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BEFORE THE HEARING EXAMINER
FOR THE CITY OF SEATTLE

In the Matter of the Appeals of
WALLINGFORD COMMUNITY
COUNCIL, ET AL.

Of Adequacy of FEIS Issued by the
Director, Office of Planning and
Community Development

Hearing Examiner File:
W-17-006 through
W-17-014

DECLARATION OF CHRISTINE M. TOBIN-
PRESSER IN SUPPORT OF JUNCTION
NEIGHBORHOOD ORGANIZATION'S
REPLY IN SUPPORT OF MOTION FOR
SUMMARY JUDGMENT REGARDING NOTICE
OF DETERMINATION OF SIGNIFICANCE

CHRISTINE M. TOBIN-PRESSER declares as follows:

1. I am a member of the Junction Neighborhood Organization (“JuNO”) and of the JuNO Land Use Committee. I have personal knowledge of the facts set forth herein and I am competent to testify to the same.
2. In response to discovery by the appellants in the above-captioned appeal, the City produced voluminous files. One file labeled “FEIS Parcel SF” lists 10,481 lines, with each containing the address of a single-family parcel, along with the “MHA village” in which it is located. The City-ascribed number of the file is COS0080461.

DECLARATION OF CHRISTINE M. TOBIN-PRESSER RE:
JUNO’S REPLY IN SUPPORT OF SUMMARY JUDGMENT
ON DETERMINATION OF SIGNIFICANCE AND SCOPING

1 3. Paragraph 52 of the May 1, 2018 Declaration of Christine M. Tobin-Presser provides a
2 link to a dropbox file at which numerous exhibits, previously provided to the City, are accessible:
3 https://www.dropbox.com/sh/dmssces393tb4jz/AAA98ekcBZD1CHLU1SQQ3_gHa?dl=0 (the
4 “Dropbox File”).

5 4. Attached hereto as Exhibit A is a true copy of a document printed from the City’s
6 website. The document has at all relevant times been included in the Dropbox File as Exhibit T.

7 5. Attached hereto as Exhibit B are true copies of all of the documents I received in
8 response to Public Records Request No. C011281-032117 relating to materials provided to attendees
9 at the City’s Summer Parkways CityScoop event in West Seattle. The document has at all relevant
10 times been included in the Dropbox File as Exhibit U.

11 6. Attached hereto as Exhibits C and D are true copies of all of the documents I received
12 in response to Public Records Request No. Co11281-032117 relating to any notes relating to
13 conversations with attendees at the the City’s Summer Parkways CityScoop event in West Seattle.
14 The documents have at all relevant times been included in the Dropbox File as Exhibits V and W.

15 7. Attached hereto as Exhibit E is a true copy of a document printed from the City of
16 Seattle website (address is on document).

17 8. Attached hereto as Exhibit F is a true copy of an email I received from Jesseca Brand
18 of the Department of Neighborhoods on April 25, 2017.

19 9. Attached hereto as Exhibit G is a true copy of a document printed from the City of
20 Seattle’s website relating to HALA Focus Groups (address is on the first page of the exhibit). The
21 document has at all relevant times been included in the Dropbox File as Exhibits VV.
22
23

DECLARATION OF CHRISTINE M. TOBIN-PRESSER RE:
JUNO’S REPLY IN SUPPORT OF SUMMARY JUDGMENT
ON DETERMINATION OF SIGNIFICANCE AND SCOPING

1 10. Attached hereto as Exhibit H are true copies of documents printed from the City of
2 Seattle's website relating to HALA Focus Groups (address is on the first page of the exhibit). The
3 documents have at all relevant times been included in the Dropbox File as Exhibits WW.

4 11. Of the five individuals the City hand-selected to represent the Junction Urban Village,
5 only three lived within the urban village. See Exhibit G.

6 12. The City's published meeting minutes reflect that one individual attended one focus
7 group meeting and one individual attended two focus group meetings. See Exhibit H. There is no
8 evidence that the other three attended any meetings. Id.

9 13. No Junction Urban Village focus group members attended the August Hub Urban
10 Village focus group meeting at which the OPCD, the proponent of MHA, guided the discussion
11 regarding what issues would be important for scoping. See Exhibit H (Meeting Summary of August
12 21, 2016 meeting). The City's published focus group attendance records show that the Junction
13 Urban Village was not the only neighborhood with a lack of representation. Id. Less than 43% of the
14 Hub Urban Village focus group members attended the August meeting. Id. Six non-focus group
15 members attended as "observers." Id.

16 14. Attached hereto as Exhibit I is a true copy of an article printed from the Seattle Transit
17 Blog. The document has at all relevant times been included in the Dropbox File as Exhibits RR.

18 15. Attached hereto as Exhibit J is a true copy of an article printed from The Urbanist
19 website. The document has at all relevant times been included in the Dropbox File as Exhibits SS.

20 16. Attached hereto as Exhibit K is a true copy of a photograph I took of an entry on the
21 Seattle for Everyone Facebook page.

22 17. Attached hereto as Exhibit L is a true copy of a document printed from the Seattle For
23 Everyone website (address thereon).

DECLARATION OF CHRISTINE M. TOBIN-PRESSER RE:
JUNO'S REPLY IN SUPPORT OF SUMMARY JUDGMENT
ON DETERMINATION OF SIGNIFICANCE AND SCOPING

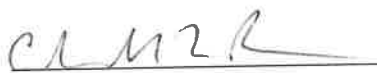
1 18. Attached hereto as Exhibit M is a true copy of an email from Jesseca Brand to me on
2 October 13, 2017.

3 19. Attached hereto as Exhibit N is a true copy of a document produced by the City in
4 response to discovery in the above-captioned appeal.

5 20. Attached hereto as Exhibit O is a true copy of a letter emailed to Director Assefa of the
6 OPCD on March 8, 2017. The document has at all relevant times been included in the Dropbox File
7 as Exhibits QQ.

8 21. I declare under penalty of perjury under the laws of the state of Washington that the
9 foregoing information is true and correct.

10 DATED this 18th day of May, 2018 at Seattle, Washington.

11 
12 Christine M. Tobin-Presser

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DECLARATION OF CHRISTINE M. TOBIN-PRESSER RE:
JUNO'S REPLY IN SUPPORT OF SUMMARY JUDGMENT
ON DETERMINATION OF SIGNIFICANCE AND SCOPING

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DECLARATION OF CHRISTINE M. TOBIN-PRESSER RE:
JUNO'S REPLY IN SUPPORT OF SUMMARY JUDGMENT
ON DETERMINATION OF SIGNIFICANCE AND SCOPING

EXHIBIT T

EXHIBIT A

Seattle Department of Neighborhoods (neighborhoods)

Kathy Nyland, Director

CityScoop

Come for FREE ICE CREAM and share your ideas with the City.

We need your input on important city activities that will affect you. Come relax in our tent, tell us what you think, and enjoy a free treat courtesy of Full Tilt Ice Cream.

Our CityScoop tent will be out and about the city throughout the year. See upcoming dates and locations in the right sidebar.

EXHIBIT I

JOIN US

Summer Parkways in Rainier Valley

Saturday, August 13

1 - 3pm

Rainier Avenue S. between Hudson and Brandon Streets

Summer Parkways in Ballard

Saturday, August 27

1 - 3pm

Ballard Avenue at 22nd NW in the Ballard Historic District

Summer Parkways on Alki

Sunday, September 25

1 - 3pm

Alki near 61st Ave SW

About Us ([neighborhoods/about-us](#))

Programs & Services ([neighborhoods/programs-and-services](#))

Event Calendar ([neighborhoods/event-calendar](#))

Blog (<http://frontporch.seattle.gov/>)



Seattle

Neighborhoods (<http://www.seattle.gov/neighborhoods/>)

Phone: [206-684-0464](tel:206-684-0464) (tel:206-684-0464)

Fax: 206-233-5142

Address: Office | Mailing

Follow Us



(<http://www.facebook.com/pages/Seattle-Department-of-Business-and-Neighborhoods/>)



Neighborhoods/Outreach

ADA Notice ([americans-with-disabilities-act](#))

Notice of Nondiscrimination ([civilrights/civil-rights/title-vi-notice-of-nondiscrimination](#))

Privacy ([tech/initiatives/privacy](#))

