. What are we going to do about transit? What are we going to do about open space?

We are in the process based on a vote of the folks in this city of going from 25% of us living with near bus walking distance. The bus that comes every 12 to 15 minutes to 72% of us living near a bus within walking distance that comes every 12 to 15 minutes. And that's not just during rush hour. In addition, we pass move Seattle which is going to help us create more transit corridors in the city so that those buses can move more quickly. We're going to ask the voters in November to get light rail throughout the rest of this city over time.

Finally, we passed a parks measure that stabilizes parks funding and allows us to start expanding our land banks into more open space. The final piece, and you've actually asked I think one of them, one of the most important questions in a relation of all this. So, sorry if I'm giving you a laundry list. The final piece is I've launched a new approach to planning. We've created a separate office of planning and community development because what we need to do is we need to work with a neighborhood holistically.

Not just go in and talk about parks or not just permit for residential buildings or work with the transit issues somewhere else, but we need to take an integrated approach to make sure that all of those things including the amenities in urban village should have the ability to walk to the drugstore. The grocery store, to a park and all of those things are happening at the same time in our urban villages. We got a lot of catching up to do but on the bus, the bus levy alone, we're about to make some significant progress in the next few months.

So, thank you for that very important question about the interrelatedness of growing affordable housing and making sure we have the transit infrastructure in particular to support it. Thanks very much.

Kate: Thank you very much Jen And I remind everyone and welcome you again to tonight's telephone town hall with Mayor Ed Murray about the city's housing affordability and livability agenda or HALA. If you would like to ask the mayor a question, please press zero. Again, if you'd like to ask the mayor question. Please press zero. We're going to take a moment now, a very quick moment for our second

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poll question. Which again you can answer using your telephone keypad. Our second question is, after hearing more about HALA, the housing affordability and livability agenda. Which of the following priority areas do you think are most important?

Again, the question is after hearing more about HALA which of the priority areas do you think is most important? Press one, for investing in housing for those most in need. Press two, for creating new affordable housing as we grow. Press three, for preventing displacement and building equitable communities. And press four, for promoting efficient and innovative development. Let me take you through that again.

After hearing more about HALA, which of the following priority areas do you think is most important? Press one, for investing in housing for those most in need. Press two, for creating new affordable housing as we grow. Press three, for preventing displacement and building equitable communities. And press four, for promoting efficient and innovative development. Thank you for doing that. That helps us with our work.

Okay now, we'll be taking your questions until closing thoughts from the mayor later tonight. Remember press zero, if you'd like to ask the mayor a question. Vincent in Bitter Lake, the mayor is ready for your question.

Vincent: Hello, Mayor Murray. I want to ask you in all of this talk and consideration regarding affordable housing for low income people counted into this equation. Does it include senior house and places and facilities around the city of Seattle?

Murray: Vincent, thanks for your question and the answer is yes, our plan includes housing for low income seniors. It's a priority for the hollow plan and it's a priority for the Seattle Housing levy that I'll ask the voters to renew this year. Just yesterday I was at one of our low income housing facilities and I met two senior citizens who have worked in this city.

One is a grandmother supporting her daughter, other is a gentleman who's retired, has lived in the city and worked in this city their whole lives and they were struggling to find housing to be able to retire in the city, and both of them were able to find it under the current Seattle Housing levy, these were seniors. Again, our goal is to continue that priority and expand the number of units for low income seniors. Vincent thanks for that question.

Kate: Thank You Vincent, we're glad to answer your question. Our next caller is Irv. Irv the mayor is ready for your question. Irv the mayor is ready for your question.

Irv: Can you hear me?

Kate: Yes, we can.



Irv: Okay thank You mayor. Has anyone considered that raising zoning height limits makes it worthwhile to tear down existing apartment buildings to put in high rises which will have higher rents?

Murray: Good question, this gets two very important things, what are we actually doing as far as height and the other one is about preservation of existing affordability. First of all, we're basically talking about in our urban villages, an additional floor. Yes, they built affordable housing, otherwise the buildings is not going to happen. Secondly, the other part of our proposal that we haven't talked about tonight is preserving existing apartment stock, let me give you an example.

Right now, what happens is an apartment owner has an older building and they need to renovate it. The best easiest way in their minds to renovate it is simply to raise the rents and force people out. We have a bipartisan bill in Olympia that would create a tax exemption, if that same apartment building owner kept units affordable, then they could access that exemption to help renovate their building and again they wouldn't be able to get that exemption unless they were willing to keep the units affordable.

Your question is really important, we can't just simply be talking about adding new affordable housing. We have to preserve our existing affordable housing stock and I am very hopeful given that the bill has both Republican and Democratic sponsors in our state Senate that we have a real chance of having that tool for Seattle to use to preserve affordable housing. Thanks Irv for that question.

Kate: Thank You Irv, and we are about halfway through our telephone town hall, I remind you to press zero if you would like to have a question for the mayor. Vicky from West Seattle the mayor is ready for your question.

Vicky: Good evening mayor, I'm happy to see you, I'm happy to talk to you today and thank you for your time. I've got a question about and what I think is an underlying problem or issue associated with the lack of affordability in housing and that is that our wages for the average person haven't really kept up with spike in housing, do you have any thoughts on that, that you can share with us?

Murray: Sure, Vicki this is such an important question. We, this city, this nation the globe, is involved in a massive in income inequality crisis and folks are just working hard sometimes at several jobs and still not being able to keep a roof over their head. The first thing I did the first year I was mayor in 2014 was to lead an effort for Seattle to get to \$15 an hour to have the highest minimum wage in the nation and we led with that.

We're phasing it over time, we are at \$13 an hour this year that happened on January 1st, higher than anywhere else in the state and almost anywhere in the nation and by next year we will be at \$15 an hour. That's a significant step by itself, it's not going to be enough, there's a lot that we need to do at the state level and the national level to deal with this really significant income inequality crisis.



Something else that we did is, we went back and we made sure that our utility discount programs for folks who are struggling are easily accessible because one of the ways to make a house more affordable is to deal with utility costs and if people are interested, if they qualify for it or know someone who might qualify for it, I urge you to go to www.seattle.gov/udp, at www.seattle.gov/udp and look and see if you can get a cheaper water rate, a cheaper electric rate so that you or other folks you know can have a slightly more affordable home.

Thanks for your very important question about this national discussion that I hope we hear more about in this election year about income inequality.

Kate: Thank you Vicky and for those of you on the line press zero if you'd like to ask the mayor a question and keep your questions concise so we can talk to as many people as possible. Carol from West Seattle, the mayor is ready for your question.

Carol: Mayor Murray I'm concerned about how long it's going to take for any of this to happen to actually provide some relief for people that are looking for less expensive housing?

Murray: Sure. We're doing several things right now, first of all, we expanded the multifamily tax incentive that will increase a number of multifamily homes that are available in this city, they will be built and are being built right now. Our levy or current levy and again this will be the fifth time we asked people to renew this levy.

Our current levy is still underway and last year alone it built 800 new units and there are more that will come on line every year so that there is no interruption in this process. It will take us a few years till we get to the number that we want of 20,000 over 10 years but we're not waiting, we've got those units in the pipeline and the moment this levy is approved, hopefully this year we'll be ready to go in January to continue to build even more units. Thank you.

Kate: Thank you very much Carol. Brendelin from Columbia city the mayor is ready for your question.

Brenda Lynn: Hi Mayor, my question was, how will we control or make or ensure that the building stay affordable? I live in Columbia city, I also understand that just a few blocks away one person is given a \$1900 possible rent, someone else is given \$2,000 a month, the fluctuation is really quite far and that's supposedly affordable.

How do we ensure that these units will stay affordable if in fact the levy pass and one other thing I just thought of, we're giving tax breaks to the Amazons and the Boeings and those organizations certainly provide jobs but they're also helping to increase the livability here. Is there also something in place to ask that those incentives for them are not quite as steep as was promised because we have such a problem here in the community?

Murray: Sure. Those are really really important questions. First of all, the units that we would build both as a result of the mandatory inclusionary requirement on new



buildings and the units that we would build as a result of the housing levy, all of those units would be significantly less expensive than the prices that you mentioned and they have to stay affordable for a half a century for 50 years, in the way we ensure that they stay compliant is a city has a housing office and we would make sure by inspection and income verification that the folks who need these units are actually in those units and they're paying the rate that the building agreed to when we entered into that agreement.

The related question you asked is about tax breaks, Amazon and Boeing, the city actually doesn't give companies tax breaks or tax structure is different. It is true that Boeing in particular has a series of tax breaks at the state level as well as the federal level. But I think it's important for us to point out particularly because Amazon is such a large property owner in this state that when we pass this levy, they will be paying those fees as well. In addition, as Amazon develops commercial space or if Boeing develops commercial space, we will charge them something called a linkage fee that will go towards building yet more affordable housing. Thank you very much, Brenda, for your question.

Kate: Thank you, Brenda Lynn. Remember, if you'd like to ask the mayor question please press zero. Mike in West Seattle the mayor is ready for your question.

Mike: Thank you Mr. Mayor.

Mayor Murray: Hi there.

Mike: Hi there. I would like to know why you have and some previous mayors have used the property tax to pay for things from busing to housing, which I agree with you Mr. Mayor, but you cannot put all the onus under property taxpayers that own houses. I'm sorry. I cannot. You got to have to spread them well and tell me I'm wrong, but you need to really share the wealth with the taxes, Mr. Mayor.

Mayor Murray: Mike as a former Seattle resident, I think your question is actually a pretty good one. The challenge that we face as a city and actually cities throughout Washington State faces is we have very few options that are given to us. During my time in the legislature, I worked really hard to try and move us to progressive taxes like income tax. We even had billionaires like Bill Gates' father advocating that we should tax him based on his wealth.

This is a state again and again that has not given cities those options. A property tax is not the best option. I'd also point out that the bus is actually a sales tax that we had there. I think it's important-- well the property tax, I would agree with you. I wouldn't disagree with you at all that a property tax is not the most progressive way to tax folks. Seattle has one of the lowest property tax rates in King County. Our tax burden per medium Seattle home is lower than for a homeowner at Bellevue shoreline, Redmond, and Kirkland to name just a few. So, we're trying to manage how we get the services that we need to make this city an affordable city. A city that works without placing too much burden. Again, your initial point is right we ought to



have better options and I hope someday the state gives us those options. Thanks very much.

Kate: Thank you, Mike. Remember if you'd like to ask the mayor a question please press zero. Our next caller is Marilyn from West Seattle. The mayor is ready for your question.

Marilyn Miller: Hi, mayor. This is Marilyn Miller. I live in West Seattle. A few years ago, I belonged to an organization called Family Promise. Maybe you've heard of that. We heard that there was a plan for any new housing structures going up that there would be 10% given to low-income people. I don't think that's happened. Here in West Seattle, we have so much new construction going on along California Avenue that many people could be helped if 10% of each of these buildings was given to low-income housing. It might make a difference on how we would vote for the levy as well.

Mayor Murray: You have a very, very good point. I think one of the things that I want to point out is the plan we're talking about is what we would do in the future. First by requiring that commercial development pay what's called a linkage fee towards building affordable and low-income housing. That developers who want to build these multifamily units like on California Avenue would have to actually build and pay for those units and keep them affordable under city law. The plan is actually a significantly higher level of what we would charge and that plan is not yet in effect. This is the thing we're going to be asking the people, the city to engage in this discussion on and that will eventually go to Council.

Again, we are actually-- we grew and you've seen the growth and we missed an opportunity. My plan says as we continue to grow we're going to charge you a linkage fee if you're developing commercial property. We're going to require you build those affordable units or that you pay into a plan so that we build those affordable units. I think your point is well taken and that's what my plan is about. That this time as we grow, we're going to make sure that we require the affordable units in neighborhoods like the junction in on California Avenue.

Kate: Thank you, Marilyn, and for those of you who'd like to ask the mayor questions please press zero. Next, we'd like to go to Sharon in the Admiral District. You have a message for the mayor and a question too.

Mayor Murray: Sharon, are you there?

Sharon: Oh, yes I am. I'm sorry. First of all, I want to thank you for your honesty because I really appreciate it and I want to thank you for having a heart, Mayor Murray. You have a heart and you care about those who have it really rough. I voted for you. I will always vote for you and you know what, Mayor Murray? I actually love you because you have a good heart and would you please keep on keeping on for those who have it really rough and I believe that you will. I just want to thank you. Thank you, Mayor Murray.



Mayor Murray: Well, Sharon, I'm a little humbled by your comments but I want to thank you for them. I noticed that you're in the Admiral District. I grew up and my childhood was in Alki. I used to walk up to the Admiral Theater. I came from a large family. Sometimes my father had employment, sometimes he didn't so I learned growing up that things can be rough and hopefully I won't forget that but I really want to thank you for your heartfelt words. Hopefully, I'll live up to them.

Kate: Thank you so much, Sharon, and for those of you who would like to ask a question to the Mayor please press zero. Next Kathy in West Seattle the mayor is ready for your question.

Mayor Murray: Hi Kathy?

Kathy: Hello?

Mayor Murray: Hello.

Kathy: Hi. Good morning. I mean, good afternoon. I mean, good evening. It's 10 to seven. It's a lovely Thursday. Are you the mayor? Are you the actual--?

Mayor Murray: Yes.

Kathy: Okay. Good, good, good. Well, just a moment, just a moment, just a moment, just a second. I want to know why did you want to be mayor? Why would you ever want to do this job? I mean, I wouldn't want to be a bus driver. I wouldn't want to be a Starbucks person. I wouldn't want to be nothing [sic] and why would you want to be a Mayor for God's sake?

Mayor Murray: Well, the last caller said that I had a good sense of helping people and the way I grew up in a working-class family, one of the things I wanted to be sure to do is to be of service. While I have to work on a lot of difficult issues, we've also been able to do some great things like get Pre-K classrooms open up for three and four-year-olds. We know that those kids that they get pre-k are going to have a very different school experience. It gives me a chance sometimes to do some pretty good things. I don't always succeed at it but that's why I wanted to be mayor.

Kate: Thank you very much, Kathy. We'd now like to go to Sue in West Seattle. The mayor is ready for your question.

Mayor Murray: Hi, Sue.

Sue: Okay [laughs]. I didn't hear her say the name [laughs].

Mayor: I'm sorry.

Sue: [laughs] I live in West Seattle. I live in the Arbor Heights area. We have a really nice community up here and I'm very concerned about all these levies, that's going to be in place. You're saying that it's going to be for the housing and then we're going to have to have transportation and then seems to me there was one more

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thing that was going to have to be levied. I've lived here my whole life in my one house right here. I was here as a child and then I bought the house from my parents. I've lived here for 64 years. I'm concerned about this constant levying and we've got schools that need all this stuff too and I'm just very concerned about it.

Mayor: Sue, I think it's a good question. Property taxes are driven by a lot of things. For instance, our homes are worth a lot more than they were when you bought them and probably when I bought mine because houses in Seattle are more desirable than they were at one time, but I also think it's important to point out that two of those measures are already passed.

We expand the transit. We renewed and expand the transit. We renewed and expand the parks. In this year, we are asking people to renew a levy that has been in place for 35 years and it will cost you five more dollars a month. I realize that five dollars can be a lot for some folks, but Seattle, as I mentioned earlier, is one of the lowest property tax rates in King County. Our tax burden for a medium Seattle home is lower than for a homeowner in Bellevue or Shoreline or Redmond and Kirkland. While we wish that we have more progressive taxes so we tax people who had a lot more wealth, that is not what our state has given us and we're trying very hard to make sure that we don't have taxes as high as some of the other cities I just mentioned. So, that's kind of why it's on the property tax. There are very few other tools that are offered to us but again, we're lower than many of the other jurisdictions in King County. Sue, thank you for your question.

Kate: Thank you, Sue. We have time for a couple more questions, so press zero if you'd like to talk to the mayor. Jim in Rainier Beach, the mayor is waiting for your question.

Jim: Hello?

Mayor: Hi, Jim.

Jim: How're you doing?

Mayor: I'm good. How are you doing?

