

Highest Impact Recommendation	Pagination	Recommendation Title	Actors	Level of Government	Agency/Dep.	Actors & Targeted Recipient	Summary	Progress	Sources Link
x	15	MIZ	Government/Private	City	Planning and Community Development	Developers & below AMI dwellers	An effort to address affordable housing shortage		MIZ reference
x	16	Enact a Real Estate Excise Tax (REET) for Affordable Housing	Government	State/City	Revenue	Homeowners and homebuyers	State should allow WA cities to impose/levy a REET above the state cap. (1.78% + 0.25%) Specifically dedicated to affordable housing		WA REET Chapter
x	16	Renew and Increase the Seattle Housing Levy	Government	City	Housing	Homeless and first-time homebuyers	Increases in the property tax levy would fund affordable housing development, preservation, rental assistance to help homeless and low-income households. Current \$145 million levy runs through 2016; proposal for a 7 year, \$290 million levy	Campaign, Kickoff, No Opposition,	Seattle's Housing Levy
x	16	Renw and Expand the Multifamily Tax Exemption (MFTE) Program	Government/Private	City	Housing	Low-income households (60-80% AMI) / market-rate and nonprofit real estate developers	Supports mixed-income residential development and utilizes existing housing stock by providing developes a tax exemption on multifamily housing projects in exchange for setting aside 20-25% of the homes as income- and rent-restricted (~60-80%AMI). infrastructure,		2016 MFTE status report
x	17	Expand the State Housing Trust fund	Government	State	Commerce	(State actor) Primarily housing for very low-income households & people with special needs. Also seniors, moderate-income households and persons with disabilities	The state housing trust fund is recognized as a critical financial resources to Seattle's housing levy and building and perserving affordable homes. Increasing the size of this stae fund would improve these efforts and the livability for those recipients		WA housing trust fund
x	17	Reinstate the City Growth Fund	Government/Private	City	Economic Development	Peresrvation of aged or blighted housing for low- & moderate-income affordability options downtown	Using the city's bonding authority for housing and re-establishing the 1985-2002 Growth Fund. The Growth Fund would dedicate property taxes associated with new construction to build the fund for acquiring, rehabilitating, and perserving low-income housing downtown.		Growth Fund as a preservation tool

x	19	Prioritize Use of Public Property for Affordable Housing	Government	Regional		City, State, King County, Port of Seattle, Seattle School District, & Sound Transit. More affordable housing.	Actors need to create an inventory of public properties and evaluate the surplus and underutilized land to determine the potential of affordable housing development.		?
x	21	Increase the Amount of Land Zoned for Multifamily Housing	Government	City	Planning and Community Development	Tenants and the composition of neighborhoods zoned for SF	A long-term rent control measure that is expected to impact 6% of areas zoned SF. Stemming long-term rent increases by ensuring a growing supply of multifamily across the city. Linking upzoning with building more affordable housing in areas allow low- and moderate-income families access to better-quality community amenities such as parks, transit hubs, and good schools.		More Multifamily housing
x	22	Expand the Boundaries of urban villages to reflect walksheds for transit, amenities and services	Government	City	Planning and Community Development	Tranist access for peripheral MF housing	Goal is to increase access to transit; those transit strategies must be aligned with zoning changes. Because MFTE must be in RTAs and RTA must be in designated Urban Villages, this is likely tied into expansion of those programs.		Urban Village Information
x	22	Increase Housing options on single family zoned land within Urban Villages	Government	City	Planning and Community Development	Edith Macefield	Permitting duplexes, triplexes, stacked flater, etc. zoned SF and within Urban Villages to accommodate growth with eclectic housing.	no progress	SF upzoning
x	23	Modify height limits and codes to maximize economical wood frame construction	Government	City	Construction and Inspections	Developers	Change height limits in zoning code and building code to allow for the most economically-efficient building in terms of space (above 75') and financially (wood > concrete).		Article about CLT
x	25	Remove (barriers?) code barriers to accessory dwelling units (ADUs) and backyard cottages (detached accessory dwelling units or DADUs)	Government	City	Construction and Inspections	Single-family homeowners, their lots, and moderate-income households (80% - 120% AMI range)	Modify land use regulations that deter the production of ADUs & DADUs including: remove parking requirements, remove ownership requirement (allow accessory and principal unit to be rented), allow an ADU & DADU on one lot, and ease development standards		ADUs & DADUs in Seattle
x	26	Allow a Broader Mix of Lower Density Housing Types within Single Family Areas	Government	City	Planning and Community Development	The housing composition of SF neighborhoods with an affordable housing component	Amend ordinance or run a pilot program in SF areas to diversify low-density housing to serve moderate income housing above 80% AMI. Suggestions include small lot dwellings, cottages, ADUs, DADUs, courtyard housing, rowhouses, duplexes, triplexes, and stacked flats. Additionally, multiple owners of units in a single		Stranger SF zoning

							structure promote more homeownership opportunities		
x	31	Pursue Opprotunities to Acquire and Finance Existing Affordable Multifamily Housing	Government	City	Housing	Developers, MF housing, landlords	Financially support the Office of Housing's mission to grow their inventory of acquisitions of and renovations to multifamily properties with an affordability component.		
x	31	Make Strategic Investments to Minimize Displacement	Government	City	Planning and Community Development	Cultural enclaves, high-risk residents?	Delopy preservation strategies and increase affordable housing development in marganitized communities who are at risk of displacement, enhance their community anchors, and support other public investments in economic development, parks, and transit.		
x	32	Pursue a Preservation Property Tax Exemption	Government	State/City	Housing	Landlords	Create a local option in WA for 15-year tax exemption for property owners in the private market who agree to set aside 25% of their buildings for low-income tenants in order to maintain affordability, improve the quality of low-income housing, and prevent displacement of long time community members		Preservation Property Tax exemption
x	33	Increase Access to Housing for People with Criminal Records	Government/Private/Non-profit	State/City	Housing	WA State Tenants Union, Freedom Project, Legislature			criminal-record-discrimination
x	33	Explore Local Rental/Operating Subsidies to Serve the Lowest Income	Government	State/City	Housing	Tenants	vouchers?		
x	33	Increase Tenant Counseling and Landlord Education Funding	Government/Private/Non-profit	State/City	Construction and Inspections	Tenants			
x	37	Reform the Design Review and Historic Review Process	Government	City		DPD, DON, multifamily-developers	Design Review (DPD) & and Historic Review (DON) cause substaintial increases in the cost of multifamily development because of its predictably lengthy and unpredictable process. To improve and expedite the permitting process the City will evaluate changes between the two departments and within the two departments.		Program Improvements March 2016

x	38	Reduce the number of housing projects subject to Washington's State Environmental Policy Act (SEPA)	Government	Federal/State	Construction and Inspections	Developers, environmental agencies	Many mitigating impacts required by SEPA are already required and enforced by City codes. Therefore, SEPA commonly slowsdown the housing development because of its redundancies. Raising the SEPA threshold with reduce the number of projects required for review.		SEPA applicant guidance
---	----	---	------------	---------------	------------------------------	------------------------------------	--	--	---