© Copyright 1995-2016 City of Seattle

EXHIBITS U1-U6

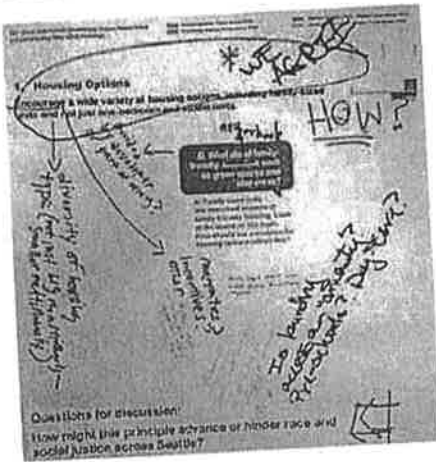
The attached written materials were provided by the Office of Planning and Community Development in response to the following Public Records Request No. C011281-032117

Please provide any notes prepared by the City agent(s) staffing the event relating to conversations with attendees. Please provide any materials that were provided to attendees relating to HALA and/or MHA. Please provide the specific information that was discussed with attendees relating to (a) the MHA principles; and/or (b) a proposed rezone of areas zoned single family residential with in the West Seattle Junction Urban Village. Please provide the documents reflecting how the number of attendees was calculated. Please provide information as to whether the attendees then resided in the West Seattle Junction Urban Village.

EXHIBIT B

HALA

HOUSING AFFORDABILITY
AND LIVABILITY AGENDA



August 2016 Update

www.seattle.gov/HALA

EXHIBIT B
EXHIBIT VI

What is the Housing Affordability and Livability Agenda?



BACKGROUND

In September 2014, Mayor Murray and the City Council gathered leaders in our community to help develop a bold agenda for increasing the affordability of housing in our city by convening a Housing Affordability and Livability Agenda (HALA) Advisory Committee.

The 28-member Committee included renters and homeowners, for-profit and non-profit developers, and other local housing experts. After months of deliberation, they reached consensus and published a report with over 60 recommendations to consider.

The Mayor's action plan calls for implementation of many of the Committee's recommendations through tenant protections, renewing and increasing the Housing Levy, requiring affordable housing with new multifamily and commercial development, and more.

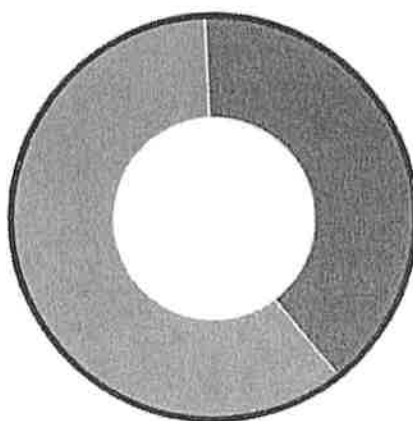
THE 10-YEAR GOAL

HALA is guided by an ambitious 10-year goal for producing both market-rate and guaranteed affordable housing. It will take a multi-pronged approach to meet these goals.

+30,000

MARKET-RATE UNITS

These market-rate housing units will add to the overall supply of housing in Seattle, increasing the quantity and diversity of housing choices.



+20,000

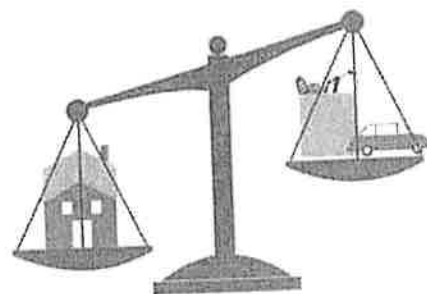
AFFORDABLE UNITS

These new or preserved affordable housing units will be reserved for low-income households. Creating this many affordable units will require tripling our historical annual production of affordable housing.

Why do we need HALA?

RESPONDING TO A CRITICAL NEED

- + Over 45,000 Seattle lower-income families spend more than half their income on housing.
- + 2,942 people are living without shelter in Seattle.
- + Rents are beyond the reach of many working families. Fewer homes are for sale today than at any time in the last 10 years.
- + Average rent for apartments built in Seattle before 2006 increased 49% in the last five years.
- + Even with a new \$15 minimum wage, the average rent for a one-bedroom apartment is out of reach for a single household minimum wage worker.



When a household has to pay more than half its income on housing, little income remains for other basic necessities like food and transportation.

Accomplishments to date



FIRST STEPS

Since the release of the Mayor's Action Plan in July of 2015 City staff and the City Council have made important strides towards implementing HALA, but much of the work lies ahead.

- + In September 2015, the City Council passed Resolution 31609 setting a work plan and directing City Departments to implement HALA recommendations.
- + In October 2015, the City Council passed Ordinance 118505 renewing and expanding the Multi Family Tax Exemption (MFTE) program. MFTE incentivizes builders to set aside 20% of housing units in a new building as rent restricted.
- + In October 2015, the City Council passed Ordinance 124882 strengthening regulations for assistance to displaced tenants.
- + In June 2016 City Council passed Ordinance 125054, which strengthens tenant protections by prohibiting landlords from raising rents in substandard rental units.
- + In August 2016 Seattle voters approved a renewed and increased housing levy.
- + In August 2016 the Mayor and City Council worked together to pass the Open Housing ordinance, adding anti-discrimination protections for Seattle renters.

What's happening now?

UPCOMING ACTIONS

Right now, we are discussing HALA recommendations that we need your input on, including:

- + Create the Fair Chance housing program
- + Pass a Mandatory Housing Affordability (MHA) program for new development
- + Housing Preservation Program

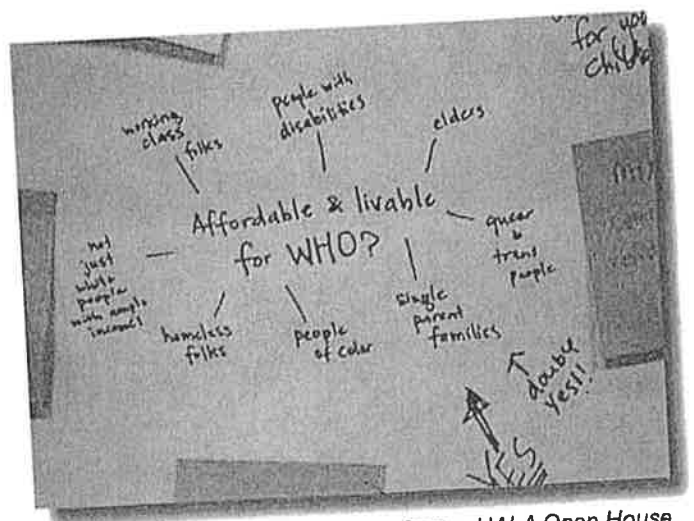
Community engagement

WE NEED YOUR HELP

In January 2016, an extensive public engagement process began, calling on the community at large to weigh in on the Housing Affordability and Livability Agenda.

To address the housing crisis, stakeholders from all corners of our community are pitching in. We need your input and are looking for creative suggestions on how the HALA recommendations should be implemented. There are many options for how residents can give input on HALA.

Your ideas will shape how HALA recommendations are implemented, especially in neighborhood areas.



Community member comments from a HALA Open House meeting in November 2015.

Seattle Housing Levy



RENEW AND INCREASE THE HOUSING LEVY

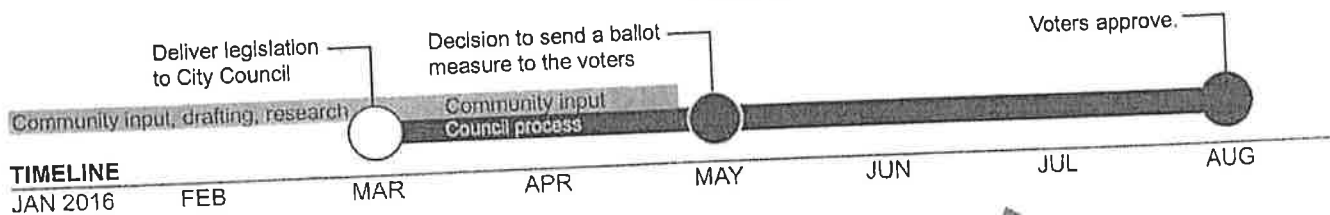
In August 2016 Seattle voters approved this innovative property tax levy for the fifth time, increasing the size of the Levy to \$290 million, to address the growing affordability crisis in our city. The Housing Levy has a 30-year track record of creating affordable housing with services to support at-risk families, seniors, and people with disabilities, providing rental assistance to prevent homelessness, and preserving housing to prevent displacement of long-term residents.