Jim: I could tell that your voice is [unintelligible 00:51:58] so-

Mayor: [chuckles]

Jim: -I'll make it short. Listen, Ed, Section 8 housing is wonderful. I think if it's handled correctly, it's perfect for a lot of people. What about the abuse that comes along with it? What about the family that moves in and the family is gone? Is there anything in place to go ahead and police on a-- let's say once a year basis to make sure these houses are actually used by the people that spoke to you?

Mayor: You raised several questions. First of all, are they safe? Are the people there actually obeying the rules that are required particularly when you move into, as



you mentioned, public housing in particular? We are in the process of, for instance, hiring a hundred new police officers in Seattle. We have 50 of those onboard already. We do audits of the people who live there and the folks who runs these buildings to ensure that people are complying, particularly with income eligibility. I also think it's important to point out that a big part of our levy is targeted at folks who I meet all the time. The nurse at Swedish who can't afford to live in Seattle, to build affordable units so that nurse could actually live on a bus route in Seattle and not spend hours and hours in a car, goes for the Barista, it goes to the hotel worker downtown. To actually start building what is sometimes called workforce housing. These are folks who are working hard and they are finding it much, much more difficult every year to find a place to live in the city. I realize there are issues that you mentioned in some buildings and I think we are going to increase our public safety to deal with that, but I also think we need to realize we're also talking about folks who are working hard and just need a place to live in the city, the city they work in. Thanks Jim for your question.

Kate: Thank you very much, Jim. Linda in West Seattle, the Mayor is ready for your question.

Linda: Hi. I wondered if the levy will address anything to help the homeless emergency?

Mayor: Yes, it will and it has in the past. Again, we're asking to increase this levy so we can increase the dollars that go towards Homeless Prevention in particular because the important thing here is to stabilize people before they end up on our streets or sleeping in a state property next to I5. One of the key parts of this is a Rental Assistance Program that provides assistance to individuals and families that are on the edge of actually getting evicted so that we can help stabilize their rent short-term and work with them to move them into the more affordable housing units that are also part of the Housing Levy. I think it's really important as we have this discussion around homelessness, that it's not just about the emergency solution about a shelter, the real answer and this is what the Housing Levy is ultimately about. It's keeping people in their homes and building more affordable housing so folks never become homeless in the first place and/or if they're homeless, getting them into their permanent home. I'm moving this conversation away from just a discussion around encampments and shelters. The Housing Levy has been one of the ways Seattle has done this for 35 years and we are asking folks to increase it. It'll be five dollars more a month on the average homeowner in the state-- sorry in the city, but I think it's worth helping our neighbors who have found themselves on the verge of becoming homeless or who are homeless. Thanks very, very much for your question.

Kate: Thank you, Linda, and now next we'll have Paul from Fremont. Paul, the mayor is ready for your question.

Paul: Hi, Mayor Murray. I'm from Fremont. I live and work in Fremont. I want to bring this back around to HALA for a minute and talk a little bit about-- we haven't talked a lot about the role of the developers in this. I know there's this thing called the Grand File name: 16__02_04-HALA-TelephoneTownHall.mp3



Bargain and I read a little bit about it, but I think this has to do with the formula that you set up for producing affordable units or they can write a check. To me, that gives developers an escape clause essentially to not build more affordable housing but just to write a check. We know the developers are most interested in making assets to the highest and best use value and that a lot of these developments get resold out by the investors. I'm just wondering if you could explain a little bit about how you came to the balance between getting the developers to actually build these units versus not having them escape through this, just writing a check.

The other thing I want to say before you answer the question is that in talking with my neighbors, I would say a lot of people feel that we don't ask enough from the developers and you were talking that conversation kind of went over to talking more about property taxes and so on. We've paid for additional transit, parks, and things like that. As a homeowner and a longtime resident at Seattle, I wouldn't mind seeing the developers chip in a little bit more for this kind of stuff. This is more of a balance between them just building and getting their profit and moving on. I'd like to see them contribute more to our community. Seattle is the most desirable place to build right now, so why don't we ask more of them.

Mayor: Good question. First of all, we are, and the people who made the agreement. By the way, it's not yet been passed by the Council, so it is not in place, it's just an agreement. We're going to listen to folks over the next year, but I think it's important to remember that the people on the other side of the table are people who spent their lives trying to develop and advocate for affordable and low-income housing in this city. There were groups representing immigrants, groups representing communities of color that feel marginalized in this city.

They didn't make an agreement with the development community to let them off the hook and this is how we're asking more of them.

First of all, for commercial development, they simply will pay with what's called a linkage fee. Period. They build commercial, they pay. For those developers who we are now requiring that they build those units. If they sell that building, those units do not go away, those units stay affordable for half a century. And finally, we're going to make sure that, yes, there is an option for them to pay and I think this will mostly happen probably in the downtown core. For them to pay a fee instead of building those units, but that fee, it's going to cost some more, in most cases, than it would be if they build those units. And finally, this is based on an agreement, that they will build those 6,000 units. If they don't build those 6,000 units, we're gonna have to come back and we'll have to do significant more fees on them.

But I don't think we're gonna go there because I think those organizations who have spent their lives trying to help poor people in this city, keep a roof over their head didn't make a bad deal. I would encourage folks to look at this because I really do think it is a way for us as a city to deal with this issue of affordable housing. And regrettably, there isn't one thing like the minimum wage where we can turn the dial up. It really is 60+ different recommendations that is going to get us that affordable city, those affordable neighborhoods that many of us knew growing up here or many

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of us have known living here over the years. I know that we're running out of time, so I will probably make your question my closing remarks. Thank you all for participating.

Kate: That is all the time we have for questions and we'll now hear closing remarks from the mayor. If we did not-- you just heard the closing remarks from the mayor. I just want to thank everyone that was on the call live tonight. Please remain on the call and if you haven't had a chance to talk to the mayor and leave a voicemail to express your thoughts. Thank you very much again for participating in our Tele Townhall about HALA.

[01:01:24] [END OF AUDIO]

Outreach Activities

Digital Media

The City broke new ground in gathering your input through multiple types of media. We recognize that many community members cannot or prefer not to attend events in person, for a variety of reasons. We wanted to reach as diverse an audience as possible by opening up our dialogue online, over the phone, and through experimental platforms. Digital media engagement aimed at:

- making efficient use of people's time by allowing them to weigh in remotely,
- hearing candid views that some felt more comfortable sharing in a non-public setting,
- helping people see information in a new way or from a different angle,
- providing easy-access resources for self-guided exploration and learning,
- gathering input from community members who may not have time or resources to meet us in person,
- share information broadly in a way that could be easily shared among community members, and
- making this process fun!

Our website hosted our event calendar with constantly updating events, key resources, Weekly Wonk videos demystifying land use topics, an interactive web map, PDF maps available for download, Land Use 101 slideshows, an MHA neighborhood model slideshow, and a video highlighting HALA accomplishments for 2015 and 2016.

Early in the process we held three Telephone Town Halls with the mayor and City staff. These conversations involved phonecall notification to more than 70,000 landlines across the city, inviting households to pose questions about HALA, MHA, and other city issues. You can listen to recordings online: [January 31](#), [February 2](#), and [February 4](#), 2016.



EXHIBIT W



Steve: I'm the director of the Office of Housing in Seattle, and with me is

Miriam Ross: Miriam Roskin, the deputy director.

Steve: I'm curious to know, we were here on February 3rd which was the same day that the mayor announced the initial levy proposal, we're here that night. I'm curious to know how many of you were here that night? That night we didn't have any snacks, that night we had a broken projector and-

[laughter]

Steve: -I would say, what I was also feeling is we're packed into a room across the hall with about six media cameras, so it was a little distracting and we agreed that we would come back and give you a little bit more about an engaging conversation. Thank you for those of you that are coming back and thank the rest of you for being here. I would say that our objective tonight is Miriam and I are going to do our best to walk you through a brief presentation about 15 or 20 minutes, invite questions that are clarifying something that we may have said.

The idea is that after this presentation, we have plenty of time to really engage in a conversation, to hear what's tracking with you, what's not tracking with you, what's of concern to you, what you really like, we're going to talk about priorities within this proposal. So we wanted to lay some groundwork, some fundamental foundational groundwork and then really just hear from you. I think we have plenty of time. If you want to get up and go back and get something to eat, please do that, that's great we will not think that is rude at all. If you want to go back for more, please do that because we brought the food, we don't want to take it home.

[laughter]

Female Speaker: [laughs] It's good. really good.

Steve: It's good. This wine is-- I mean, I'm tempted but I'm going to hold off til after.

[laughter]

[background noise]

Steve: Here we go.

Miriam: I've always answered.

Steve: I got it. I think we need new batteries again. Hey, Carl, do we have any batteries for the--

Male Speaker: [unintelligible 00:02:33] sets to the--

Steve: Yes, but it doesn't seem to be working. That's okay if it didn't work. Just to set some context-- And everyone in the room I'm sure knows that we have a real

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EXHIBIT X



housing prices if you will. Some of the startling stats are that our rents are rising as fast as almost any city in the country. The most recent one that I counted went out and counted are homeless people in our city-- Again, staggering numbers. This one, over 45,000 people are paying more than half of their income towards rent, so, pretty clear that we have a major housing problem and I think there is a lot of inputs in terms of what is creating that.

I'm going to talk a little bit about-- In fact, on the next slide, what's known as the housing affordability and-- Can we go to the next one? The housing affordability and livability agenda. This was a conversation that the Mayor created over a year ago and for nine months there was lots of groupings of people. There was a 28-person committee that formed to really try to understand not just the problem, the breadth of the problem, but really to identify what is the set of tools that this city can consider to really get a handle on and to really define what does growth and affordability look like. What does growth with affordability look like.

Stepping back just a little bit, some of the initiatives to address affordability in our city include looking at wages, and so, there is the minimum wage initiative, addressing that income gap, early childhood universal pre-k is intended to address an educational gap. Then transportation investment and investing in transportation especially in the areas where growth is most intended. That's the shared community vision that was the charge of this group called the HALA, Housing Affordability and Livability. They came up with 65 recommendations and we're going to walk through each and every one of those 65 tonight in details.

Actually-- And Cindi, not only did Cindi go out and get our plates, thank you, Cindi, I would like you to head back very quick to work. But Cindi actually is on the committee and she can tell you other stories about that participation, but it was a very impressive-- What came out of that effort. It wasn't just the 28 people but there was literally dozens and dozens of people that provided them input in that process. One of the goals that was set before that committee by the Mayor was creating 50,000 units in our city. That was broken into two sides, one is on the market rate side, the other is on the 20,000, on the affordable side.

We're going to talk mostly about activities on that right-hand side. But on this side, just to create some context, this is 50,000 units as a period of production in the city has never seen. That's the magnitude of it. Over here, on the affordable side, in order to get to get 20,000, we have to find a way to produce three times the current rate that we're producing of affordable housing. I'll talk a lot about what affordable housing means. That's some of the framing, some of the context. Trying not to fall into the trap of talking about AMI, but AMI is Area Median Income, so that's simply thinking about what is the medium income of our city and our region.

Affordable housing is generally playing at below 80% of that number and for the purposes of a levy, it's really playing below 60% to much lower income. Extremely low income and very vulnerable populations in the our city. Just to illustrate some of the way in which these 65 recommendations can be broken up, this is organized in four different buckets. Up here in terms of production and investing in that 45,000

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number, 45,000 renters that are paying more than half of their income. A significant number of those are very low-income people. The levy is a critical tool for addressing that income and need.

Growth is creating all sorts of pressures that many of you, I'm sure, can relate to, that is displacing people. There was a lot of recommendations about protecting people in their homes as well as helping to stabilize people in their neighborhoods, creating opportunities for them to stay in their neighborhoods, tied to their cultural connections, family connections and could be other support systems. Certainly, understanding to what degree are-- Is government a part of the problem? Understanding the red tape that is created by a government, taking an honest look in the mirror and understanding where the city or the county or the state is bringing red tape to those transactions.

Time is money, and so, really take an honest look at the development process, understanding what works and pinpoint scenarios for improvement. And up here, this top one is the new big innovative piece of the HALA which is called the Mandatory Housing Affordability program which simply means that anywhere and everywhere, multifamily housing, meaning apartment buildings, are being built, the developers of those buildings are contributing to affordable housing. They're doing that in one or two ways, they're either building it into their building or they're paying a fee commensurate with the cost of building it in their building that we then utilize to build housing throughout the city.

If everyone wrenches their neck to the left, you can see on that map that illustrates how we've built housing throughout the entire city, and that's one of our objectives. We're very focused on throughout the entire city but also looking at areas of opportunity where there's transportation, where there's jobs and I'll talk a little bit about that. I want to focus this now on the levies, that was the HALA overlay. Think of the HALA as the umbrella, and the HALA and the 65 recommendations, the memory of those things are going to become tools for us to address affordability in our city.

The levy is one of those tools and was highly endorsed in the HALA discussion. These are the five housing levies over the last 35 years starting in 1981. Five times Seattle voters have voted to approve a housing levy as a way to ensure that affordable housing is part of our fabric. We have over 12 thousand units that our office oversees, in partnership with a number of developers, primarily non-profit developers throughout the city. In addition, I'm going to talk about some of our programs. Some of our programs help first time homebuyers, low-income home buyers that have stable income but it is just getting into the home, getting that down-payment assistance possibly.

Getting them up and over the hump creates home buying opportunity and all the good things that can come along with that. Another component is rental assistance. We're going to dive into each of these in more detail. Over the life of the five levies, we been able to help 6,500 people with different forms of rental assistance. Then I



want to emphasize that each time, the levy has exceeded its targeted goals-- It's a tool that has been successful, it's a tool with a good track record. Yes, go ahead.

Female Speaker: These statistics, the assisted income in low-income families purchase their first home. That's in how long a time span?

Steve: I think that program began in the '95 levy. So, since 1995.

Female Speaker: 20 years, how many?

Steve: 800.

Female Speaker: In 20 years.

Steve: In 20 years.

Female Speaker: [inaudible 00:12:21] home-start program?

Steve: Home-start. I'm not sure. Can you say more about home-start? I'm going to talk a little obviously about habitat for humanity, it's with community land trust. Home-site? Is that maybe what you're thinking of? There's three or four different models the we've utilized over the years. I keep forgetting that I'm controlling the slides. At the highest level in crafting the Mayor's initial proposal that came out on February 3rd, part of our charge in the office working with a number of stakeholders was to craft the model that produced a lot of units that was heavily tilted to affordability and serving the most vulnerable populations and that was feasible.

When you put those three things together, they're often in tension with each other. The Mayor's proposal, again at the highest level is \$290 million over seven years and I think each of the prior levies have all been seven-year levies. Some cost metrics on that, that's about \$122 per year or \$5 a month on top of what the current levy is. So, for the \$5 increase over the current levy, a total of \$122 a month. That's based on a medium home value about \$480,000.

Female Speaker: [inaudible 00:14:00] total [inaudible 00:14:04].

Steve: It's an increase, so there's a current levy in place. We're in the last year, so we're in the seventh year. That levy is costing homeowners about \$5 a month, this is an increase of about \$5 a month. So, to renew and expand the existing levy is costing an additional \$5 per month. The unit target-- Was there a question?

Male Speaker: What's your current levy rate? You said renew, you mean renew the old levy, right?

Steve: Right. The old levy is--

Male Speaker: That's \$5 now, meaning \$5 more for this? Am I right?

Steve: Yes.

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Male Speaker: So, it's 10, not five.

Steve: Correct. It's a \$5 increase over what you're currently paying, for a total of 10.

[crosstalk]

Steve: I talked about the unit production, so the levy sets goals. So this levy is setting a goal of 2,150 units. One of the things that's really important to understand, and I'll emphasize it again, but every unit that the levy creates creates affordability for 50 years. It means that that unit, that building is affordable housing for 50 years. So it's creating 50 years of affordability, that's a key component. This reinvestment-- I should get on this a little quicker because I have slides that go into more detail. We have a production program, our homeless prevention programs, and our home ownership program, and I'm going to go into detail on each of those.

Male Speaker: Can I ask you a quick question?

Steve: Yes, Sir.

Male Speaker: The 290 million, is that over seven years or per year for seven years?

Steve: Total over the seven years. The levy will raise 290 million not a dollar more. [pauses] Yes.

Male Speaker: When our housing valuation goes up [unintelligible 00:15:57]

Steve: Correct. [pauses] I'm going to start with the big program, the production program. This is the program that is producing the units. We're building 2,150 units. I mentioned a couple of key components of the levy that are worth mentioning again and again and again. Under this program, this 201 million is a marriage proposal committing 60% of those dollars, actually these dollars plus these dollars to serving the lowest income, the most vulnerable populations including the homeless and that's been a long-standing value of the levies, is that the housing levy that the voters approved, the voters want to know that the super majority of those dollars are serving the most vulnerable.

I mentioned this operating and maintenance fund. One of the successes for which the levy is most proud is its ability to provide housing for the homeless and for a most vulnerable population. If you can imagine a building that is serving a homeless population, that population is not able to pay enough rent to operate the building, to keep the lights on, to maintain the building. The levy has a program that is called an operating and maintenance program which means that over here, these dollars built the unit to house that population, let's say, and then we coupled those dollars with operating subsidies to help maintain that building over that 50-year life.

Those two things come together in a very powerful way to be able to serve that most vulnerable population. Obviously, you add this up, that's \$240 million of the \$290 million levy. This is the big part of the levy. I mentioned the 50 years, let me talk a



little about this. City funds leverage \$3 for every \$1. The current levy, as has been the case, with prior levies, when Seattle puts in a dollar we have been able to, successfully, with our partners, leverage that \$1 three times over.

Meaning that, that \$1 is able to go out and attract other capital, other monies to build the housing at a ratio of one to three, so that could be county dollars, it could be state dollars. The biggest one is a federal program called the Low Income Housing Tax Credit program that is a huge leverage partner. The value of being able to leverage additional dollars is what really creates the reach and the depth that the housing levy has been able to succeed at. Does that make sense? That's an important concept.

Female Speaker: Wouldn't you get the federal dollars anyway?

Steve: No, there is nothing automatic about federal money--

Female Speaker: Can you repeat the question and speak louder, please?

Steve: Sure, the question was "Wouldn't you get the federal dollars anyway?" There are certain dollars-- While I answer this, let me think about whether any of them are housing dollars that [unintelligible 00:19:37] our region automatically. Housing dollars are really pretty competitive at this point, to be honest, the federal government has walked away from housing especially service dollars and homeless housing dollars. The big program is the Low Income Housing Tax Credit program and the state gets access to some of that, but city projects have to compete. Everything is oversubscribed and very competitive. Yes.

Female Speaker: When I'm just looking at these numbers, it looks around 1,200 apartments. 60% of 2,000, basically-

Steve: About 1,300.

Female Speaker: -1,300 apartments for very low income people. So, people who are making the SSI amount, around 780- 800 a month.

Steve: Yes.

Female Speaker: And the other thing, is there--

Steve: Are you hearing this in the back, because I can repeat it.

Female Speaker: Barely.

Female Speaker: About 1,300, I'm just asking--

Steve: She's doing math in her head, very impressively. That's 60% of this number is about 1,300. So, that 1,300 units roughly is what's being committed in the levy to serve the lowest income population in our city.



Female Speaker: Over how many years?

Steve: It's over the seven years.

Female Speaker: 1,300 over seven years.

Female Speaker: Considering the number of people, exactly who are we going to help? But it certainly isn't going to-

Steve: -solve? No, that's the reality.

Female Speaker: Is there any talk about getting developers to be paying more taxes, to really look at this crazy issue that everyone in this room, obviously, has some concern about? I mean, there's so much development going on and we keep hearing that really the developers in Seattle are not being asked to put up a lot.

Steve: This is the new game in town. Where now developers are required to create affordability in every building that they build or pay a commensurate fee.

Female Speaker: Yes, but affordability, I mean I've seen what that looks like here.

Steve: Just to put a finer point on it, it's affordability at a very low wage workforce level. So, it's that 60% of the very low wage.

Female Speaker: So, it's 1,600.

Steve: It's the \$15 an hour jobs. That's what they're having to house.

Female Speaker: I've been watching here at West Seattle, and if you go, they've got one or two apartments set aside in the whole building.

Steve: I'm guessing, that that's a different program that we do administer in our office. It's called a Multi-County Tax Exemption Program.

Female Speaker: Okay, so it's different.

Steve: It's different. I think the takeaway, I'd love to leave you with, other than a deep understanding of how the Housing Levy works, is that the HALA discussion is about creating a number of tools of which the levy is one. The Multi-Family Tax Exemption Program is another. That new mandatory program for-- With that full suite of tools, we really start getting at turning the tide on this housing crisis and start getting a real handle on it. The levy alone is not going to do it. Yes, Sir?

Male Speaker: In return for Affordable Housing, do developers get any break in their taxes?

Steve: Not so much in the Levy Program, no.



Male Speaker: Well, I was saying, for example, if you keep these apartments so and so, but they are kept affordable for 50 years, is there a quid pro quo to the people who own the building? Like Title IX.

Steve: Yes. Just to be clear, developers and it's 99% non-profit developers, apply to the city for the Levy funds. And the Levy funds are loaned to them at extremely favorable interest rates often deferred way out into the future, to provide that affordable housing. As a non-profit, what they pay in taxes is a function of a lot of things.

Male Speaker: I'm more interested in the developers who are not non-profit developers. Just the regular run-of-the-mill, build a building make a buck move on, developers.

Steve: Yes. They're not playing in the Housing Levy. You mentioned a project up the street, that happens to be a Multi-Family Tax Exemption, that's an incentive program. Where developers are incented through a tax structure to provide a certain number of units as affordable for a period of time. That's where there is a tax break in exchange for reducing rents. A different program than this Levy. Again, I think, ideally we have this full suite of tools that can really start to address the state of affordability in our city. But the Levy is not a tax program at all.

Speaker: That would fall more under the HALA?

Cindi: He's asking the HALA question. Because, what he's trying to figure out is when you said, "The new game in town is where people-- So that was his question, is the new game in town to give them tax breaks? And the answer is no, it's not a tax break. It's a height [unintelligible], rather than a tax break.

Steve: I don't want to go into--

Cindi: That's what I said I'll talk to him afterwards.

Steve: But it's an important question because it's an important conversation in town that's going to come to a community center near you any day now. There's a lot of conversations about this new program, that is still under development. The concept is there, that's what the HALA Group promoted, and now it's time to get out into the community and understand exactly how it can work. That's where I'll leave that one if you don't mind. Yes, Sir?

Male Speaker: You mentioned a number of tools that you provided, are you providing as a city? What do you mean by you're providing?

Steve: Again, think of the Office of Housing as a very socially-minded, conscious lender, like a bank. People apply to us for a loan. We're the government, they apply to us for a loan. In exchange for giving this loan, these levy dollars at a very favorable interest rate, with very favorable terms. The commitment that that borrower, which is usually a non-profit organization that develops affordable



housing, the commitment of that borrower is to build affordable housing that is kept affordable for a very low-income population for 50 years.

Then the role on the accountability side, then the role of our office and we have-- Miriam oversees a group of folks that are compliance officers and asset managers, that makes sure that those buildings are well-maintained-- This is that 12,000 plus units, that make sure that the right people are living in those units. There's a major accountability role that the Office of Housing plays as well. We help finance the deal on the front end and we are watching over those investments over 50 years.

Female Speaker: Do you give the developers a bump if they build in, say preschool space?

Steve: We, the Office of Housing, do not. There is a lot of opportunity for city departments to collaborate. Often, when we build-- Which is something that we try to build more and more of, when we build family-sized units, like two and three bedroom units filled with kids, having a preschool on the ground floor is a great opportunity. We try to broker those partnerships, but we're not investing in those at all. These are housing dollars. Housing dollars only. Does that make sense? Often in our homeless projects, the ground floor is service space to provide counseling and other services for the folks living upstairs, as well as the greater community.

Female Speaker: I just want to say --

Female Speaker: Is your office working with the Seattle Pre-K Program, for instance, to make sure that some of those quality programs are in these units?

Steve: Yes, we are. That's Department of Education and Early Learning. A brand new department. We have announced our first opportunity where we will build the housing and on that ground floor is going to be one of their first investments. Really excited totally, it's as if I'd planted that question in your mind. Thank you for that. Did you want to say something?

Miriam: Well, I was just going to say, you asked if it factors into the decision making, when we get these applications in, as Steve said, primarily from non-profit housing providers, we judge them on a whole array of criteria. One of the most important is, does this property, does this proposal suggest a plan that creates the greatest chance of success for its residents? Steve, in just a moment, is going to talk about some of those residents and their stories.

The fact that there is a ground floor space, that is committed to some programming, some service that supports the residence, Pre-K being a great example, that would help that proposal rank high in our estimation.

Female Speaker: So, you do give them a bump.

Miriam: We consider that as one of the criteria.



Steve: I wasn't understanding the technical term, "bump" in the comments.

[laughter]

Miriam: But, we don't fund that part of the building.

Female Speaker: We appreciate that.

Steve: All these dollars are very competitive, and so, when you come with a really strong proposal that's tying together a lot of good things, you get a bump. Yes, Sir?

Male Speaker: Could you go back to that previous slide for just a moment?

Steve: Sure.

Male Speaker: The [unintelligible 00:00:25] there must be sustainable [crosstalk] standard. What do you mean by that?

Steve: This has been around for at least ten years. It was, actually, pioneered in Seattle and was originally called-- There were so many different names-- It was originally

called-

Miriam: -Evergreen Standard.

Steve: Yes, the local Seattle one, I thought, had a different name. But, Seattle pioneered it, and now it's state-wide. All affordable housing is building to the "Evergreen Standard," which is a state standard that is promoting sustainable building practices. So that, when we're building, we're building smart in terms of materials. We're building smart in terms of the health impact of using the wrong materials, so things that [unintelligible] creates bad living environments and all sorts of problems. There is a, actually nationally now, recognized standard that is used in Seattle and throughout Washington state, that is called the Evergreen Standard. It's a sustainable building standard. Does that--?

Male Speaker: How much does that add to the cost of a standard unit?

Steve: Less than you would think, but there is a little bit of an added cost and I want to say it's around eight, depending on a few factors, but eight percent is, I believe, the number that's in my mind and I can follow up with you, if you want. I think the important thing is there is also often an offsetting efficiency in operation, as you can well imagine. You know, high efficiency utility. High efficiency washers that maybe some of you have in your homes, saves on operations. The savings on operations is realized here.

Sometimes investing up front, creates savings downstream. Those things have been tugged at and pulled at, and I think it's fairly commonly accepted that if we can build



quality and build with some of these sustainability components in place, we're doing a lot of good things.

Male Speaker: My other question is, on average, what is the price per square foot to build, that gives you-- Just like you're saying, \$200 million for 2,150, while they produce and conserve [inaudible 00:32:48] you said that once that we're producing with the levy dollars, what's the average per square foot cost to build those units?

Female Speaker: I will answer that without doing math in my head. I do not know the per square foot, but someone can do the math if they have a calculator. We're working, right now, for planning purposes with the cost expectations that are set forth by the Washington State Housing Finance Commission. That is, on average, across all different sizes of units, about \$275,000 per unit. The units obviously range in size and it will depend a lot on the land costs. An individual building will have individual characteristics that affect that cost per unit.

Male Speaker: Is the cost of doing this greater, equal to, or less than a-- For a profit builder would be able to produce these units?

Steve: It really depends on-- If you line up apples and apples, it shouldn't be much different at all. I think where the differences come in are what building standards are coming with it, and the affordable housing industry is building for a much longer horizon than the market-rate industry. The market-rate industry is building to refinance to address capital needs every seven to 15 years. Affordable housing is built with a much longer horizon because they can't come back to our office in seven years and say "I need to replace these."

These are fantastic questions that we in the industry are faced with all the time and we're really careful in answering that. Likewise, square foot, as a measurement of value, square foot alone can lead to a lot of unintended outcomes. Just like per unit, is also-- What size unit? Is it a two bedroom, is it a one bedroom? Square foot costs are higher when you're doing smaller units with a bathroom because you have more costs to spread over fewer square feet. When you spread that square foot over a three-bedroom and you only have one bathroom, the square foot cost is lower. I don't want to get too deep into that, but these are good questions.

Male Speaker: I guess my last question would be, out of these 2,150 units that are going to be produced and preserved under this levy, is there any effort made to equitably distribute them across the city, or is there going to be a greater percentage of them located, for example, in Delridge or the Rainier Valley?

Steve: Another great question. They won't-- [crosstalk]

Male Speaker: I've got a whole list of them.

[laughter]



Steve: They won't be located in Delridge and the Rainier Valley because it's Delridge and the Rainier Valley. Okay? The map hopefully illustrates that we're investing throughout the city. We're very focused on investing in areas where there's access to transportation. We're interested investing in areas where there's high opportunity for people to be successful, and which often, there's high barriers for people to find housing that's affordable in this neighborhood, or uptown, or downtown. We have a pretty deep foot print in downtown.

The foot print in downtown is often where we have-- It's walkable, so you don't necessarily need a car, there's transportation. There's a lot of different services downtown. The early levy is invested in a lot of older buildings downtown, so we have a lot of big buildings downtown. We have investments in Delridge, we have investments in Rainier Beach, we are investing along the light rail as much as we can, and that includes, ideally, or hopefully, we intend to invest in Northgate, in Roosevelt, throughout the university district. There's a lot of things that tie into where we invest, so it's not in-- I don't mean to read into your examples, but, well, why don't I ask? What made Delridge and Rainier come up?

Male Speaker: Well, I just know that, for example, when DESC built the Cottage Grove Commons, it was proposed with a certain number of units and when it was discovered that the number of units put that particular census tracter, wherever the tracter was, over the city's allowable density for low-income units. So, the DESC had to scale that project back. So, I'm just curious. My question is, what kind of diligence will the city do so that we don't have over- [crosstalk] concentration of low-income units in a particular neighborhood?

Steve: I've talked about the ordinance, and some of those very early slides were at the highest level. The detail that you're getting into, is where our policies live, they're called our administration finance plan, that we take to council every year and every year it's adjusted or tweaked, and I can show you some examples of some of the priorities in that. That's where a policy like that would live. I'm glad I clarified with you. Cottage Grove, I think, is in that neighborhood, not because it's that neighborhood, but, in part, because it's not downtown where there was a concentration of our investments-- For those of you that don't know, this project is serving a very highly vulnerable, high-need population, a homeless population. It's a commitment that-- We need that kind of housing in a lot of places in town.

Male Speaker: I agree.

Steve: Okay, thank you. These are fantastic questions. I want to just check our time. I think we're doing okay, right?

Miriam: She had one first. In the--

Steve: Yes.

Female Speaker: Is there a percentage that you're looking at for family homes, units that are two-three bedrooms versus individual people?

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Steve: There's not a percentage. The way I talk about that is, what our charge is to look for gaps, look for holes in what the market is not doing. One of the things that we can all agree, the market is not doing is building family-sized housing. That's something that we see as an opportunity for us to prioritize in this levy, to make sure that there are affordable homes for families to stay in Seattle because they are really getting pushed out. That would be my answer to that.

It's not going to be a hard unit number, it's not going to be a set aside of a certain amount of dollars, but it's going to be a priority, just like seniors has been a priority, in our program, homeless has been a very high priority, and in the Mayor's proposal, continues to be. Then, providing opportunities for low-wage workers to have affordable options in town so they're not having to commute great distances, and paying the cost of travel and all of those things. Those are some of the priorities.

Male Speaker: Do you have figures as far as the demographics go, as far as percentage of your houses go? I know that there a lot of-- Specifically senior housing units, right, we have one more and I think this [inaudible 00:41:12], is there-- And the population is aging right now too, so I have a feeling you're going to see a lot more of these people that are trying to get by on social security, and there's going to be a real need as far as seniors go. Do you have any idea what percentage of your housing is actually currently housing seniors and have you kept up with that need maybe, in your future?

Steve: I don't know if we have it in any materials, and picturing the pie chart, and I'm trying to estimate what that pie is, either 15 or--

Male Speaker: Yes, it's about 15% our current portfolio.