To date, the Housing Levy and other City funds have created and preserved over 12,500 affordable homes, helped 800 low-income families purchase their first home, and provided emergency rental assistance to 6,500 households.



In 2015, the Office of Housing awarded a record \$57 million that will enable over 900 new affordable units for low-income households.

Contact: Todd.Burley@seattle.gov



Strengthening Tenant Protections



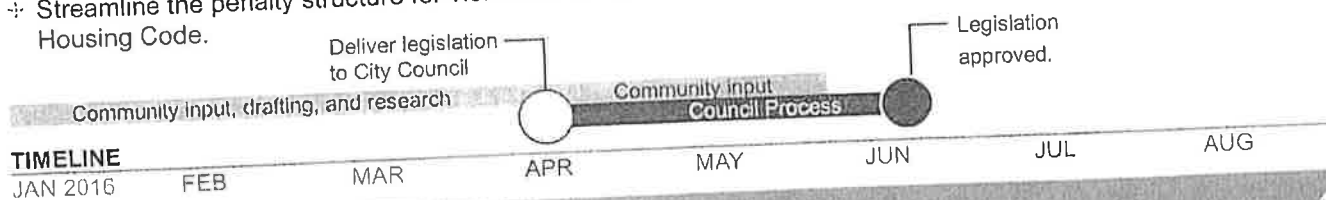
The Mayor and Council are working together, passing Ordinance 125054 in June, 2016, which strengthens protections for renter households that live in substandard dwelling units and/or experience other prohibited landlord-led actions. Elements of the legislation:

- + Require minimum housing standards to be met when rent increases occur.
- + Enhance protections for tenants against prohibited landlord-led actions (e.g. retaliation for complaints).
- + Transfer primary City responsibility for enforcing against prohibited acts by landlords and tenants from the Seattle Police Department (SPD) to SDCI.
- + Enable enforcement action against landlords that do not provide 60 days' notice before applying a rent increase of 10% or more.
- + Streamline the penalty structure for violations of the Housing Code.



Legislation protects tenants from rent increases without adequate notice.

Contact: Geoff.Tallent@seattle.gov



Mandatory Housing Affordability (MHA)



BUILDING AFFORDABILITY AS WE GROW

The proposed MHA program would ensure new commercial and multifamily buildings either include affordable housing units or make a payment towards affordable housing, in exchange for increases in development capacity. MHA is part of the Grand Bargain struck in July 2015.



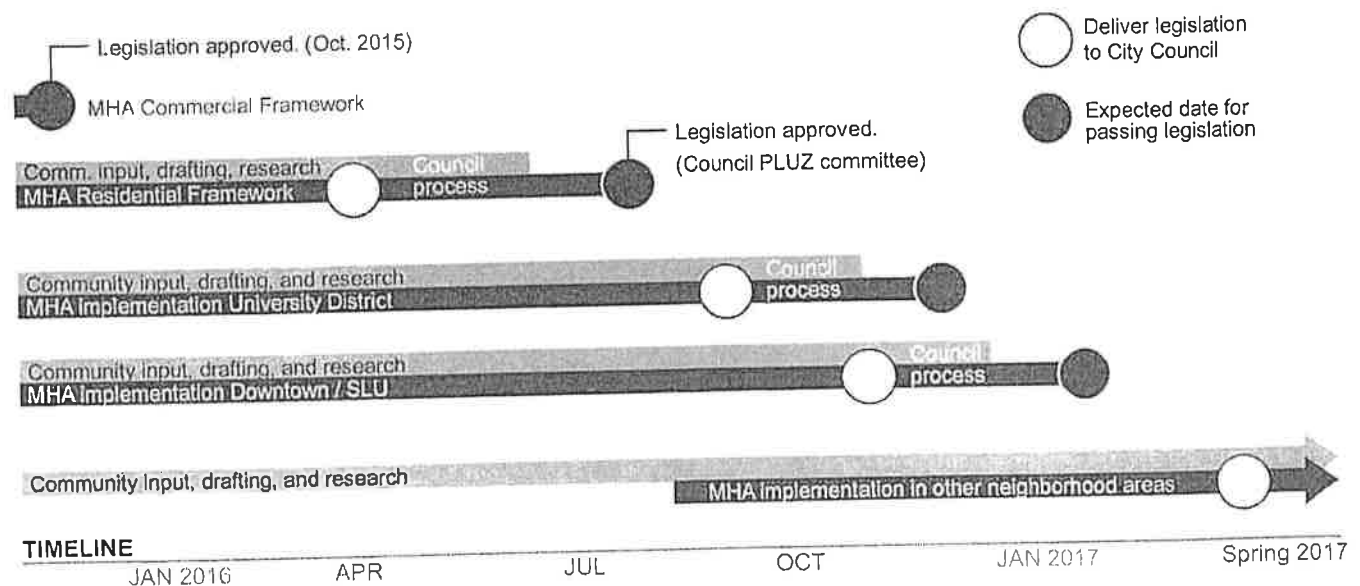
New development would be required to provide or help pay for affordable housing.

- + The City Council adopted a framework for the MHA-Commercial program in November 2015.
- + A City Council committee approved a framework for the MHA-Residential program in August of 2016.

The frameworks enable MHA — they do not implement the program. Throughout 2016, the City will craft zoning changes to implement MHA across the city. Extensive engagement with communities will occur before any such changes go into effect.

The University District neighborhood, followed by the Downtown and South Lake Union neighborhoods are the first areas expected to have MHA. Increases in zoning allow for the construction of more housing to help meet demand, and they enable the City to implement MHA using a state-approved legal pathway. MHA is not expected for other neighborhood areas until 2017, after the community engagement process, and an Environmental Impact Statement (EIS). In the Fall of 2016 the City will release a draft map of what the possible zoning changes in neighborhoods across the City could look like.

Contact: Geoffrey.Wentlandt@seattle.gov



Fair Chance Housing

ENSURING FAIR ACCESS TO HOUSING

An estimated one in every three adults in the United States has a criminal record, and nearly half of all children in the U.S. have one parent with a criminal record. Due to a rise in the use of criminal background checks during the tenant screening process, people with arrest and conviction records face major barriers to housing.

The Seattle Office for Civil Rights is bringing together a diverse set of stakeholders to provide input on a legislative strategy to address barriers faced by people with arrest and conviction records while balancing business and safety concerns.

Contact: Loren.Othon@seattle.gov



TIMELINE
APR 2016

MAY

JUN

JUL

AUG

SEP

Community input, drafting, and research

Housing Preservation Program

Preserving existing affordable housing opportunities

City departments are working together to develop a multi-pronged housing preservation strategy. Tools for housing preservation include:

- + Acquisition of existing housing by nonprofits/CBOs, supported by MHA, housing levy and other funds.
- + Incentivizing rent and income restrictions in the private market (i.e. preservation tax exemption, and rehab financing).
- + Sustainable ownership preservation (i.e. home repair loans and grants, single-family weatherization).



Preservation strategies seek to secure existing housing at affordable levels.

Contact: Emily.Alvarado@seattle.gov

TIMELINE
APR 2016

MAY

JUN

JUL

AUG

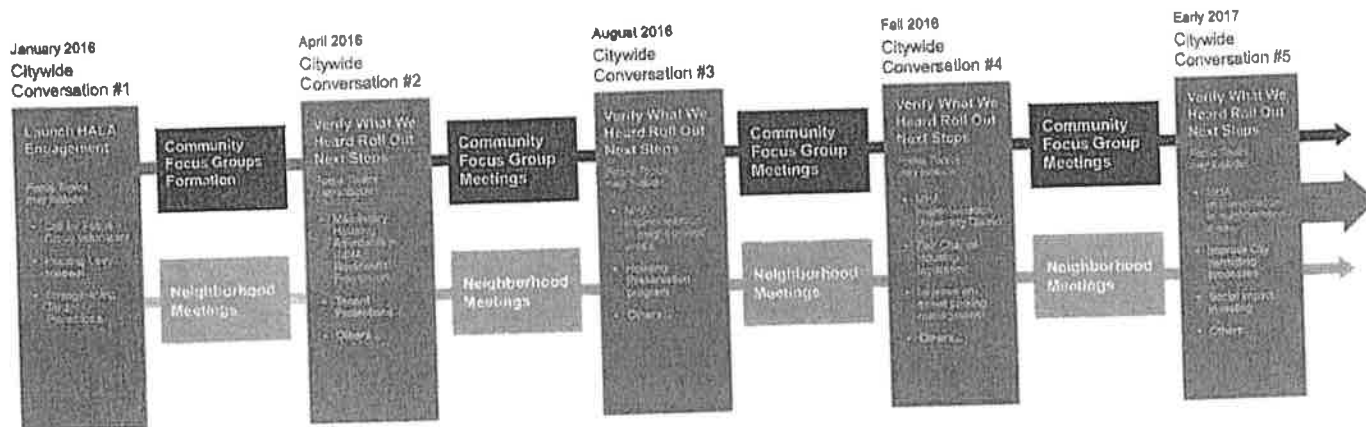
SEP

Community input, drafting, and research

City Council briefing.