Steve: Of the 12 thousand, Todd, and we can verify this saying that about 15% is restricted for seniors.

Female Speaker: There's already a two-year waiting list, at least for a lot of those.

Female Speaker: It's higher than that.

Steve: When we talk about waiting lists and things like that, often this is my opportunity to-- The Office of Housing and the 12 thousand units is different than the Seattle Housing Authority, and there are apartments. We collaborate heavily we're partners in a lot of ways, especially in these housings levies, but the mention of a waiting list makes me think that we may be confusing the housing authority-- may not be but--

Male Speaker: There's two different entities. The housing authority's probably this one's that I refer--

Female Speaker: The one right up here is at Hudville, an Alaska house, that's HUD.

Male Speaker: HUD?



Female Speaker: Yes.

Male Speaker: Okay, and the one down there, is that [crosstalk][inaudible 00:42:45]?

Female Speaker: The one that's down there is Seattle Housing Authority.

Male Speaker: My God, you've got so many--

Female Speaker: There's a lot of--

Male Speaker: It seems like your trying to bring along everyone [chuckles]. Probably.

Steve: Well, we have the federal government playing there. The Seattle Housing Authority has a slightly different mission than our office, but we complement and support each other in a lot of different ways.

Male Speaker: You're talking about the three to one as far as the dollars go, does that come with strings attached? Not necessarily the way we spend and I'm sure there are restrictions on that. But, in terms of you having to pay for that money?[crosstalk] Low-interest rates--?

Steve: There's benefits to that financing, it's favorable financing if you will, low-interest rates, favorable terms, in exchange for all these strings, and those strings are who you serve and for how long you serve. Does that make sense?

Male Speaker: Yes.

Steve: I love it, these questions are my favorite thing.

Female Speaker: If you got to take any, take the first.

Steve: Yes, Sir, did you have a question?

Male Speaker: No.

Steve: In the back?

Female Speaker: The question that we need to ask is on the topic of seniors, I'm on some wait list for affordable senior housing with good marks, when you now have years-long wait list. As we are the fastest growing demographic, are you planning on helping the building of senior housing at all? Is there added cost due to disabled and having had elevators and wider areas for wheelchairs and such?

Steve: The Mayor's proposal is obviously to renew and extend the levy, so to create more resources to do more, there are a lot of competing interests, and I think I can say to seniors is that it is a priority and will continue to be a priority. Will it be a



priority over homelessness? Will it be a priority over providing low-wage workforce housing? In this model, they're somewhat unequal footing.

Female Speaker: Profits and wages do the same thing-

Steve: We know that we need to do more [crosstalk].

Female Speaker: -because most seniors are on social security-

Female Speaker: That's important to say. When we were talking about what percentage of the units are for seniors, that's where you cannot move into that unit, unless you're a senior, but there are plenty of other low-income buildings that are open to seniors, and frequently, will have many seniors living in there, although it's not restricted just to seniors.

Male Speaker: Not plenty of anything.

Female Speaker: That is correct.

Female Speaker: You didn't answer the last question about- Does it cost more to build the senior housing with disabled elevators and bigger spaces for wheelchair?

Steve: Not in a meaningful way.

Female Speaker: Okay.

Steve1: It costs more than what?

Female Speaker: Than the other. Then the low-income homes.

Steve: Not in a meaningful way.

Female Speaker: Okay, thank you.

Steve: Design is a little bit different, but cost isn't necessarily a big difference. I want to mention one more thing and then I'm going to let Miriam talk for a little bit, and I still think we have plenty of time to keep going with questions. I want to talk about reinvestment, because in the model that I've opened up with, there was 2,150 new units, and then there was 350 units that were labeled reinvesting, and this is where we are at a place with those 12,000 plus units, where some of them were originally created 30 years ago, in a hundred-year old buildings. The Joseph__ downtown and the Lion are two examples, where they're serving a very low-income population. In fact, the Lion building is serving a homeless population, and they have some capital needs, they have some needs for some improvements, and so we're at that place now in the life of the levy where we're needing to go back in and do a little bit of improvement. Especially for the buildings that don't have much rent coming in, and it could be weatherization, it could be improving systems so that the buildings operate more smoothly, it could be a variety of things, but that's part of what this



model is acknowledging is the need to go back in and some instances and do some modifications.

Female Speaker: I'll say that at the point where that happens, there's also an extension to years of affordability, so, it's as if you are renewing the unit, you are renewing the term of the affordability at the same time.

Steve: That's a way in which we can say that 50 years is actually more than 50 years, so it's really off it, you know. These investments are providing affordability for the seniors' future, it's really what happens in practice.

Miriam: There's a couple more questions I think and then we're going to turn to the other programs, let's have a couple more then we can have a bigger discussion later, so-

Male Speaker: For my clarification, just now said, I get [unintelligible 00:48:05], you're primarily expecting, you're collecting money and then turning around and helping people who would like facilities that are lower than houses. You're not providing the housing yourself, you're primarily moving the money through the grants but you also--

Male Speaker: The housing authority are the ones who own the facilities that we talked--

Steve: Yes.

Female Speaker: They inspect. And--

Steve: We see ourselves as the stewards of the resource that gets created by the Levy. We loan it out. Units get built, buildings get built throughout the city, and we watch those buildings for 50 years, making sure that they're well maintained, making sure that the right people are living there.

Male Speaker: Your affordability standards change for the time's sake, you know, obviously, [unintelligible 00:48:55] from 1980 to now--

Steve: Yes, there's an annual adjustments that are happening over time.

Miriam: Okay, so, so far we've been talking, did you have one--

Female Speaker: I did, I'm sorry.

Steve: That's great.

Female Speaker: You were talking about siting, in different neighborhoods and accessibility to services, we're talking about families, can you tell me where the school capacity crisis fits into this. There is no room left and in full disclosure, honestly I'm a school board member and I get a kick out of the fact that the different jurisdictions aren't working together on a lot of this, and it's lazy.

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Steve: Here's my answer. I have been working with the city now for three years and one of the things that is pretty consistent and constant in the discussions are how-- You know, it's a big city, how are we planning concurrently? When we talk about transportation over here and we talk about housing over here. Then you mention different jurisdictions and we talk about education over here. Everyone's working on plans, and visions, and investment strategies, how are they speaking to each other? The most recent response to that by the mayor was to take what has for the last several years been called the Department of Planning and Development which is charged with planning -- lot's of things -- and also building permits, and the whole permitting and construction process, and separated them into the building and construction process and over here, elevated the Planning Office to address exactly what you're describing which is concurrency in our planning.

It means that it has to have the ability to cross jurisdictions. I think that's what is being demanded of the government, including education -- to the voter it doesn't matter. Me, I live in Seattle; I don't care how many jurisdictions you have to cross. I expect that when you're making education investments, that you're also thinking about where housing and transportation models, that thing. It's not easy, but we have to keep the pressure on to make sure it's happening.

Female speaker 1: In the chartering legislation for the opposite in OPCD there is a new committee or a new charter for co-ordination with the school district.

Steve: Yes.

Miriam: [unintelligible 00:51:39] need to talk.

Miriam: We want to talk just for a moment about two other programs within this 2016 initial proposal. As Steve said, the vast majority of the funding is oriented towards the Rental Production and Preservation Program, inclusive of that Operating and Maintenance component. There are two other pieces. One is the Rental Assistance Program. It is oriented specifically towards homelessness prevention. It is 11 and a half million and its goal is to assist 4500 families. Now, this is short-term assistance and it is rental subsidy for people who have fallen behind in their rent and are at risk of imminent eviction due, typically, to some one-time event, like a major health bill.

I think health care is one of the major reasons; if someone has lost their job and has a number of months before they can find a new one. The maximum duration of the assistance is six months and it is targeted specifically to households with incomes below 50% half of median income. One of the things that is a little bit different in this proposal as opposed to past levies, is it's oriented not just to that rental assistance but also to some supportive services like financial counseling and stuff, negotiations with landlords, things like that, to make sure that this is successful. In fact, it has been a very successful program.



In the current round 83% of the people who were assisted with this program, six months after they complete participation in the program are still stably housed. That is a very comforting metric.

Female speaker 3: What is the name of the current program?

Miriam: It is the Rental Assistance Program and it will continue to be called the Rental Assistance Program. It is also known as Homelessness Prevention because that's what it actually does.

Female speaker 3: Is it in the Department of Human Services?

Miriam: It is; you must be familiar with it. It is administered through the Human Services Department, not the Office of Housing, because it is more of that service function. What they do is contract with – I believe it is currently seven non-profits. Solid Ground is one, if you're familiar with that-

Female speaker 3: That's what I was [unintelligible 00:54:21].

Miriam: - Wellspring, organizations like that. They have caseworkers who specialize in this kind of work, who connect the people in need with this resource.

Female speaker 3: Catholic Community Services –

Miriam: I beg your pardon?

Female speaker 3: Catholic Community Services –

Miriam: I believe, yes. I think CCS is in too.

Male speaker 2: What is the median income?

Miriam: Steve, help me out.

Steve: I'll tell you exactly. I was just going to [unintelligible 00:54:44]. I had it on [unintelligible 00:54:45] answer.

Miriam: [laughs]

Female speaker 4: I know -- tell me what the percentage is?

Miriam: It varies by household size, which is the tricky part.

Male speaker 3: What's ironic is as a senior we've lived in West Seattle for over 50 years, we just got our tax bill which went up \$1200. This is not an extravagant house [unintelligible 00:55:14] or anything like that. Next year, is it going to go up another 10%? Are we going to see another big jump in it? Are we going to be able to end up using this program is what I'm saying. We've lived through the [unintelligible 00:55:26], I drive a 30 year old car, I worked 50 hours a week probably. West



Seattle used to be a very tight-knit blue collar community for the most part, with the exception of certain pockets, like North Admiral, and some of view areas and stuff.

The bridge went in, everything started to change and now within the last couple of years you can see just how drastically it's changed. You could've rolled a bowling ball down California Avenue back in the 60's after eight and you probably wouldn't have hit a car. We were involved in coaching, we were involved in scouting; the community has just changed tremendously. Like I said to my wife, we used to [unintelligible 00:56:04] Chevy and [unintelligible 00:56:05] in our neighborhood. Now we're Audi's and BMW's; throw in a Tesla and a few Mercedes. Where is all this heading long-term? [crosstalk].

Miriam: Well, there are definitely forces beyond any of our control. I think one of the things that we are trying to do, and this reaches back to the point Steve was making at the beginning about, if you're growing, let us try to grow equitably. That is one of the major points of this levy.

Steve: Median income for a household of two is about \$71,000.

Male speaker 4: They just sold the house across the street from us. [unintelligible 00:56:44] construction and I watched [unintelligible 00:56:47], "These are crap." Some [unintelligible 00:56:49] 750,000 for this family. [crosstalk].

Steve: Supply . . . coming out of the recession and [unintelligible 00:56:58] building going on, you're in business. We haven't yet caught up to right-sizing our housing stock and so there's a great building boom going on right now, because there's not enough supply. What we have to keep very present is that we have to make sure that affordability has been built into that fabric while every parking lot is turning into a new apartment building. That's part of what in play right now.

Male speaker 4: Yes. There's a lot of that. It's like [unintelligible 00:57:26] attitude towards not having to have parking for your car. Well, you can look at West Seattle and see how well that's work out. You can't even find a parking spot.

Female speaker 5: [unintelligible 00:57:37] backup on the 4500 families to be helped. Is that over the seven-year plan too?

Miriam: Yes. That is over the seven years. I think that we --

Female speaker 5: If you consider the number of people, of families, that is really a drop in the bucket how much needs to [unintelligible 00:57:56].

Miriam: I think that that is the theme. That this levy is not going to solve it all. I think in every aspect of this program that we could talk about, the needs outweigh the resources. We want to be sensitive to the fact that this is as many people pointed out at property tax levy. One of the hallmarks of the HALA was shared responsibility; we don't expect the levy to handle it all and [crosstalk]/



Female speaker 6: I can put a plug in, as someone who is involved in housing and affordable housing issues. I'll put a plug in, it's time to call state and federal representatives as well. I did some analysis a couple of years ago, and in the last three years 40 million in federal dollars has been withdrawn from our community in CDBG. We're just a shelter [unintelligible 00:58:45] and had funding, and all of that. That's why we are picking up some of the resources here, wonderful that we are; it's a drop in the bucket of what's needed. I think that there's a local responsibility but we also need to communicate at the federal level that there needs to some federal responsibility come back to us.

Miriam: Thank you for that. We wanted to touch briefly on the whole ownership program. This has been in the levy, as we mentioned, since 1995; it's a 12 and a half million dollar figure in the initial proposal. As always it will include a down payment assistance program; this is targeted towards first-time home buyers. It is typically, as we mentioned before, through organizations like Home Site, Home Stead Community Land Trust, Habitat for Humanity; some of these organizations that you may have heard of. In this particular levy initial proposal there's also as real emphasis on stabilization, on displacement.

For that reason, for this go-around we are proposing to also include a stabilization component to the Home Ownership Program. It's not just getting people into homes but recognizing that sometimes there are low-income people who own their own homes, who've been in there for a long time, and but for a grant to replace a broken side sewer, a leaking roof. Something that's not exorbitant in cost but something that really affects the livability of the house and really your ability to potentially stay there. That is an area that is now eligible as well under this proposal. You see the assistance for first-time home buyers. You also see the emergency supports added to stabilize low-income homeowners.

Their range of AMI limits to home repair loans and the down payment assistance go up to 80. If there are grants, like I was just talking about, that would be capped at 50% of their immediate income.

Female speaker 7: What's the default rate on those loans?

Female speaker 8: What was the question?

Female speaker 7: What's the default rate on those loans?

Female speaker 8: Thank you.

Miriam: It's very low. Steve has talked about some of the accountability mechanisms; in our office we have a number of positions devoted to underwriting. These people who are buying these houses with this first-time assistance, they get a conventional mortgage. This piece is coming in for the down payment. It is subjected to underwriting just as is the first mortgage. Therefore, what we're trying to do is strike that balance where it this providing that help that people need when they're at



that income level, but making sure that there's a very strong chance that the funds eventually roll back in. Indeed, it is structured as a revolving program.

Male speaker 5: Does the funds roll back to you or back into the whole flow of the paying off the mortgage?

Miriam: Me, personally. [laughs]

[laughter]

Male speaker 5: You're making it all [unintelligible 01:01:59] back.

Miriam: It comes back to do more of the same good stuff.

Male speaker 5: When you said the word 'grant' before, was that the same thing [unintelligible 01:02:07] afford this?

Miriam: I beg your pardon. Can you --

Male speaker 5: You said you were giving grants for housing, for people --

Miriam: That's in this proposal for the 2016 levy. Those would not recycle back in, because those are grants, and that's the difference.

Male speaker 5: Okay.

Miriam: We just wanted to summarize some of the high points we've hit on most of these, but a couple of things just to leave you with. 35 years of support for the levy. Every levy has exceeded its goals in part because of those accountability mechanisms that we talked about, specific to the Rental Production and Preservation program. \$3 come in from other sources for every dollar of city money. There's an emphasis on permanence, there's 50 years. Should there be a reinvestment unit that affordability term gets even longer. We had a couple of questions about locations, Citywide, an emphasis on proximity to good transit, schools, other amenities that will help people succeed. I think the overriding theme is equity.

That's where we want to end our presentation and then -- you guys have been amazing with questions. We want to continue the discussion [crosstalk] --

Steve: Before we go to questions, I wanted to just point out that this is a site where we have a opportunity for online surveys. We're collecting online surveys, ask a series of questions.

Female speaker 9: Could you say the site out loud for those that are here [crosstalk]?

Steve: Yes. I absolutely can.



Female speaker 8: Thank you.

Steve: It's seattle.gov/housing/levy, and I can make sure that you know where that is. Then just overall where the process is -- Todd, did you want to say something?

Todd: I just want to say because it is pretty rush period, there's only three more days for that online survey till [unintelligible 01:04:03] for us to get that input to the mayor before he moves it on to the next stage.

Steve: With that in mind, we were last here on February 3rd which kicked things off. We have been having conversations like this regularly throughout this month. We have tomorrow night and the next night, and so we're out, getting this kind of input.

Female speaker 10: What's the next step that you just mentioned [unintelligible 01:04:33]?

Steve: Next week we will have the opportunity -- between now and next Thursday -- to sit down with the mayor and share with him the feedback that we've been getting. Assessing whether this proposal is in the right spot in terms of a lot of different data points. Is it the right size? Does it have the right priorities? Here's the prompting questions. Is it missing something? The idea being that the mayor then will be advancing to council in the form of an ordinance of final levy proposal for the new housing levy, renewing and expanding it. Then council will have an opportunity to take anywhere from 30-60 days to go through their process of evaluating it with opportunities for public input.

Then, by early May or sooner, depending on how fast that council process goes, council will then vote to put this levy on the ballot. I must say that it's either going to be the August ballot or it's going to be the November ballot. That hasn't yet been determined. Everything that we're doing is tracking to keep alive the opportunity for this to be on the August ballot. That's the high-level overview of the process going forward.

Miriam: Yes, ma'am, you had a question.

Female speaker 11: Me?

Miriam: Yes.

Female speaker 11: Okay. Let me first say that I appreciate what's in the levy. [inaudible 01:06:08] and things like that. Let me put out to you what I think, as I understand it, is not in the levy. Let's see if I'm right.

Miriam: Okay.

Female speaker 11: I won't say 'average' -- lots of renters renting from for-profit landlords in [unintelligible 01:06:30] older buildings barely affordable down, incomes [unintelligible 01:06:36] by \$50 or a hundred dollars month each year, but



rent does. Anything to keep those people from having to move out to the suburbs of King County?

Steve: What you just described is one of the major pressure points that's in play right now, as we grow, that pressure point putting pressure on the existing stock. Ideally, as we get more supply, that will release some of that pressure. Well, we have a history of being able to do it in the levy and which is being stood up in a few different ways in the HALA discussion creating additional tools to be able to go in and recognize that there are buildings out there that are at an age in their life cycle where right now they're providing affordable rents, they're not regulated to do so. That's just what they're commanding in the marketplace.

We want to be able to go in as many times as we can, as resources allow for, to either purchase those buildings. In doing so we then put a use restriction meaning that the rents and the incomes that occur in that building stay affordable. Or work with the owner. Right now in Olympia we're working hard to get a new tool that's a property tax exemption for preservation. Which means that an owner of a building, similar to what you describe -- we could approach that owner and say, "You're one [unintelligible 01:08:10] of renting for about \$800," or \$600 dollars, whatever --

?Female speaker 11: A thousand.

Steve: A thousand dollars. That's affordable right now, believe it or not. "In exchange for a tax exemption, would you hold those rents at a thousand dollars for the next 15 years?" That's the tool that we think could help us with some preservation and create affordability through that [unintelligible 01:08:37]. The levy has the ability to go and buy some of those buildings. We have a history of doing that when it's the right deal, the right location and the right ingredients.

Miriam: If I can add something to that. I think one of the interesting things about these units that are regulated through whatever mechanism, be it the levy or some of these other programs -- when you have relatively -- and again, I'm saying 'comparatively' affordable unit on the open market, there is nothing to say that someone who has a very large income could go and live in that unit. You basically then have a relatively affordable unit that is not being made available to someone who really needs that unit. That's one of the reasons why we are so focused on having regulations, these use restrictions that Steve mentioned, on any building that comes through one of these programs.

Steve: Yes, sir, in the back.

Male speaker 6: What I've reading online is a lot of citizens are really angry about the fact that you've got this levy that we're passing here. Then a few months ago we had a transportation levy and then there's going to be a school levy. Then there's going to be another levy for something else, so if I vote for this levy -- I know that there's going to be another levy coming on, and after a while my taxes have gone up more to more than I can afford in my house. I don't understand why we keep having



these things added on, year after year after year and then other people can't afford the houses that we've already bought.

Steve: Well, the overall objective is to avoid the last comment you made, is that piling on levies is going to start causing people to not be able to stay in their homes.

Female speaker 12: It's already happening.

Steve: There are some mechanisms in place to protect people from that. But to your basic comment, that tax structure that we in Washington state are dealt -- and we were having a conversation before we started. We have arguably the most regressive tax structure in the country. I understand that Denver is equally bad. I don't know how much you know about that, but our ability to use tax dollars, raise tax dollars to build infrastructure, whether it's housing or transportation, or improving our schools, isn't there. That tool isn't there because of our tax structure, and so we have to rely on levies to do that.

Female speaker 12: Or sales tax.

Male speaker 7: Well, every time we have a tax it goes to the residential --

Steve: Or sales tax, the other regressive piece.

Male speaker 7: Somehow the city has decided that the only place where we can go and get money is people that own houses. There has to be a 100 of other different ways to raise income.

[crosstalk]

Cindi: [crosstalk] commercial properties.

Steve: Yes. They [crosstalk].

[crosstalk]

Speaker: That's why the rent went up \$100 last year.

Steve: To Miriam's comment -- and the mayor is really eloquent talking about shared responsibility. If you were to look at and -- Cindi has it in her purse, I'm sure, the shortlist of 65 recommendations -- there is --

Cindi: I do. Actually if anybody wants to talk to me -- I'm so serious. I'm serious -- this is a \$2 billion problem for Seattle. This is just the small ask for the residents. I'd be glad to go over the other tactics that are lined up to go get to some of the other sources that [crosstalk].

Steve: It talks about what role do employers have? What role do commercial builders have? A variety of tools is what it's going to take. To your question, or your original comment, we are dealing with a fundamental challenge in that we have a

File name: West Seattle briefing on Housing Levy.webm
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very regressive set of tax law in our state that really inhibits our ability to raise taxes to pay as we go. It just doesn't work. [unintelligible 01:13:09] work out. It's capped at 1% year over year.

Male speaker 8: Which we voted for.

Steve: Which we in Washington state voted for again and again and again.

Speaker: There you go.

Male speaker 9: I want to go back -- just a question to ask. You said there is some place where you go out [unintelligible 01:13:33] housing existed now. You go out and maybe purchase it. If you purchase it -- am I understanding what you don't purchase -- you've purchased it, what do you do with that property that you just purchased? You give it to someone else or you retain your ownership?

Steve: You're paying very close attention to the words I'm using. The Office of Housing doesn't purchase it, just like the Office of Housing doesn't build it. In saying that I have to insert, again, a non-profit partner with whom we loan funds to that makes that purchase. Thank you for clarifying that. Does that answer your --?

Male speaker 8: Yes. That's --

Steve: Thank you for clarifying that.

Male speaker 8: I'll tell you where I'm coming from. I have a real concern of levies being used, given to non-profits and other people, and the city [unintelligible 01:14:29] ownership of that property. As time moves on, if the place is sold or [unintelligible 01:14:35] people who have higher uses for, we still would have that facilities available to us. I understand in the light of the discussion [unintelligible 01:14:42] for ownership of the housing, or individual. It's a real philosophical difference, and I've been investing [unintelligible 01:14:50]

Miriam: One thing I wanted to say on that, it is true that we work, again, principally with non-profits; they have the expertise as developers and as property managers over time. We however as part of that use restriction have a deed on the property. There is always T to ensure compliance with those restrictions. Though we don't own the property, we have a deed on it to make sure that the party who we lent money to meets all of their obligations.

Steve: You may not like this, if I'm understanding correctly, but because of the investment that the city is making through that non-profit developer to build that building, the city does have a straight line to restricting the use of that property as affordable housing for the next 50 years. The city controls that and only the city council can remove that use restriction.

Male speaker 8: I have no problem.

Steve: Okay. Good.

File name: West Seattle briefing on Housing Levy.webm
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Male speaker 8: [unintelligible 01:15:57] I do have one problem, is when we're giving credits to the profit side of a house. The real concern is -- I know enforcement [unintelligible 01:16:05], I can tell you stories where [unintelligible 01:16:06] given a break. [unintelligible 01:16:08] can use it the way it's supposed to have been used. That's where my concern is on that. That's why [unintelligible 01:16:11] non-profit site, I have no [crosstalk].

Steve: It's always a balancing act. It's for these levy dollars, what's the amount of public benefit that we can expect? Serving the homeless, providing housing for seniors, serving extremely low-income population, serving a low-wage workforce -- all of which for 50 years. Balancing those tradeoffs in exchange for these low-cost dollars here's what we expect in terms of public benefit. As demonstrated over the years, it's been a pretty successful model producing a lot of good things.

Female Speaker: I appreciate everything that's in here and I support it. You talked about HALA being a guiding roadmap and this being a tool to get there. As we talk about increasing density, and ADUs, and backyard cottages, would this be a tool that could be used to fund that or --? What's the appropriate tool to increase density through those sorts of mechanisms?

Steve: Well, theoretically, I could see a way in which under the Home Ownership Program maybe there is an opportunity to -- the levy has traditionally being used to build apartment buildings. The big program 201 million of the 290, plus another 40 of the operating and maintenance; that's building apartments or buying apartments and putting them under-- nibbling away at ADUs which actually I think was taken out of HALA or was it left in anyway?

Cindi: No. It's in.

Steve: It's in. I'm not really sure what -- that's an open discussion right now with council in terms of creating more opportunity for those to be realized. Once we have more track record, maybe it's a space that levy dollars can play in helping to create more of those. I think the key conversation right now is to remove the barriers that are preventing more of those from happening. At least, that's the value proposition that is under a discussion right now.

Female speaker: It's my experience that it also helps with home ownership [unintelligible 01:18:33].

Steve: I acknowledge there's two sides of it that issue for sure. Yes, in the back.

Female speaker 13: Is there flexibility in this housing levy if creative ideas come to Seattle like they're doing in other parts of the country? Like taking an abandoned shopping mall where most of the stores are no longer open -- because Amazon's taken over the world -- and putting apartments which -- there's a wonderful example of beautiful apartments on the upper levels; all different types, studios up to three bedrooms for families in a historic building. Is there any possibility to have this be flexible [crosstalk]?



Steve: I wouldn't even call that flexibility. I would call that bread and butter of what the levy's capable of doing today.

Female speaker: Okay.

Steve: Because you brought up flexibility, I will say that flexibility is key. Because you don't know what's going to happen over the next several years. That's another balancing act when we go out and have these discussions or when council has discussions. Ideally, we create a powerful instrument to address affordability in our city and allowing for some flexibility so the hands aren't so tied that you can take advantage of an opportunity like that.

Miriam: I'm just going to say, we have five minutes left, so ask your questions and do get some food.

Female speaker: Real quick, what kind of jobs is this going to create? How much more of a drain is this going to be? Because obviously, you're doubling your levy and you're going to have more staff in order to maintain the watching squad, whatever you guys are, [crosstalk] your police. How much more is that going to add to the staff?

Steve: What I'll tell you is that the admin cost of the levy is right around 9%. That's what it always been and that's what it is in this proposal. Staff right now is pretty right-sized. I think that over time -- exactly what you pointed to -- is the watching squad, our asset management team, is going to have more than 12,000 units. They'll have closer to 15,000 units or more, given the other program. That's the area of growth within our department that we have to pay close attention to. In doing that though we're also realizing efficiencies as we go. It's not a formula of every x number of units requires another position.

There's a lot of partner agencies that are also investing in these deals, and so we try to find efficiencies through those partnerships as well.

[01:21:26] [END OF AUDIO]

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VIDEO: 2016 Gathering of Neighbors @ Youngstown Cultural Arts Center

<http://westseattleblog.com/2016/03/happening-now-2016-gathering-of-neighbors/>

MARCH 12, 2016 10:14 AM (<http://westseattleblog.com/2016/03/12/>)

5 COMMENTS (<http://westseattleblog.com/2016/03/happening-now-2016-gathering-of-neighbors/#comments>)

GATHERING OF NEIGHBORS

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10:14 AM: In the hallway at Youngstown Cultural Arts Center (http://youngstownarts.org), the Gathering of Neighbors (http://wsgathering.org) is under way, starting with a resource fair - tablers include:

- *SWAFC (http://www.swafc.org)
- *West Seattle Food Bank (http://westseattlefoodbank.org)
- *Dept. of Education & Early Learning (http://www.seattle.gov/education)
- *HALA (http://murray.seattle.gov/housing)
- *West Seattle Time Bank (http://westseattletimebank.org)
- *SDOT (http://seattle.gov/transportation)
- *DPCI (http://www.seattle.gov/dpd/)
- *West Seattle Helpline (http://wshelpline.org)
- *Seattle Subway (http://seattlesubway.org)

Opening ceremony is at 10:30. More to come.



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(http://zoneone.wf7woxluljv.maxcdn-edge.com/blog/wp-content/uploads/2016/03/gathercrowd-e1457843817631.jpg)

11 AM: First panel is under way in the theater.





(http://kennanmeyerarch.com)

11:37 AM: The theme today is 'growing pains' and this discussion with Councilmember Lorena González and the Junction Association (<http://wsjunction.org>)'s Susan Melrose, plus Ben Crowther from The Urbanist and the city's HALA project manager Michelle Chen, has touched on many challenges and opportunities. We have it on video and will add later when the clip's ready. West Seattle-residing broadcaster Brian Callanan moderated. (Added - here's the video:)



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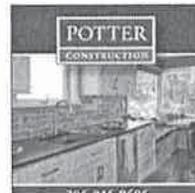
(<http://www.stsremodeling.com>)

12 PM: Breakout sessions now, from business development to light rail. Still time to get here for the concluding panel on homelessness, to be moderated by Councilmember Lisa Herbold, scheduled as an encore of the panel we covered at the 34th District Democrats in January (<http://westseattleblog.com/2016/01/34th-district-democrats-looking-ahead-to-the-elections-and-looking-into-the-heart-of-a-regional-emergency/>).

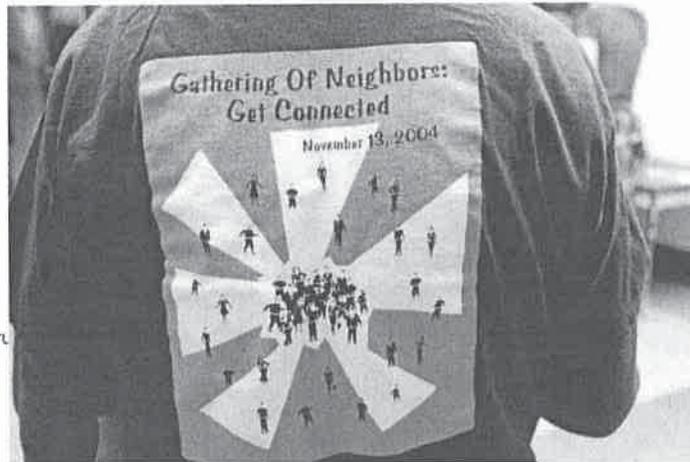


(<https://metropolitanmarket.com/>)

ADDED SATURDAY EVENING ... a few more photos. From the organizing group VieWS (<http://wsgathering.org>) (Visualizing Increased Engagement in West Seattle), Pete Spalding showed off his T-shirt from the first GoN back in 2004:



(<http://www.potterconstruction.com>)



(<http://www.budgetblinds.com/SeattleWest/>)

(<http://zoneone.wf7woxuljv.maxcdn-edge.com/blog/wp-content/uploads/2016/03/petesshirt-e1457843915304.jpg>)

The group that launched the GoN was Megawatt, which disbanded in 2007 but not before having a lasting effect on the local community, not just via this event but also by creating West Seattle Community Garage Sale Day (<http://westseattlegaragesale.com>) in 2005 (after MW's closure, we took it over in 2008 and beyond; we'll be opening registration in early April for this year's WSCGSD, which is nine weeks from today - Saturday, May 14th).