HALA Community Engagement Plan

This is an overview of how the community can give input on HALA. Other ideas for how to provide input are welcome.



Ways to participate include:

- January 26 Seattle at Work Event
- Telephone Town Halls
- New HALA website

- April 10 Livability Night Out
- Neighborhood blogs
- Social media
- Consider if online dialogue
- E-mail newsletter

- August Summer Parkways
- Consider if online dialogue
- E-mail newsletter
- Neighborhood Farmer's markets

- Neighborhood blogs and newsletters
- E-mail newsletter
- Others TBD

- Large summit style meeting
- E-mail newsletter
- Street mail
- Others TBD

Citywide Conversations

At these times we will focus on reaching out to a broad public audience through a variety of tools. Citywide conversations are meant to:

- Get the word out about HALA
- Update the community at large on HALA progress and next steps
- Highlight current issues we are working on
- Listen to feedback from a broad public audience that will shape HALA actions

Neighborhood Meetings

Neighborhood meetings are existing meetings of local community organizations and groups. City staff will attend groups' regular meetings throughout the year to facilitate citywide conversations. City staff will respond to requests for neighborhood meetings to the extent possible, and make efforts to reach areas throughout the city. The purpose of HALA participation at neighborhood meetings is to:

- Update local neighborhood areas on HALA progress and next steps
- Listen to feedback from local groups that will shape HALA actions
- Consider neighborhood preferences for how HALA actions fit local conditions

Community Focus Groups

Community Focus Groups consist of 4-6 representatives from each Urban Village and adjacent neighborhood area. The groups are a sounding board to give focused feedback - particularly on how the HALA program would be applied in neighborhood areas.

More about focus groups:

- There are four focus groups, each comprised of about 40 community members
- Each reflects a broad range of perspectives
- Focus groups meet monthly starting in May, and are facilitated by an independent third party
- Groups conduct a detailed review of land use changes to implement the Mandatory Planning Accountability (MPA) program
- Meetings and conversations are transparent and open to the public
- Participants are encouraged to relay information to their home neighborhoods

Strategic Investments with Mandatory Housing Affordability Payments



How does it work?

The Seattle Office of Housing, which will administer in-lieu payments from the Mandatory Housing Affordability program (MHA), has a 35-year track record of investing local and federal funds, including incentive zoning in-lieu payments, to meet a range of strategic goals for affordable housing.

Equity

Affordable housing built with MHA funds will advance racial and social equity. These investments mitigate displacement by providing stable rents in areas at high risk of displacement and stimulate economic development in neighborhoods that lack private investment. Affordable housing is typically developed in partnership with community-based organizations that plan development around the needs of a community, including providing culturally relevant services or affordable retail space for local businesses. City funds go towards preservation of existing at-risk affordable housing and support critical family-sized units that the private market does not produce. City-funded affordable housing also often includes resident service programs and other connections to social services that help individuals and families thrive.

Quantity

MHA payments will be combined with other City funds and leveraged 3:1 on average with critical private and public dollars for affordable housing. In nearly all zones, MHA payments will yield a greater number of affordable housing units than would be produced on-site, if the payments support housing at 60% AMI. The Office of Housing has proven its effectiveness in aligning resources to maximize production.

Sustainability

MHA payments will be invested in high-quality affordable housing that is built to last. The Office of Housing provides long-term stewardship of City-funded housing for 50 years, ensuring it remains affordable and in good condition for generations to come. City-funded affordable housing meets the state-wide Evergreen Sustainable Development Standard, providing significant energy and water savings that benefit the environment and low-income residents over the long-term.

Location

The Office of Housing has a track record of building affordable housing in neighborhoods throughout Seattle. When determining the location of affordable housing funded with MHA payments, the Office of Housing seeks to promote fair housing choice and economic opportunity, address the needs of communities vulnerable to displacement, and support broader City strategies to promote growth near transit and in urban centers and villages.

A 2014 independent analysis of Seattle's Incentive Zoning program determined that housing funded with IZ payments is likely to be located in neighborhoods closer to downtown and within close proximity to the properties that provided the payments, not highly concentrated in one neighborhood. The report concluded that a greater reliance on the on-site production option would not result in a significant change in the geographic distribution of units and that on-site performance units would not be located in neighborhoods of higher economic opportunity.¹

¹ Jacobus, Rick. "Seattle Incentive Zoning: Analysis to data relating to historical production under Seattle's Incentive Zoning Program." February 2014.

For more information

Contact the Seattle Office of Housing at (206) 684-0721 or housing@seattle.gov

EXHIBIT U2

Mandatory Housing Affordability ("MHA")

City's commitment: The City's goal is to create 20,000 affordable homes as part of a strategy to increase its housing supply by 50,000 homes over the next 10 years. Mandatory housing affordability ("MHA"), critical to this overall vision, will provide at least 6,000 of the 20,000 net new rent/income-restricted units for households with incomes no higher than 60% of median income. In 2016, that is approximately \$38,000 for a one-person household and \$54,000 for a four-person household.

How MHA works: Affordable housing will be required as commercial and multi-family development occurs. This contribution can be met by including affordable housing within the development or paying into a fund that will be used to create affordable housing throughout the city. The payment and performance options each have unique benefits and are equally important to the success of MHA. With the performance option, a specified percentage of units in a multifamily residential building are ensured to be affordable; the affordable units will be comparable to the market-rate units in that development in terms of size, type (e.g. number of bedrooms), and lease terms. With the payment option, the MHA dollars are able to leverage other funds to create more units of affordable housing than with performance. The City's Office of Housing allocates the funds to non-profit housing providers to build new buildings consisting of affordable housing. Payment-funded housing achieves many racial and social justice goals such as increasing housing opportunities in all parts of the City, with strategic focus on addressing unique neighborhood needs (e.g. preservation in areas where displacement risk is high; housing for families with children), and building in locations near transit and other key amenities.

Implementation: The initial step is for City Council to adopt MHA framework ordinances for commercial and residential development. The MHA-Commercial framework was adopted in November 2015 and the MHA-Residential framework is being acted on by Council in August of 2016. MHA requirements included in those frameworks will not go into effect until development capacity increases are approved (zoning changes). This approach is consistent with a state-approved approach for similar programs used by other cities and minimizes the impact of MHA requirements on the cost of new housing. The approach also allows for the creation of even more new housing to help meet growing demand. Zoning changes providing additional development capacity would likely be considered as follows: first in the University District, followed by Downtown and South Lake Union zones; second in areas where planning efforts have been underway for some time already (e.g. the Uptown neighborhood); third would be zone-wide changes for multifamily, commercial, and mixed-use zones, to be implemented in 2017 after a 12-month public outreach and engagement process.



2016 SEATTLE HOUSING LEVY

Rental Housing

Produce and preserve 2,150 affordable apartments

Reinvest in 350 affordable apartments

Support operations for 510 affordable apartments

The primary focus of the Housing Levy is to fund affordable rental housing for low-income Seattle residents. The housing serves people with disabilities, seniors, families with children, formerly homeless individuals and families, and people working in low-wage jobs who might otherwise live far from the city. Levy funds can be used throughout the city for new construction of affordable housing or for preservation and improvements to existing buildings.

The Levy also reinvests in affordable housing to make critical capital improvements, thus extending the useful life of the building and the term of affordability.