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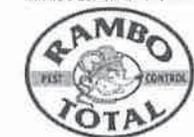


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2 days until 2016 Gathering of Neighbors focuses on West Seattle's 'growing pains'

(http://westseattleblog.com/2016/03/2-days-until-2016-gathering-of-neighbors-focuses-on-west-seattles-growing-pains/)

MARCH 10, 2016 12:25 PM (HTTP://WESTSEATTLEBLOG.COM/2016/03/10/)

17 COMMENTS (http://westseattleblog.com/2016/03/2-days-until-2016-gathering-of-neighbors-focuses-on-west-seattles-growing-pains/#comments)

GATHERING OF NEIGHBORS

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WEST SEATTLE NEWS (HTTP://WESTSEATTLEBLOG.COM/CATEGORY/WEST-SEATTLE-NEWS/)

Take a break from the keyboard and come talk about West Seattle's "growing pains" face to face with people from around the peninsula. Whatever time you can spare to be part of this Saturday's annual **Gathering of Neighbors** (<http://wsgathering.org>), that's what it's all about. This update includes the full lineup of topics and panel participants:





(<http://westseattlethriftway.com/employment.html>)



(<http://www.oneillplumbing.com/>) **David Ed. Murray** and County Executive Dow Constantine.



(<https://www.chowfoods.com/>) **Endolyne Jo's** and **Chow Foods**



(<http://seattle.bhhsnwre.com>)



(<http://www.akidsplacedentistry.com>)



(<http://www.tildenschool.org/>) **City Councilmember, District 4**



(<http://westseattlewindows.com>)

This coming Saturday, March 12th, at 9:00 am at Youngstown Cultural Arts Center, VieWS (Visualizing Increased Engagement West Seattle) and the Delridge Neighborhood Development Association will present the 2016 edition of the Gathering of Neighbors. This gathering of West Seattleites will focus on the theme of "Growing Pains" and the challenges facing West Seattle as we see rapid growth in populations, jobs, and housing and the benefits and drawbacks that growth brings to our neighborhoods. What "pains" might that growth bring; what can we do to ease the "pain"?

This year's event will feature opportunities to learn about the recommendations by the Mayor's Housing Affordability & Living Agenda (HALA) Committee, plans to renew and double the Housing Levy, what increased density might mean for our peninsula, what a Sound Transit 3 package might look like for your vote in November, and the recent declaration of a Homeless State of Emergency by

Hear from invited experts about what is happening with housing, zoning, community centers, parking, transportation, and much, much more and how all this change is both creating new opportunities for us and our loved ones while also stirring up fears of increased inequality, ongoing historical inequities, and permanent damage to the character of our neighborhoods.

As always, we will also offer breakout sessions where you can learn more about how you can get part of shaping the impact all of these changes will have on our community and meet local leaders and organizations already involved in these issues. The heart of this event is "showing up." When you show up to help move your community a little further along, you make a difference.

The morning's agenda will be packed:

• 9:00 am - Social/Refreshments provided by Nucor and a proud West Seattle small business

• 9:30 am - Open House & Informational Tables: What are the Challenges Facing West Seattle?

• 10:30 am - Welcoming Ceremonies

• 10:45 am - Expert Panel: What is Being Done About Growth in West Seattle? Moderated by Brian Callanan, Seattle Channel

*Michelle Chen, Senior Project Manager, Housing Affordability Livability Agenda

*Lorena Gonzalez, Seattle City Councilmember, At-Large

*Susan Melrose, Executive Director, West Seattle Junction Association

*Roger Valdez, Director, Smart Growth Seattle -Invited

*Sharon Lee, Low Income Housing Institute -invited

• 11:40 am - Breakout Sessions: How Do I Get Involved in Shaping Our Community?

*North Delridge Action Plan update - David Goldberg (OPCD) & ACT Team members

*ST3 Planning - West Seattle Transportation Coalition + Rob Johnson, Seattle City Councilmember, District 4

*Land Use/Urban Village Growth - Cindi Barker and Deb Barker

*West Seattle Chamber conversation about business development

• 12:30 pm - Facilitated Discussion: Are We In a Homelessness State of Emergency?

Moderated by: Lisa Herbold, Seattle City Councilmember, District 1

*Michael Maddux, community advocate, and current Chair of the King County Young Democrats

*Hanna Brooks Olsen, founding editor of Seattlisch; her work on the subject has

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appeared in the Atlantic and Salon.
 *Mercedes Elizalde, Policy & Engagement Strategist for Seattle City Councilmember Debora Juarez, District 5

• 1:00 pm – Wrap-Up

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Gathering of Neighbors 2016, themed 'Growing Pains': Here's the lineup

(<http://westseattleblog.com/2016/02/gathering-of-neighbors-2016-themed-growing-pains-heres-the-lineup/>)

📅 FEBRUARY 25, 2016 7:09 PM ([HTTP://WESTSEATTLEBLOG.COM/2016/02/25/](http://westseattleblog.com/2016/02/25/))

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| 📌 GATHERING OF NEIGHBORS

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(WSB photo from previous Gathering of Neighbors, November 2014)

(<http://kathycrotts.com>)

Just two weeks until the next edition of the **Gathering of Neighbors**. After months of mentions at local community meetings, the full lineup/schedule for the March 12th event is out tonight. Here's the announcement:

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Our theme is "Growing Pains" and will focus on the challenges facing West Seattle as we see rapid growth in populations, jobs, and housing and the benefits and drawbacks that growth brings to our neighborhoods.

This year's event will feature opportunities to learn about the recommendations by the Mayor's Housing Affordability & Living Agenda (HALA) Committee, recent updates proposed for the 2035 Comprehensive Plan, plans to renew and double the Housing Levy, what a Sound Transit 3 package might look like for your vote in November, and the recent declaration of a Homeless State of Emergency by Mayor Ed Murray and County Executive Dow Constantine.

Learn from invited experts about what is happening with housing, zoning, community centers, parking, transportation, and much, much more and how all this change is both creating new opportunities for us and our loved ones while also stirring up fears of increased inequality, ongoing historical inequities, and permanent damage to the character of our neighborhoods.

As always, we will also offer breakout sessions where you can learn more about how you can get be part of shaping the impact all of these changes will have on our community and meet local leaders and organizations already involved in these issues.

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- 10:30 am - Welcoming Ceremonies
- 10:45 am - Expert Panel: What is Being Done about Growth in West Seattle? Moderated by Brian Callanan, Seattle Channel
Featuring a City Staffer, Urbanist, Elected Official, West Seattle Organization Leader, and Homeless Advocate

• 11:40 am - Breakout Sessions: How Do I Get Involved in Shaping Our Community?

- Ø North Delridge Action Plan update - David Goldberg (OPCD) & ACT Team members
- Ø ST3 Planning - West Seattle Transportation Coalition + Rob Johnson, Seattle City Councilmember, District 4
- Ø Land Use/Urban Village Growth - Cindi Barker and Deb Barker
- Ø West Seattle Chamber conversation about business development

• 12:30 pm - Facilitated Discussion: Are We In a Homelessness State of Emergency?

Moderated by Lisa Herbold, Seattle City Councilmember, District 1

- Ø Michael Maddux, 43rd District Democrats and former City Council candidate
- Ø Hanna Brooks Olsen, Seattleish writer, Project Manager for Civic Ventures
- Ø Mercedes Elizalde, Policy & Engagement Strategist for City Councilmember Debora Juarez

Youngstown is at 4408 Delridge Way SW.





(<http://www.westseattlebeegarden.com/bee-fest-2018.html>)



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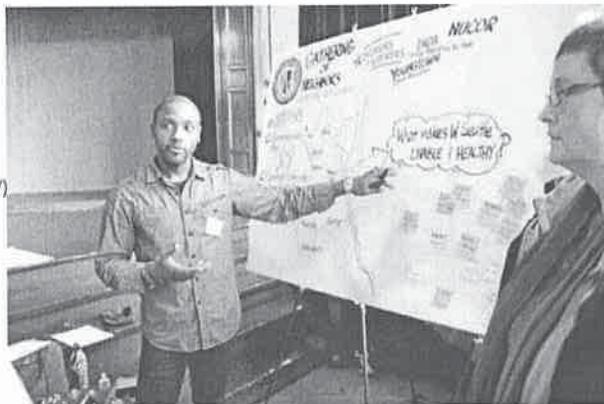
Gathering of Neighbors 2014: Exploring West Seattle pride

(<http://westseattleblog.com/2014/11/gathering-of-neighbors-2014-exploring-west-seattle-pride/>)

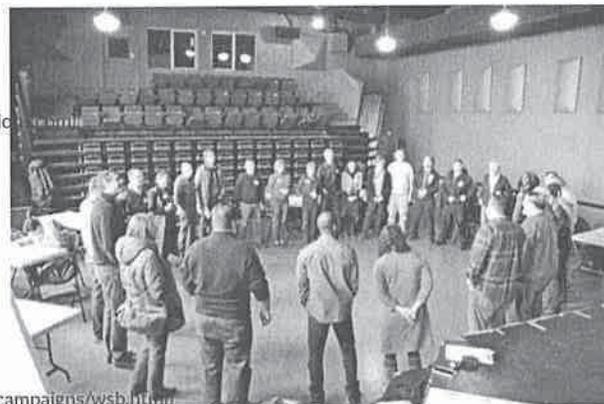
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2 COMMENTS (<http://westseattleblog.com/2014/11/gathering-of-neighbors-2014-exploring-west-seattle-pride/#comments>)

GATHERING OF NEIGHBORS
([HTTP://WESTSEATTLEBLOG.COM/CATEGORY/GATHERING-OF-NEIGHBORS/](http://WESTSEATTLEBLOG.COM/CATEGORY/GATHERING-OF-NEIGHBORS/)) | WEST SEATTLE NEWS ([HTTP://WESTSEATTLEBLOG.COM/CATEGORY/WEST-SEATTLE-NEWS/](http://WESTSEATTLEBLOG.COM/CATEGORY/WEST-SEATTLE-NEWS/))



What makes West Seattle livable and healthy? Facilitator Maketa Wilborn (<http://www.maketawilborn.com/bio/bio.php>) asked the question toward the start of today's Gathering of Neighbors (<http://westseattleblog.com/2014/11/talk-transportation-at-this-saturdays-gathering-of-neighbors/>) at Youngstown Cultural Arts Center. And he gathered a group of attendees into a circle to offer one word about what they were expecting from the day's event:



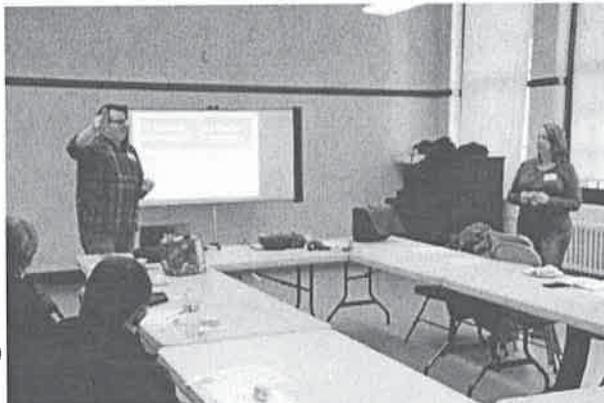
Expectations for this year would have differed from the past; some years, the community-building event included a resource fair (<http://westseattleblog.com/2013/05/happening-now-get-rainwise-and-get-connected-at-the-2013-gathering-of-neighbors/>) – many local organizations and agencies holding court at tables/booths so attendees could roam to at will – but





(<http://www.zeekspizza.com>)

this time, it was a deeper dive into four topics and two projects. If you wanted to talk about transportation problems and solutions, you could have huddled with West Seattle Transportation Coalition (<http://westseattletc.org>) leaders:



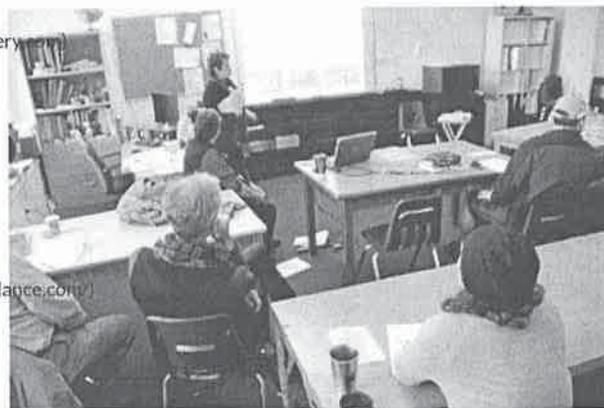
(<http://www.visconcellars.com>)



Land use, development, growth interest you more? The recently launched West Seattle Land Use Committee (<http://westseattleblog.com/2014/08/happening-now-west-seattle-land-use-committees-launch-meeting/>) was recruited to head up that topic:



(<http://www.welcomeroadwinery.com>)



(<https://www.seattlespineinbalance.com/>)

Public safety and crime prevention were on the docket in another room, organized by the West Seattle Block Watch Captains Network (<http://wsblockwatchnet.wordpress.com>) and including Southwest Precinct Community Police Team Officer Jonathan Kiehn:



(<https://www.soundpaintingsolutions.com/>)



(<https://www.facebook.com/Circa-70483968340/>)



(<https://www.whiskywest.com>)

And in a fourth room, your editor here accepted the invitation to present information about getting connected and staying informed:

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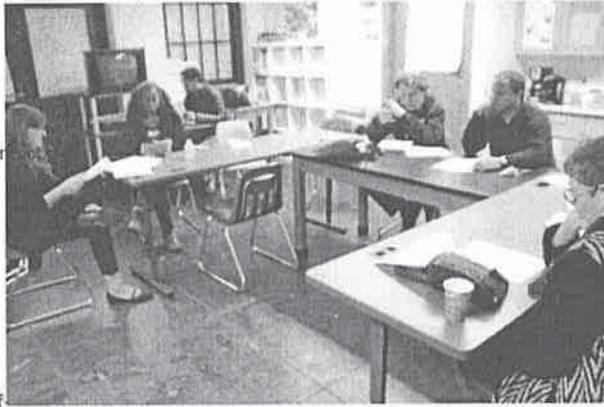
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(<http://westseattleblog.com/>)

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(<https://www.stormore.net/self-storage-seattle-wa-101615>)



We created a sort of mini-directory of West Seattle organizations and places for the occasion, as well as a one-pager about best practices when trying to get the word out about something, and will publish it here on WSB within a few days (after we add links for everything on the list!). That also was a suggestion of Gathering of Neighbors organizers – local community leaders under the umbrella VIEWS (Visualizing Increased Engagement in West Seattle (<https://www.facebook.com/WSgathering/>)) – asking presenters to make resources available, so once there are links, we'll help get the word out about them here too.



life looks good

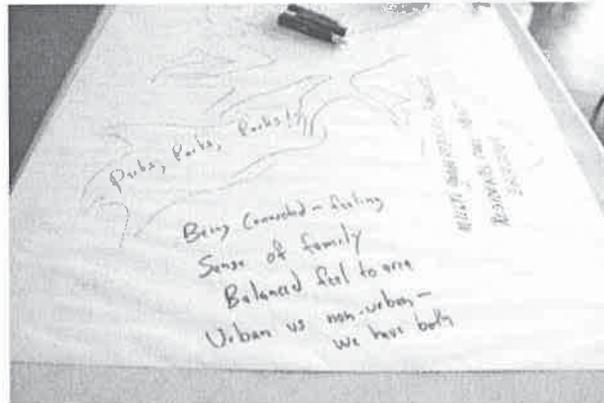
(<http://www.brunettemix.com/>)

Back to what people were saying about that sense of West Seattle pride – some samples of the written record:



Janelle Lucian, LME
Westside Dermatology

(<https://www.wsderm.com/>)



(Thanks to whomever gave us the shoutout on this one!)