Levy operating funds help fill the gap between rental income and building expenses. Along with rent assistance vouchers contributed by the Seattle Housing Authority, these funds enable Levy-funded housing to serve those with the highest needs and fewest resources, and also help secure federally funded homeless services and other supports for residents.

Preserve Affordable Housing

Provide loans for acquisition & rental rehabilitation

The Housing Levy provides short-term loans for strategic purchases of rental housing to preserve affordable rents for residents and also of land to be used for future housing projects. The loans will temporarily use funds from other Levy programs until those funds are needed. Levy loans can also help housing owners make critical repairs and then keep rents affordable for residents.

Homeownership

Assist 280 low-income homeowners

Levy funding assists low-income first-time home buyers purchasing in Seattle through down payment assistance loans that will be repaid to assist future borrowers, or investment in homes that will be held as affordable in perpetuity. Funds can also help stabilize existing low-income homeowners through emergency home repair grants or one-time loans to prevent foreclosure.

Homelessness Prevention

Assist 4,500 individuals & families

The Housing Levy provides short-term rent assistance and stability services for families who are at imminent risk of eviction and homelessness due to illness, loss of work, or other family emergency. People can get help to stay in their housing or move to a more stable and affordable home.

August 2nd Ballot

\$290 Million

Spanning 7 years

Median cost to Seattle homeowners:
\$122/year or \$10.17/month
(based on assessed value of \$480,000)

History

Since 1981, Seattle has voted five times to produce and preserve affordable housing. Each levy has exceeded its goals.

Seattle has now funded over 12,500 affordable homes throughout the city, provided loans to help over 900 households purchase their first home, and provided emergency rental assistance to 6,500 households at risk of eviction and homelessness. Levy-funded housing provides affordable rents for 50 years or more.

EXHIBIT U3



Seattle

More information: Seattle.gov/housing/levy





2016 SEATTLE HOUSING LEVY

Programs & Goals*

Rental Production and Preservation Program \$201,000,000

2,150 units produced or preserved

350 units reinvested

- Rental housing for low-income households, including people with disabilities, the elderly, homeless individuals and families, low-wage working people, and families with children.
- Reinvestment in existing affordable housing to make critical capital improvements.
- Rehabilitation of existing multifamily housing with affordability requirements imposed.
- Acquisition of affordable subsidized and market-rate buildings for long-term affordable rental housing.
- Program funds support housing that will serve families and individuals with incomes at or below 60% of median income.
- At least 60% of the sum of Program funds and Operating and Maintenance Program funds supports housing with rents affordable to individuals and families at or below 30% of median income. Housing will primarily serve households at or below 30% of median income; in limited cases housing may serve households up to 40% of median income.

Operating and Maintenance Program \$42,000,000

510 units supported

- Operating support for Levy-funded buildings, supplementing rent paid by residents at or below 30% of median income, including formerly homeless and other residents with supportive service needs.

Homelessness Prevention and Housing Stability Services \$11,500,000

4,500 households assisted

- Rent assistance and stability services for individuals and families at or below 50% of median income, to prevent eviction and address homelessness.

Homeownership Program \$9,500,000

280 households assisted

- Emergency home repair grants for homeowners at or below 50% of median income to assist with maintaining stable housing.
- Foreclosure prevention assistance for homeowners at or below 80% of median income who are at risk of losing their homes through foreclosure.
- Assistance to first-time home buyers at or below 80% of median income through home purchase loans, including models that create long-term affordability of ownership housing.
- Acquisition of affordable subsidized and market-rate buildings for alternative homeownership opportunities for households at or below 80% of median income.

Acquisition and Preservation Program Up to \$30,000,000

No additional funding; loans will be made with Levy funds not yet needed for other Levy programs.

- Short-term acquisition loans for cost-effective purchases of buildings or land for rental or homeownership development that will then be used to serve households at or below 80% of median income. This program will prioritize the acquisition of occupied buildings.

Administration \$26,000,000

9% of total funds.

* Anticipated Levy Programs as listed in Exhibit 1 of Ordinance #125028.

Affordable housing supported by Incentive Zoning payments



Seattle Office of Housing



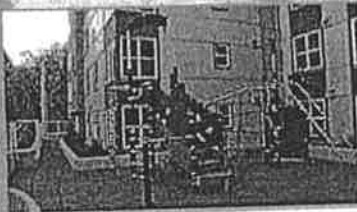
Nyer Urness House - 80 units
Compass Housing Alliance

- NeighborCare health clinic on site
- On-site resident services
- Formerly homeless people and veterans



Arbora Court - 133 units
Bellwether Housing
under development

- 40% 2- and 3-bedroom family units
- 40 units for formerly homeless families
- Low-income individuals and families



Compass on Dexter - 74 units
Compass Housing Alliance

- 56% 2- and 3-bedroom family units
- On-site children's center and play area
- 36 formerly homeless families



The Jefferson - 40 units
Capitol Hill Housing

- Formerly contaminated site
- 50% 2-bedroom units
- Low-wage workers



Plaza Roberto Maestas - 112 units
El Centro de la Raza







- Public plaza, child development center and multicultural community center
- 80% are 2- and 3-bedroom family units
- Next to Beacon Hill Light Rail Station

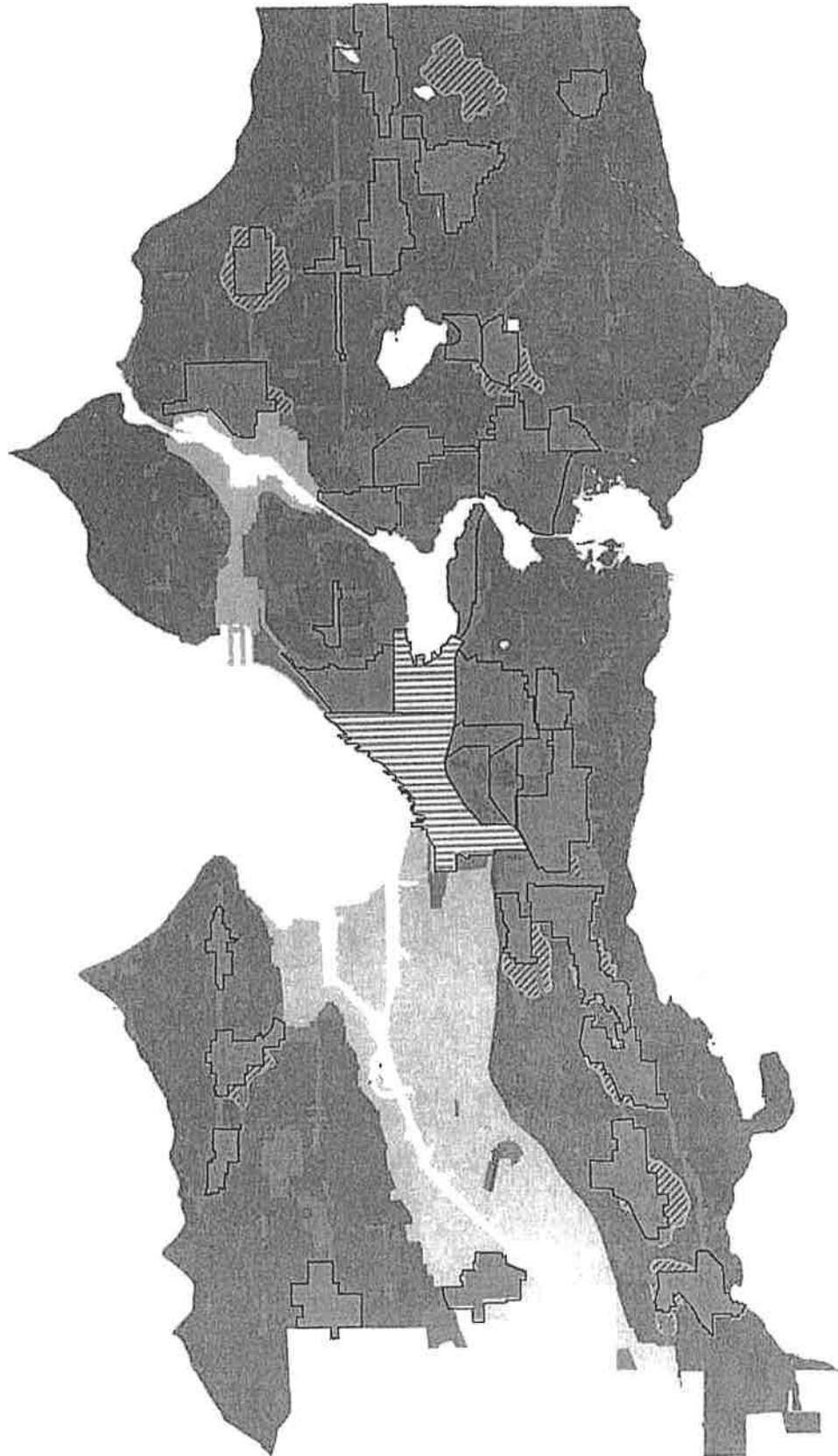


Mt. Baker Lofts - 57 units
ArtSpace

- Mixed-use project for artists & families
- Next to Mt. Baker Light Rail Station
- Affordable childcare

Where would MHA apply?

-  Area where MHA would apply
-  Area where MHA would not apply
-  Urban Center or Village
-  Potential Urban Village Expansion Area
-  MHA in Downtown / South Lake Union
-  Manufacturing and Industrial Area







no yes

Do you think it makes sense to allow buildings to have one more story in exchange for developers to provide or pay for affordable housing?

Why do we need affordable housing?

Get Involved

-  Come to neighborhood meetings
-  Observe focus group meetings & attend citywide events
-  Participate in the online forum
-  Sign up for email updates

www.seattle.gov/HALA

HALA www.seattle.gov/HALA

www.seattle.gov/HALA **HALA**
HOUSING AFFORDABILITY
 LOCAL ACTION

EXHIBIT 05



What is HALA?

The Housing Affordability and Livability Agenda (HALA) aims to provide 50,000 housing units over the next 10 years

What else should we consider as the City begins to implement Mandatory Housing Affordability (MHA)?



www.seattle.gov/HALA

www.seattle.gov/HALA





Housing Levy

**Fact: 2,942
people were
living without
shelter in
January 2016**

EXHIBIT 06



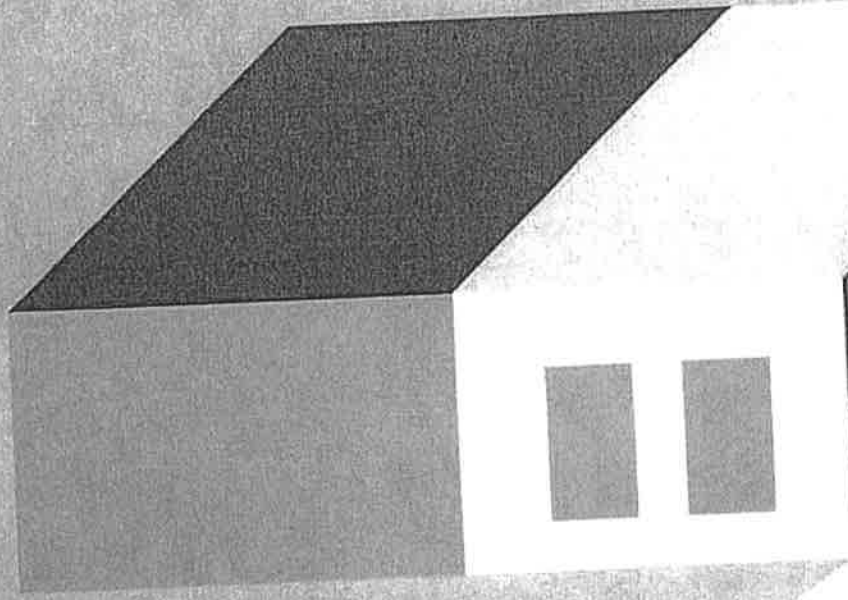
Housing Levy

Impact: The 2016
Housing Levy
will create
and preserve
affordable
housing for low-
income households.

A stylized graphic of a house with a dark grey roof, a white gable, a dark grey circle for a window, and two dark grey rectangles for doors. The house is set against a light grey background.

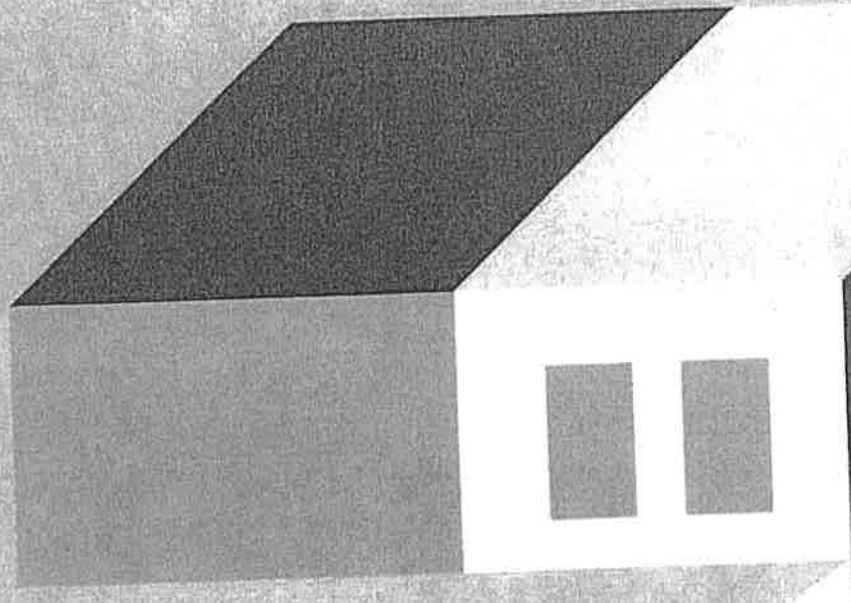
Housing Levy

“It’s not just being homeless, it’s your mental health, it’s your physical health, it’s everything.” -Al



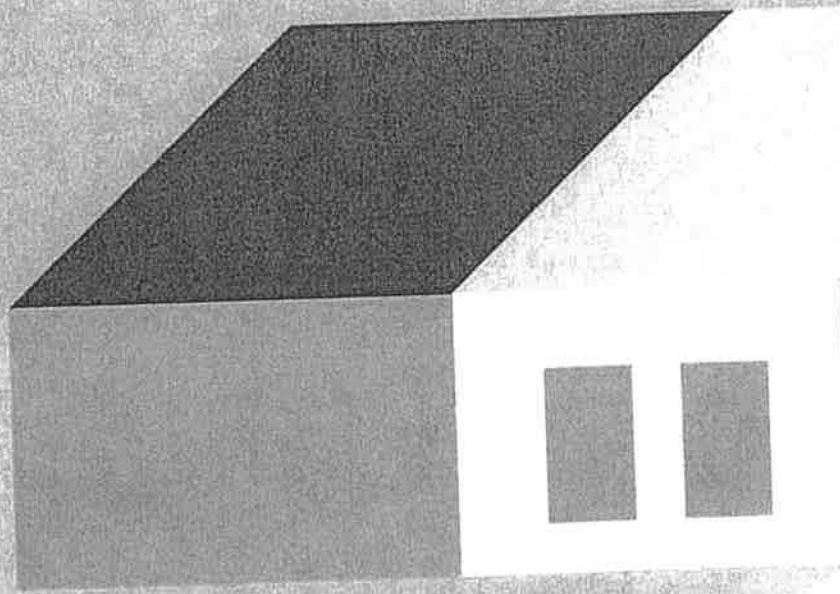
Fact: It takes
2 people
working full
time at \$15/hr
to afford the
average 1-bedroom
apartment.

Mandatory Housing Affordability (MHA)



MHA will create
**6,000 affordable
homes in the
next 10 years** for
households earning
60% of Area Median
Income (AMI) or
below.

Mandatory Housing Affordability (MHA)



“All we want is stability for our family and a place to call home.” -*Drew and Brandie*

● **Mandatory Housing Affordability (MHA)**

Preservation Tax Exemption (PTE)

The Preservation Tax Exemption will provide a way for landlords to **maintain affordability, safety, and health** in older apartment buildings.

Preservation Tax Exemption (PTE)

Fact: Rents in
apartments built
before 2006 have
**increased
49% in the
last 5 years.**

Preservation Tax Exemption (PTE)

“Living on a preschool teacher’s salary, I was forced to make a choice between an affordable and a healthy place to live.”