(<http://www.wyattsjewelers.com/>)

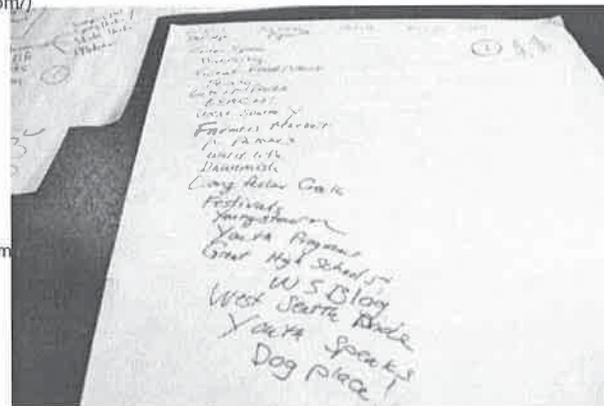


General Contractor

(206) 938-0174

www.wsdesignbuild.com

(<http://www.wsdesignbuild.com>)



A Reborn Church
Congregation
206-952-7777
Worship - Sun + 10am

(<http://www.tibbettsunited.org>)

Before the final sessions – focusing on two city projects now in the planning stages, Fauntleroy Boulevard and the North Delridge Action Plan – facilitator Wilborn Wilborn a ladder in the Youngstown hallway to put up the "graphic chart" that he'd created from what had been said so far:





Brian: Who watches the Seattle channel out there? Wow, this is usually where I pause for laughter.

[laughter]

Thank you very much for being engaged in what we do here in Seattle. West Seattle is very important to me. My family's lived here since 2002. We used to live close to Holden on 28th right by EC Hughes there and then we moved further south to Arbor Heights neighborhood where we've been since 2007. I have two kids who go to Our Lady of Guadalupe school up by the High Point neighborhood there.

We really love where we live and I keep telling my wife we're not moving because we can't really afford the house we live in right now, much less moving to new one. But that's what we're talking about today. We're talking about growth. Some of the different aspects of it and I guess we'll do the walk up version here to make it fun to introduce our guests here on the panel. Lorena Gonzalez council member Lorena Gonzalez. She of course holds one of the at-large positions on the City Council but gets special bonus points because she lives in West Seattle.

Coming up next is Ben Crowther. Here he comes. Ben is the policy and legislative affairs director for the publication *The Urbanist*. Ben thanks a lot for being here. Who do we have next? We have Michelle Chen. Come on down.

She's with the mayor's office on HALA, Housing Affordability and Livability Agenda agenda. Michelle thanks a million for being here.

I believe we have Susan Melrose. Yes, there she is. With the West Seattle Junction Association. I'm going to shake her hand as she comes by. Once again, I want to say thanks to views for setting this event up, thanks, Pete Spalding for contacting me on this so I get things going here. What we're talking about here with the gathering of neighbors is growing West Seattle.

I want to say as we get this started here this is gathering of neighbors not a gathering of people who shout at each other. We're going to try to have a good civil discussion here that I hope won't be the beginning and end of what we talk about when we talk about growth in our neighborhood but really a beginning to starting this conversation it's an important conversation it's an ongoing one and we'll get some important input on that today.

I know over the course of the morning here you've seen some of these open house exhibits, we're going to hold this panel and then break into those small groups later on and I wanted to just keep our focus here on growth. That's what we're talking about here. Of course, it's everywhere in Seattle one of the fastest-growing cities in the US, but West Seattle is one of those many neighborhoods that has seen that growth really happen here.

This area also has several unique characteristics, however, getting in and out of the peninsula. I know we're going to talk about that today but also the history of this area

File name: Gathering of Neighbors 2016 - 1st panel
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EXHIBIT 3



were the birthplace of Seattle as well. And I think there are some benefits and challenges to having that history in our area. I want to start by asking each of our panelists this general question about your reaction to the growth we're seeing and hopefully if you can specify to West Seattle, that will be helpful.

Talk to us about growth here. What are the growing pains that you're seeing when it comes to West Seattle and what are you doing to respond to them? Council member Gonzalez can I start with you please?

Lorena: Sure, thanks for having me here this morning. Can you hear me okay?

Audience: Yes.

Lorena: All right. If I get too loud tell me to tone it down a little. Before I make remarks I just wanted to recognize my colleague, Council Member Lisa Herbold who represent West Seattle's Park District [unintelligible] I know you will all get a chance to get with her later in this afternoon but wanted to make sure that she was recognized as well. This is a really important question. I think we all recognize what - -that there are some definitely clear benefits of the growth works. For instance, in west Seattle but I also think they're--that also comes with some challenges and I think in west Seattle in particular.

I've lived in west Seattle since 2006 versus South Park then at white center and now up the hill in the junction. I think you know that the challenges around transportation are real. We still don't have light rail from West Seattle to anywhere and that is something that I know will be discussed later this afternoon when you have the ST3 discussion. It's one of the things that this city council is prioritizing heavily. Making sure that the ST3 money sound transit 3 money includes enough money for us to get light rail in and out of West Seattle is going to be an absolute priority for the City Council.

We're going to need your help here in this community to make sure that we can design a line that meets the needs, that greatest need for our community here. Certainly, transportation, traffic congestion, big issue. I think we're moving in the right direction. We got move Seattle pass which will lead to increasing the number of rapid line rides that will see out of the C Line and that's a good result of it as a product of the move Seattle.

I think that the other overriding issue or issues around income inequality. We have city that's experiencing an incredible amount of growth, an incredible amount of an economic boom. But unfortunately, that benefit has been limited to very few people and we're seeing a lot more people being displaced. Brian, you yourself just said that you're not looking at moving anytime soon because you could barely afford the home that you're in now.

I think that's a reality for many people in our community. I think it's somewhere near 30,000 people in our city can't-- are paying more than 30% of their income towards household expenses and that does not include transportation related costs. I think



there's a lot of different issues around income inequity that that results in displacement as a result of our growth particularly of communities of color and low-income communities and we're also seeing a huge increase in our homelessness crisis. Those are realities of when times are good and we recognize that at the City Council and we also have clear strategies on figuring out how to turn the tide to make sure that Seattle truly is a place where everyone can prosper.

Brian: Thanks very much. Ben, can you help us frame some of these different issues. I used that phrase growing pains. I just wanted you to help us identify some of those here in Seattle. Growth takes a lot of different avenues in terms of its impacts. Talk to us about those impacts in West Seattle if you can.

Ben: Again my name Ben, I'm with *The Urbanist*. For those who don't know, we're a local Seattle organization and we advocate on a host of urban issues. Most commonly it's housing, land use, and transportation, that's our bread and butter. We're really excited about the growth and we love cities. That's where we get the name urbanist and urbanism. We love cities.

We love what makes cities so unique and I think growth and density are part of what make cities such cool places to be. I live downtown, I don't live in West Seattle. My husband's family has deep roots in the community. His grandma was actually a refugee from World War Two, she grew up in Germany. I went to Canada and had my husband's mom. They moved down to West Seattle which is where she grew up near here for a number of decades. His family and my family has deep roots in the community.

When I think about stories like theirs, I think about people trying to find community and trying to find a gem of a city like what we have here in Seattle. I grew up on the east side in the suburbs in Issaquah. Seattle always stood out as a real gem to me and unfortunately, we couldn't keep that a secret from everyone for too long. Everyone's finding out. We've become a really popular place and I think that gives us a lot of opportunities for growth, for investment, for new infrastructure, for things like light rail into West Seattle and not just into the junction, we want to see light rail down into Delridge. We really want to serve the entire community. We have a great opportunity with bike share; one of the new projects in the city that's been in the news. We favor of a really strong public investment in that program so that the distribution can be equitable. We don't just want it downtown, we don't just want it in your district, we really want to serve the entire city, so it's a network. We want to see it over here in West Seattle.

People could be just hopping on a bike and riding along Alki or riding up to the reservoir park at Highpoint. I think those are really magical opportunities that a city gives us. That more growth, more people gives us. We're really excited about that.

Are there some pains? Yes, there are. There's a tension between having a higher population, more growth and then making sure we have the infrastructure to support that growth. Then I think we're hearing a lot of the tension in the community right now. People saying, "There's too much congestion. We can't get around fast



enough. We don't have the transportation infrastructure to support our growing population yet".

It's a bit of a chicken and the egg dilemma which comes first. You need a greater population to support those investments, but you need those investments and that infrastructure to support the population. The good news is as Lorena said, the city already has a plan and the region has a plan to support that growth. I think we're going to see some really cool projects come to the communities as a result.

Brian: Great, thanks very much. Michelle, can you jump into the conversation here and I'd like you to really talk about what you've been doing with HALA, the Housing Affordability and Livability Agenda. Because I think a lot of these community focus groups you're talking about this growth right on the ground in areas like West Seattle. Talk to us about the work you're doing to deal with these growing pains that they're talking about.

Michelle: Thank you, Brian. Thank you also for inviting me to West Seattle. I'm a Seattle native but I don't get to West Seattle much.

Brian: Welcome back.

Michelle: I grew up in the northeast part of Seattle and so I probably get to West Seattle maybe two or three times a year. Specifically, I want to just note that I'm the project manager for the Housing Affordability Livability Agenda. As the HALA project manager, I am tasked with basically, a good way of saying it is I herd a lot of cats and that's a nine city departments, over 30 individual city staff people working on the various recommendations that came out of the HALA committee report.

As Brian mentioned, this is really the kick off of the community engagement process. In January, we had a HALA launch and there were over 400 people that showed up. It's an issue that everybody, whether you live in West Seattle or any other part of the city, is passionate about. We know growth is coming. Another 120,000 residents are predicted to move to Seattle in the next 20 years and there's real need for affordable housing.

Specifically, as the project manager, I am working on about 30 initiatives that are part of the council-adopted work plan. Last fall, the council adopted a specific HALA work plan and as part of that the housing levy is a huge piece. It's a cornerstone to housing affordability in our city. We also have a new program that we're composing called, the Mandatory Housing Affordability Program. Those are two pieces of legislation that we plan to send down to counsel in the next month or two.

Brian: I was trying to track down, is there another HALA meeting coming up here in the West Seattle area soon. I was trying to check on the website real quick but what can you tell us?

Michelle: Specifically, we don't have one scheduled yet, but the community focus groups for which we got over 660 applications for, we will be notifying about 150 to



200 participants. Because again, the community focus groups, there will be four focus groups and depending on your neighborhood, you'll be assigned a focus group if you apply. And because we got so many applications, we are looking for very diverse people to be at the table.

We are also looking for all the urban villages to be represented and neighborhoods around the urban villages because the HALA recommendations are really about targeting growth in the urban villages per our Seattle Comp Plan and the state's Growth Management Act. We will have a meeting soon in West Seattle. But it will be part of the community focus groups when that starts off in April.

Brian: I know there was a HALA meeting here a couple of months ago or something. We're all keeping track of an ongoing conversation. Susan let me bring you in here. I want to talk about the Junction, it is a historic business district established back in 1907. I think some news in the past couple of weeks, actually, brings some interesting perspective here because I know in looking at a study that was done there recently, there was a historical survey around the Junctions, some buildings now looking for landmarks status. I'm thinking about that and I'm thinking about where the past meets the present and future in the Junction. I wanted to get your perspective on what growing pains when I say that phrase, what does that mean to you?

Susan: Well, the West Seattle Junction Association, we're a non-profit comprised of the businesses in the West Seattle Junction. The Junction has experienced a lot of development on California Avenue. That has been difficult for many community members.

When we think about the West Seattle Junction, we think about our small town street scape. We think of our independent businesses and our small shops. When we see multiple cranes in the air, that is hard for some community members to take to see so much change happening in our neighborhood. Many times you would ask me, "What are we doing about the development? How are we going to absorb all this change in our neighborhood?" And that's a good question.

Chaz Redmond and Deb Barker with the Southwest District Council, we had that conversation at that level about what are we going to do about the changes in our neighborhood and how can we hold on to what's special in our neighborhood. That's when we started working together with the Southwest Historical Society to work on the West Seattle Junction historical survey group. The efforts of that body of work was to ask ourselves what makes the Junction special. As part of that effort, we interviewed property owners who were also business owners in the Junction asking that question and what came out so many times was the businesses. It was the mom and pops. It was the independent spirit that presents itself on California Avenue. So many of our small independent businesses are owned by West Seattle community members. These are people doing business in our neighborhood for the benefit of all of us.



In addition to interviewing private property owners and building owners, we talked to the general public about what makes the Junction special. And in so many cases the individual businesses were mentioned. It was Easy Street Records, Husky Deli, Cupcake Royale, Northwest Art and Frame. It was an actual progression to be pointing to those special businesses that gave us a sense of home.

Just, I don't know what was it, 10 days ago we completed our historical survey and had a press conference to release it and to share all the great results. And as a result, the Southwest Historical Society is moving forward with the landmark campaign for two very important businesses in the West Seattle Junction. The Hamm Building and the Campbell Building where we look at those buildings and we can see to our past and we can have a sense of history of our neighborhood and what our whole city was built on.

I think that is important to maintain as we see all the new development. We have, actually, beautiful new buildings being built in the Junction but we're experiencing--the growing pains are difficult. Junction businesses appreciate all the new customers and all the new impacts of foot traffic. It has been positive for Junction businesses and to have all those new residents. But the growing pains are difficult.

Brian: Parking or what do you mean? I'm guessing that's one.

Susan: Have you parked in the Junction--

Brian: I have.

Susan: --on a Tuesday night?

Brian: Throwing out a line there.

Susan: A major part of our organization is to maintain four private parking lots for--we've had 279 free parking spots for our customers for a three-hour parking. Those are becoming full and competitive and so parking it is a chore but having all those residents right here in the urban village as transportation improves, hopefully, we'll all work together for a successful future for the Junction.

Brian: Ben, let me jump back to you on this one because I heard you mentioned some of the different things with regard to transportation and whatever else. I think that parking issue can't be overlooked. It's certainly an issue in the Junction. I know, I had girls going to Miss Cathy's Studio of Dance for many years. Any Miss Cathy fans out there, in the house tonight. Paying for parking, I did that a ton. It was a real challenge there.

I'm trying to figure out, I'm hearing what you're saying with regard to the future and bike sharing, a lot of great programs like that but there's still a present with regard to the parking that's needed. I'm trying to figure out how to bring those together because that's literally where the rubber meets the road in a lot of these issues. This growing pain we're talking about.



Ben: Yes. We need to make sure that businesses in our communities are walkable and accessible. The truth is if our communities are dominated and built designed only for cars, the can't and won't be successful. They won't be thriving, they won't be vibrant. I think if we look to our favorite neighborhood centers, they're historic. Those historic neighborhoods weren't built for cars, they were built to be wonderful, walkable human-scale developments, what we like to call it.

What does that mean in our current day and age? It means we need to look to the past and look to see how people got around. How did they get around? Well, there was a housing above businesses and that's often where the shop owners lived. People would live up above their businesses and they'd walk down and walk on the streets in their shops. That was their neighborhood center.

It wasn't a place they drove to from the suburbs, that's where they lived. We need good bicycle infrastructure, we need bike lanes into these neighborhoods. There's great studies showing that bike lanes even bike lanes that sacrifice some parking, actually are good for business. They see more transactions, higher turnover, greater volume and vibrancy in those neighborhoods. We need good walking infrastructure.

We do need to make room for folks who needs to drive to a place for it to be accessible. I think parking garages are great and a dense solution to that. I think we also need to look at what we're doing with our public right of ways or streets and make sure that those are themselves attractions. Putting festivities and farmers markets on the streets and not just making them parking lots.

Brian: That's true, farmers markets is a big part of Wets Seattle and by the Junction too. Michelle, if I can bring back in here because Ben started down this path and I'd like to go this way talking about some different transportation issues. I think about housing affordability and that is such a close piece of it there when you talk about living right above your business, great works out for some people, doesn't work out for everybody here. How does the transportation part of the equation come together with what you're doing in terms of housing affordability?

Michelle: The real framework to talk about housing and transportation and parks and all these other livability issues is really our Seattle 2035 Comprehensive Plan which the city will be working on I believe in a month or two at Council. The mayor has had his version out there for public comment. The Seattle 2035 comprehensive plan has HALA as one of the implementation tools. As we implement the housing piece of Comp Plan we're looking at urban villages, urban centers. That's where the infrastructure exists and that's where the investments are being made.

We see this as a multi-prong comprehensive holistic approach to how we bring investments that we've made as a city in transportation like move Seattle, in, ST2 with light rail opening up now near Husky stadium and taking you to the airport and early education with preschool and the metropolitan parks district. All of these investments are being leveraged and the HALA agenda is all about bringing a multi-prong approach and transportation is key to that too.