-Julie

Multifamily Tax Exemption (MFTE)

Impact: In 2015
alone, the MFTE
program created
**1,434 new
reduced-rent
apartments.**

Multifamily Tax Exemption (MFTE)

Fact: More than
45,000 Seattle
households pay
more than half
their income
on housing

Multifamily Tax Exemption (MFTE)

“My building participates in the MFTE program, giving me the peace of mind to know that my rent isn’t going to go up.” -Clarissa

EXHIBIT V

The attached documents were provided by the Office of Planning and Community Development in response to the following Public Records Request No. C011281-032117

Please provide any notes prepared by the City agent(s) staffing the event relating to conversations with attendees. Please provide any materials that were provided to attendees relating to HALA and/or MHA. Please provide the specific information that was discussed with attendees relating to (a) the MHA principles; and/or (b) a proposed rezone of areas zoned single family residential within the West Seattle Junction Urban Village. Please provide the documents reflecting how the number of attendees was calculated. Please provide information as to whether the attendees then resided in the West Seattle Junction Urban Village.

EXHIBIT C

EXHIBIT

What else should we consider
City begins to implement Man
Affordability (MHA)?

EMWOME
- MEDIATE TO
HUSING TO.

- TRIPS / RESERVEMENT.
- DIVISION
- COMPASS /
MAY BE HING.

- LOOK AT THE
FOR MOUNT
INFO MOUNT
LOSING METER.
(CHARACTER)

- RETURN TO UNABUTTY
IMPORTANT TO
HAVE THE TURN IT
PIECE. JUST PRIVATE
- DON'T TO THE REIM-
SECTOR. KEEP THE FEEL.

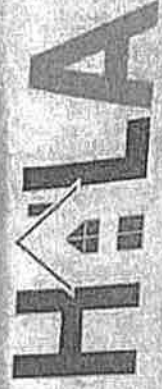
HALA?

Ability and Livability
ns to provide 50,000
or the next 10 years

at else should we consider as the
begins to implement Mandatory
sing Affordability (MHA)?

Raise property taxes!

OR INCOME
TAX!



HOUSING AFFORDABILITY
AND LIVABILITY AGENDA

www.seattle.gov/HALA

EXHIBIT W

The attached written materials were provided by the Office of Planning and Community Development in response to the following Public Records Request No. C011281-032117

Please provide any notes prepared by the City agent(s) staffing the event relating to conversations with attendees. Please provide any materials that were provided to attendees relating to HALA and/or MHA. Please provide the specific information that was discussed with attendees relating to (a) the MHA principles; and/or (b) a proposed rezone of areas zoned single family residential with in the West Seattle Junction Urban Village. Please provide the documents reflecting how the number of attendees was calculated. Please provide information as to whether the attendees then resided in the West Seattle Junction Urban Village.

EXHIBIT D

V aff

H
yes

no

Do you think it makes sense to allow buildings to have one more story in exchange for developers to provide or pay for affordable housing?

EXHIBIT W

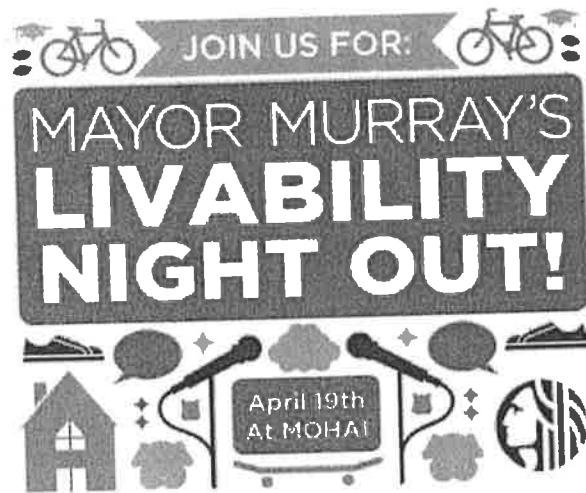
Seattle.gov

Front Porch

Department of Neighborhoods

Join Us for Livability Night Out at MOHAI!

04/18/2016 by Wendy Watson



You are invited to join Mayor Ed Murray and his team to learn and talk about what makes Seattle livable. Livability Night Out will be Tuesday, April 19 from 6:30 – 8:30 p.m. at the Museum of History and Industry (860 Terry Ave N).

The evening will begin with an open house where you'll have a chance to discuss policies and proposals directly with City staff. After your questions get answered, you can enjoy Seattle's history

by visiting the rest of the museum. Then beginning at 7:15 p.m., Mayor Murray and Department Directors will present a lively update on how they see the vision of a vibrant Seattle coming through the programs they lead. The evening will finish with a Q & A with the Mayor.

Visit seattle.gov/HALA for more information on the event, as well as the Housing Affordability and Livability Agenda.



Visit our W



CATEGORI

ARCHIVES

EXHIBIT E

Tweets



Seat

@Se

Hey Seattle!
is #BikeEver



SeattleN



Mayo

@Ma

By fast-track
backyard co
action to incl

Embed

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[Privacy](#)

[Notice of Nondiscrimination](#)
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Christy Tobin-Presser

From: Brand, Jesseca <Jesseca.Brand@seattle.gov>
Sent: Tuesday, April 25, 2017 5:43 PM
To: Christy Tobin-Presser
Subject: Re: Question regarding a public records request

Hi Christy,

I reached out to our PDR specialist about this question. She walked me through the process and what a "record" is and isn't. She provided for you what is possible. Some of your requests fall outside the scope because they don't have records. I will answer below and if you have other questions please reach out. It may be more effective to just ask me. I do want to explain that our processes may seem both rigid and fluid. In outreach and engagement we are running through a process and taking advantage of opportunities. Sometimes it is something we can point to and other times it was spur of the moment. I am happy to help in anyway I can.

1. The principles were in short, authored by many. We heard a lot early on in the process and through other planning efforts. The principles were drafted and shared among OPCD, OH and DON. The actual author was many. Then we clarified and modified over the summer. This was both in person and online.
2. The HALA consider it is an online dialogue and not a voting tool. We had MHA principles as well as other HALA items available from May to September.
3. This is where there is fluidity. We went to in person events, and online but we talked about other things there too. We have you the complete list because that is the most comprehensive.
4. See above, but also introduced card for those times when we were at a place that made sense.
5. We have provided the list of our contacts. This is opt in either by meeting sign in or on our website. There were folks who met in focus groups there was an application and process.

I am happy to have a conversation if you want, any time.

Jesseca

Sent from my iPhone

> On Apr 25, 2017, at 3:48 PM, Christy Tobin-Presser <ctobin@bskd.com> wrote:

>

> Hi Jesseca:

>

> I'm not sure if you are the correct person to help me but I will ask.

>

> I submitted a Public Records Request to the Department of Neighborhoods (C011994-040917) as set forth below. The only three documents that were provided in response are (1) a list of HALA meetings; (2) a copy of a Consider It Card; and (3) a contact list of people. As you can see, these are only partially (if at all) responsive to my request. Clearly there must be additional responsive documents. Do you have any suggestions on how I could get fully responsive documents?

Thanks!

>

> Christy

>

>

EXHIBIT E

- >
- > Request
- >
- > The hala.consider.it website has a tab entitled "Feedback on Key Principles."
- >
- > Please provide documents establishing:
 - >
 - > (1) who authored the principles (the "Key Principles") on which individuals were asked to agree or disagree.
 - >
 - > (2) the period of time in which individuals were able to "vote" on the Key Principles on the hala.consider.it website.
 - >
 - > (3) the method by which the City provided notice to the public regarding the existence of the opportunity to provide feedback on the Key Principles on the hala.consider.it website, for example, a physical mailer, email notice, flier, etc.
 - >
 - > (4) in the event the City provided notice of the opportunity to provide feedback on the Key Principles on the hala.consider.it website by flier/handout, the events and locations, at which such flier/handout was distributed.
 - >
 - > (5) the identity of any individuals to whom the City provided mail, email or telephonic notice of the existence of the opportunity to provide feedback on the Key Principles on the hala.consider.it website and the method by which such individuals were selected to receive notice.
- >
- >
- >
- > Christy Tobin-Presser
- > Bush Kornfeld LLP
- > 601 Union Street, Suite 5000
- > Seattle, WA 98101
- > Tel. 206-292-2110
- > Fax 206-292-2104
- > e-mail: ctobin@bskd.com<mailto:ctobin@bskd.com>
- >
- > IMPORTANT/CONFIDENTIAL: This e-mail message (and any attachments accompanying it) may contain confidential information, including information protected by attorney-client privilege. The information is intended only for the use of the intended recipient(s). Delivery of this message to anyone other than the intended recipient(s) is not intended to waive any privilege or otherwise detract from the confidentiality of the message. If you are not the intended recipient, or if this message has been addressed to you in error, do not read, disclose, reproduce, distribute, disseminate or otherwise use this transmission, rather, please promptly notify the sender by reply e-mail, and then destroy all copies of the message and its attachments, if any.
- > We inform you that to the extent this communication contains advice relating to a Federal tax issue, it is not intended or written to be used, and it may not be used, for (i) the purpose of avoiding any penalties that may be imposed on you or any other person or entity under the Internal Revenue Code or (ii) promoting or marketing to another party any transaction or matter addressed herein.
- >
- >
- > <Key Principles - contact_export_041117_0915.xls>
- > <HALA_Meetings_to_date_2_28_2017 (3).xlsx> <consider_it_card_single
- > (1).pdf>

EXHIBIT VV

Attached is the list of focus group members which can be found at
<http://www.seattle.gov/Documents/Departments/HALA/FocusGroups/HALACommunityFocusGroupParticipants.pdf> .

EXHIBIT G

HALA Community Focus Groups

Participants

Expansion Urban Villages (proposed in Seattle 2035)	In/Near/Outside of Urban Village	# Applied in UV	# Applied Near UV
39			
130th & I-5 (new Urban Village proposed in Seattle 2035)		5	2
Dianne Thomas	In		
Erin Meek	In		
George Yocum	In		
Janice Hougen	In		
Kay Hubbard	Near		
Columbia City (proposed boundary expansion)		8	11
Bob Downing	In		
Colleen Kerr	In		
Jane Downey	Near		
Rachel Eagan	In		
Robert Mohn	In		
Shana Schasteen	In		
Crown Hill (proposed boundary expansion)		7	17
Ann Selznick	In		
Ben Miksch	Near		
Deborah Jaquith	In		
Jim Anderson	Near		
Ratna Warouw	In		
Green Lake/Roosevelt (proposed boundary expansion)		9	15
Ainsley Close	Near		
Amanda Marie Pino	In		
Andrea Tousignant	In		
Brad Steiner	In		
Garet Munger	In		
Jenefer Monroe	Near		
North Beacon Hill (proposed boundary expansion)		12	6
Esther "Little Dove" John	In		
Joshua Brower	Near		
Megan Espinoza	In		
Michael Wong	In		
Sarah Reed	In		
Yasmeen Perez	In		
Othello (proposed boundary expansion)		8	4
Ahmed Abdi	In		
Bre Weider	In		
Carl Hightower	Near		
Idil Danan	In		
Jennifer Hybertz-Rau	In		
Marti McCaleb	In		
Rainier Beach (proposed boundary expansion)		1	7
Katly Johnson	Near		
Lauren Blass	Near		
Lena Williams	Near		
Matt Gouras	Near		
Mulumebet Retta	In		

EXHIBIT VV

HALA Community Focus Groups

Participants

HUB Urban Village	In/Near/Outside of Urban Village	# Applied in UY	# Applied Near UY
	40		
Ballard		20	23
Eli Edwards	In		
Hannah Tang	In		
Jody Grage	In		
Judy Bouse	Near		
Melissa Lerch	Near		
Capitol Hill / Pike-Pine		46	6
Adam Bejan Parast	In		
Alex Brennan	In		
Chris Maite	Near		
Hannah Smith	In		
Jennifer Price	Near		
Katharine Kurfurst	In		
Krystal Correa	In		
Natalie Curtis	In		
Patrick Burns	In		
Sam Fisher	In		
First Hill		10	0
David Evans	In		
Dean McBee	In		
Sue Shaw	In		
Yemane Gebremicael	In		
Lake City		4	6
Debadutta Dash	Near		
Derek Scheips	In		
Jenette Sifuentes	Near		
Mary Monroe	In		
Shelly Cohen	In		
Northgate		2	7
Beatrice Peaslee	In		
Isaac Mooers	In		
Jennifer Coils Russell	Near		
Luis Ortega	Near		
Sean Paul	Near		
University District		6	3
Clarissa Jarem	In		
Drew Pollom	In		
Katherine Sims	In		
Laura Bernstein	Near		
Vanessa Laughlin	Near		
West Seattle Junction		5	9
Greg Knoke	In		
Karthik Jaganathan	Outside		
Lisa Rough	Near		
Melissa Bailey	In		
Ryan Reese	In		
Outside Area / At-Large		NA	NA
Allen Grissom (Delridge)	Outside		

HALA Community Focus Groups

Participants

Medium Density Urban Villages	In/Near/Outside of Urban Villages	# Applied in LY	# Applied Near BY
	46		
12th Ave		7	2
Brie Gynciid	In		
Hendrik de Kock	In		
Michael Lanthier	Near		
Nathan Thomas	In		
Simone Hamilton	In		
23rd and Union-Jackson		19	9
Denechia Powell	In		
Haregu Kidane	In		
Laurie Torres	In		
Rokea Jones	In		
Steve Sneed	Near		
Admiral		1	8
Cindy Jennings	Near		
Diane Rose Vincent	Near		
Jon Jurich	In		
Kara Luckey	Near		
Matt Hutchins	Near		
Aurora-Licton Springs		7	6
David Osaki	In		
Josh Castle	In		
Ryan DiRaimo	In		
Shanna Alvarez	Near		
Tiffany Chan	Near		
Bitter Lake Village		2	11
Kathleen Lange	Near		
Meghan Eagen-Torkko	In		
Peter Wehrli	Near		
Tarika Powell	Near		
Wendy Cho Ripp	Near		
ChrisTiana ObeySummer	In		
Eastlake		6	2
Amalla Walton	Near		
Kate Dunphy	In		
Linda Alexander	In		
Maureen Cartano	Near		
Sarah Armstrong	In		
Fremont		5	18
Alisse Cassell	Near		
Barbara Guzman	In		
Jingyang Chen	In		
Peter Hornyack	In		
Toby Thaler	Near		
North Rainier		6	8
Andrea Akita	Near		
Jin Lee	In		
Lynn Sereda	In		
Rob Harrison	Near		
Lisa McElroy Sweeten	In		
Uptown		7	8
Chase Craig	In		
Jessica Jones	In		
Peter Amos	In		
Rick Hooper	Near		
Sasha Habash	Near		

HALA Community Focus Groups

Participants

Lower Density Urban Villages	In/Near/Outside of Urban Village	# Applied in UV	# Applied Near UV
		44	
Greenwood-Phinney Ridge		3	30
Angus Davis	In		
Kristopher Clemmons	Near		
Mary Holscher	Near		
Naomi Mitzet	In		
Shandra Benito	Near		
Madison-Miller		6	15
David Cutler	Near		
Eldan Goldenberg	In		
Keri Williams	Near		
Mallory Kronlund	In		
Michael Murray	In		
Morgan Junction		2	9
Charles Loeffler	In		
Cindi Barker	Near		
Dawn Gearhart	Near		
Ginnie Hance	In		
Jenny Weinstein	Near		
Ravenna		0	11
Della Mulholland	Near		
Maryl Kohl	Near		
Mike Caughey	Near		
Roy Hwang	Near		
Shannon Goodwin	Near		
South Park		6	5
Jaqueline Garcia	Near		
Katie Escudero	In		
Mares Asfaha	Near		
Nancy Zugschwerdt	In		
Sue Kershaw	In		
Upper Queen Anne		0	13
Caleb Heeringa	Near		
Helen Whitlock	Near		
Maureen Caruso	Near		
Roger Downey	Near		
Steve Butler	Near		
Wallingford		27	29
Abel Pacheco	Near		
Erin Kelly	In		
Jamie Marle Stroble	In		
Jeffrey Linn	In		
Mahim Lakhani	Near		
Westwood-Highland Park		5	10
Aeryn Gray	In		
Fred Matthews	In		
Gladis Clemente	Near		
Gunner Scott	Near		
Kim Barnes	In		
Outside/ Area / At-Large		NA	NA
Monica Perez (South Park)	In		
Anna Bonnet (Sand Point)	Outside		
Carson Dietz Hartmann (Magnolia)	Outside		
Patricia Clemente (South Park)	Outside		