Brian: Thanks very much for that. I want to head back over to Susan if I may. When you talk about these growing pains, help me with some specific ideas, parking an issue, I know getting around via bus can be an issue certainly around the Junction there. A lot of people use those services there. Do you have concrete suggestions that you'd like to make in terms of easing those growing pains, thoughts about that?

Susan: That's an age old question. So much of the customers of the Junction are West Seattle residents who live north and south of the Junction. When you're traveling one to two miles to the West Seattle Junction to go out to Husky's for an after dinner ice cream, sometimes the bus doesn't make the most sense. One thing that our neighborhood has talked about on repeatedly which we keep on coming back to is the neighborhood circulator. We want to go to the Morgan Junction. The idea of moving people through our own neighborhood, we like to patron all of the three Junctions, the Admiral district, the Junction and the Morgan. If there is a way that just felt more neighborhoods so that we can grab on and to access that a little bit differently, is an ongoing interest. But I think that people will be forced to make different choices on how they get to the Junction because parking is becoming increasingly difficult and that's difficult for the business district and we're turning away customers who hope to park and be able to visit Junction businesses.

But then they get exasperated and leave. That's really disappointing to see if those choices are being made.

Brian: Lorena, can I bring you in here because the circulator idea, I've heard it in other neighborhoods too. I'm trying to talk about the different things the Council was doing to try to solve some of these issues because this is an issue in West Seattle that I know it's playing out in other parts of the city too. Move Seattle is making some progress there I think in making different investments in our neighborhood, but can you give us a council perspective on trying to solve this part of the equation?

Lorena: The idea of a neighborhood, what's it called?

Brian: Circulator.

Lorena: Circulator, those types of suggestions just highlight the overall principle in my mind; which is that we have to understand that, when we're talking about transportation and mobility throughout our city and throughout our neighborhoods, that there isn't a one-size-fits-all approach.

We really do need to recognize that not everybody is going to hop on the bus. Not everybody is going to hop in their car. Not everybody is going to hop on a bike. Not everybody is going to hop on a skateboard. Whatever it is you use to get around, that isn't going to work for everybody and frankly, isn't going to work all the time for that one person either.

Really what we need to work towards and what I believe we've been working towards as both a city and a region, is making sure we have options, lots of transit options.



We have buses, we have light rail, we have cars, we have bikes. We need to make sure that as we anticipate the incredible amount of population growth that we expect over the next 10 to 20 years, that we're truly creating meaningful, accessible, affordable transit alternatives that fit every single neighborhood and every person. Here in West Seattle, we have a pretty good bus system. I love the C Line, is one of my favorites if you can get on it, and with Move Seattle, I will acknowledge, we have had really tremendously overcrowded C Line.

One of the benefits of having passed Move Seattle is that we're going to start seeing frequency in service in the C Line. City council is going to continue making sure that the city is accountable to the voters to make sure that those public dollars are being invested in a way that actually reduces traffic congestion. That's the promise we made to all of you in the course of advocating for Move Seattle, and it's the promise we need to deliver on. But at the end of the day, it is about making sure that we have as many transit options and alternatives for people to use throughout the day as we possibly can.

I believe we are moving in that direction with Move Seattle, sound transits coming own the pike. This is the time for us right now to be really bold as community members and as elected leaders to ensure that we are getting as many resources as we possibly can to be able to build out our transit network.

I won't say too much more about that because I know you all are going to be talking about it later, but I do think right now is the moment to do it. We cannot make the same mistake that we made back in the '60s when we passed on federal moneys to build light rail throughout our city.

Brian: Maybe I'll jut ask one more question of the crowd here. This one's again so we'll see how we do. Who's been stuck on the West Seattle Bridge before? Okay, everybody should be raising your hand. All right. On the way here. Then, let me draw you in here, I know I've been challenging you on a few different points, I'd like to do it again.

When it comes to the West Seattle Bridge that really is the way out, the way in for so many people here and I'm trying to think of different ways to get creative about that because that rush hour traffic, I just don't feel like it's and I'm trying to figure out that long term goal there because making that traffic flow there, emergency access being a big piece here.

I know a lot of people in this community have talked about that, making that happen, making it accessible turns into a real challenge when we have that one option. West Seattle is very unique like that, the peninsula that we have here. I'm just trying to think about options to the West Seattle Bridge, a better transit piece in our system. Do you have some thoughts there?

Ben: Yes. If we're looking at congested city streets for the West Seattle bridge. We have to look at how it's being used and we have to try and figure out how it can be used efficiently. We got the most bang for the buck, most people over that bridge in



any given period of time. Here is what we know about transportation in urban areas; single occupancy vehicles are the least efficient way to transport people. They take the most space and move the least people.

One of our more efficient forms of transportation will exponentially so public transit. A packed C Line bus moves how many cars worth of people? I don't know but there's a great gif out there showing a city block in Seattle and how people fit. A C-Line bus can carry a lot more people than a car could or a couple of cars that would take the same space. A train is even more efficient. I won't say Bike Share is going to solve downtown to West Seattle, that's really not the purpose.

Brian: It's a long ride.

Ben: Yes, it can be too [crosstalk] over the edge there, that gives me-- Anyway, we need to look at ways to make that bridge more efficient. That means things like creating a transit-only lane so that those buses can make sure they get through in time. We need reliable and frequent transit and if those buses are stuck in traffic along with everyone else, then they're not really a better option than cars.

If we give them a dedicated lane, then they're good to go. If we get a high capacity transit, things like light rail to West Seattle, that gives people a great new option. Especially for the folks commuting around for neighborhoods. But I think transportation to and from West Seattle is more than a bridge. We need to look at not just transportation from downtown to West Seattle, we need to look at inter-neighborhood transportation like a circulator and inter-neighborhood transportation.

For example, after this I'm headed to Southeast Seattle, how I'm I going to get there? I don't know. It might take a transfer through downtown and that seems pretty efficient to me.

Audience: Take the 50.

Ben: Everyone's telling me to take the 50, all right. There should be more than one option to get to another really vibrant part of the city. There should be more than one bus and I've seen the 50, it's a pretty small bus. When we're looking at things, I don't have the magic solution in front of you I but I can say those are some tools that we already know and are implementing across the city that can make a really big difference.

Lorena: Can I just answer that too? I think we cannot forget that because we're talking about growth and housing in particular-- growth and housing and all those issues. I think we can't overlook the concept of equitable transit-oriented development either. This is the concept of and if you haven't read the Seattle Times this morning you should, there's a great article on the opening of the UW station that talks about the cost savings to a single person if you are able to live next to a light rail hub like the one that exists in the UW.



You can save over \$10,000 dollars a year by living next to transit station like that. I think we really have to move in a direction particularly, in our urban villages and our urban centers where we are just infusing that concept of equitable transit-oriented development into those neighborhoods as a matter of course, and not as the exceptions. We really need to be better about building workforce housing in areas where people can rely on transit and then of course, constantly be watching for reliable frequent service measures to ensure that the transit is actually getting people to where they need. We're lucky that on the West Seattle Bridge we already have dedicated bus lane.

Ben: I don't come to West Seattle much.

Lorena: I think that was a huge improvement and I think when they painted the red on the lane, that made it even better but there still needs-- that still will need to be coupled with enforcement. SPD and Metro Transit etcetera, they haven't-- they have-- Metro Transit has an obligation to come out and make sure that the bus lines are using the lane as they're supposed to and then SPD needs to make sure to be out there to ensure that people who are breaking the rules and using that lane when they're not supposed to be are also being held accountable. There has to be a holistic approach.

Brian: I've seen that officer out there. He just points.

Lorena: Yes, sometimes there's three of them.

Brian: No, they need it --they needed two. Michelle, please.

Michelle: Yes, I'd like to just add onto Council Member Gonzalez's statements about equity. Equity is also just a fundamental key policy driver in all of the HALA recommendations, which is why I think the preservation recommendations that we are also working on, HALA is not all about growth and new development. There is a very big bucket of work related to preservation, anti-displacement and equity.

The housing levy has been a big resource for preserving affordable housing. We know there's still some pockets of the city where affordability at market rate exists as well. We're working on things like at the state level property, preservation tax exception which made it out of the Senate but it's still in the house, just other examples of how we're trying to be a more inclusive and equitable city through preservation efforts.

Lorena: If I could just add because I know that we've heard a lot from the West Seattle Junction Association-- Business Association. One of the things that the city is currently exploring is the issue of commercial affordability because what we are seeing is that as these older buildings are being sold to the highest bidder that when they are redeveloped, the commercial space that exists and that's available there is really really large, which effectively corners small businesses out of the market.



Because you cannot as small business afford a 9,000 square foot retail space. It's just impossible. And so, the city is really looking very closely at how do we create commercial affordability as a strategy to ensure that we continue to have a space in our city for small businesses and for those mom-and-pop shops that really do make our neighborhoods business districts what they are.

Brian: Yes, Susan I was going to jump to you right after her just with regard to that. Can you give us that on the ground feel for what some of the different shops there are going through? I know rents are going up in a lot of different places across the city. It's affecting businesses too.

Susan: Absolutely. In the redevelopment that we've seen on California Avenue, we have seen a lot of national chains go in, a lot of-- some commercial spaces in terms of banks. What we haven't seen go into the new spaces on California Avenue is retail. Retail is one sector that I think is really valuable to our neighborhood to be able to go to the Junction and get that local flavor and have shops, curating merchandise that I think makes it interesting.

It's an interesting experience to come to the Junction for our small independent retailers. The Downtown Seattle Association at the request of the Office of Economic Development study, over the last five years from 2010 to 2015 in the Junction urban village, we saw rent per square footage double in the last five years. Double. We also saw that the vacancies over the last five years went from about 13 % down to maybe 3%.

It's very competitive to get commercial space in the West Seattle Junction. That competition is bringing costs up as well which again, make it harder for the small independent businesses to be finding a commercial space. That is something that we'd like to be working with the Office of Economic Development and Council Member Herbold reached out to me as well. I think it's an interesting conversation.

Brian: Definitely work in progress. Ben, I'd love to take you back on that. When we talk about affordable accessible neighborhoods, we talk a lot about rent and that's been the majority of the conversation which is essential, but we also need to talk about business. For example, Capitol Hill is expensive for those who aren't aware. Part of the reason is just this. It's not seen because rent is 2,000 bucks a month for a 600-foot one-bedroom apartment, it's also because if you're looking for dinner, it's hard to find a plate for cheaper than 12 bucks. It's hard to find -- there's Whole Foods in QFC. Is there an affordable place to shop?

Tammy Morales, when she was running for City Council, brought a really interesting issue to the table and to my attention which was not only affordable food access but culturally appropriate food access. If the only thing that's nearby is a Whole Foods and that doesn't really serve what you cook, then it's not really great food access for you. When we talk about affordable neighborhoods, we need we need affordable commercial rent and part of that is smaller spaces.



I think smaller spaces overall, is really great way to build affordable spaces for people. What does that mean? It means looking at things like micro-housing for folks that are looking for an entry point to the city into small business spaces. If you go into some bigger cities, they have small really long but narrow storefronts. So you only get a little window on the storefront but the space is deep and that allows them to maximize their potential.

It lowers their rent but allows them to get their foot in the door so they can start their business and grow as they need to. If the only thing going in on a street like what's happened to Broadway, to my community, is banks. Banks are-- it seems like the majority of Broadway, not the small businesses. That's not a place where I want to be, it's not a place where I can afford to be either as a businessperson, a patron or a resident.

Can I bring in Michelle at this point? I'm trying to figure out that intersection between affordable business rent, affordable home rent because I know they're connected and I know it's something you deal with. Help me out with those two thoughts coming together if you can. Please.

Michelle: Just another well-known statistic but yes, rents in the city over the last five years have increased by 29%. It's a huge burden on many of our households. The mandatory housing affordability program has both a commercial component and a residential component. The commercial framework legislation was passed last November by City Council and whenever there will be new commercial development in the city, they will have to pay a fee per square footage fee to the city that will then pay for affordable housing.

That is also known as the commercial linkage fee which council members O'Brien worked closely with the mayor on. Now we are working on the residential enabling legislation. The residential component basically requires that any new residential multi-family residential development, either perform, by building those affordable units in the building, or pay in lieu a fee so that that fee then can be used to build affordable housing. So that's in my world, in my kind of policy world, what's happening with respect to the intersection between commercial and residential. *

Brian: Some very important policies and I'm sorry that we don't have more time to dive into those because there's a lot of different controversies surrounding those and some good points to make. We need to wrap up this discussion as there are other parts of this event that people need to see today. I want to go down the line. Susan, maybe I can start with you and we can head on in. This is a continuing conversation as I mentioned about growth, how it happens between our communities, between our city leaders here. What thoughts, ideas, issues do you want to make sure are guiding this discussion going forward from your perspective?

Susan: I certainly think that as the West Seattle Junction neighborhood redevelops to be helping independent and small shops gain access to these commercial spaces, I think that is critical to the health of our business district and I think it is



important to our neighborhood. Policies to that end would be welcome and I look forward to working on it.

Brian: Thanks very much. We'll just take down the line here. Michelle, your thoughts, I know you're part of this discussion in terms of guiding it, what are some of the ideas that you are hoping will guide this discussion about growth going forward?

Michelle: I take it very personally in that I mentioned earlier that I grew up in Seattle. I did leave Seattle and then come back but I always knew I would because I knew how great Seattle was for me growing up here and to raise a family. Personally, I feel like what gets me going is the fact that HALA is an agenda of lots of ideas that make our city continue to be as equitable and inclusive as possible, keep that diversity of the neighborhoods together.

I hope that those are some of the things that really carry us forward with our decision makers. I also think that the council in its foresight was very clear about how we do community engagement. That we at a minimum, really get the underrepresented, traditionally underrepresented voices to the table. That's something that we are working very hard to do. I really, just to put it out there, I don't want Seattle to be a San Francisco. To that extent I want Seattle to work on something and HALA offers us that something.

Brian: Ben, your thoughts in terms of guiding this discussion about growth going forward?

Ben: Growth for us is a really stellar, exciting opportunity in a lot of ways. It's an opportunity for new people to discover what makes our city such a cool place to be. To find new neighbors, new friends, and to get some really cool new programs and investment in infrastructure in our communities. Light rail is a lot more feasible with a 120,000 new residents than without, so I think we have some really cool opportunities.

We want to make sure that as we're growing, Seattle is a place for everyone. It needs to be equitable growth. We can't just be building more luxury apartments. Those have their place, but we need housing for everyone. We need business spaces for everyone. We need to welcome new college grads and immigrant families that are seeking Seattle as a safe refuge. So, growth is an opportunity. Seattle should be a place for everyone. I think those are our values, our Seattle values and I'm really excited to share those values with new residents.

Brian: Lorena, I'll let you have the last word and you can't just say "Ditto."

Lorena: Man. Brian's interviewed me a few times and he knows I sometimes do that. In spite of that admonition, I am going to say that I think the rest of the panelists, my co-panelists have said it very very well. I think my focus will continue on being to ensure that Seattle is a place of prosperity for everyone and that we



really do, at the City Council, appreciate the risks of displacement as a result of all of this growth.

We are certainly in a better position than a lot of other metropolitan cities like us who are really having a rough time with their economic development. Seattle is not in that position. Seattle is in a position where we are experiencing an incredible amount of growth that will likely continue to exist for the next five years and it's up to us as elected leaders to make sure that as that growth continues that we don't encumber the growth, but that we make sure that we are creating a framework in which we are truly creating an equitable urban city where there is a place for you to be if you have a family, where there is a place for you to be if you want to live in a studio, where there is a place for you to be if you want to take the bus or if you want to drive your car.

I think that is the biggest challenge that we have as a City Council. I'm going to make sure that we continue to talk about the racial and social justice impacts of this growth because when I hear statistics that the Central District is going to be 10% black in the next 10 years, I get mad. We should all be mad about that.

[Brian: Very good. Thank you council members and [unintelligible 00:45:34]. Thank you to all of our panel members here. Can we give them a big round of applause, please? [applause] Thank you

Thank you [unintelligible 00:00:00] and enjoy the rest of your day, thank you.

[00:45:39] [END OF AUDIO]