



## SEATTLE FOR GROWTH

### **Selected Accomplishments: 2014 to 2018**

#### **2014 – Appealing legislation reducing development capacity in low-rise zones.**

The Seattle City Council proposed legislation to change density calculations to reduce the number of units possible in low-rise zones. The legislation would have had the effect of forcing bigger, more expensive units in low-rise zones. Seattle For Growth organized a legal challenge that, while unsuccessful, delayed implementation of the legislation that allowed hundreds of units to be entitled under earlier standards allowing more density.

#### **2015 – Opposing Mandatory Inclusionary Zoning (MIZ), debating rent control**

A few midrise and high-rise developers downtown signed a “Bargain” to buy out of more onerous requirements in other areas of the city. Seattle For Growth opposed this new proposal, pointing out those new requirements to build rent-restricted units would simply increase the costs and thus the price of all housing in Seattle. Seattle For Growth was the only organization to accept a televised debate on rent control with Councilmembers Kshama Sawant and Nick Licata.

#### **2016 – Led Successful Legal Challenge Against “Abutting Lot” Legislation**

Seattle For Growth was the only organization in the city to challenge a measure that would require full design review for projects that happened to be adjacent to unrelated developments. The law was passed by City Council and would have required a 4 or 6 unit project to count a 6 unit project next door toward the 8 unit threshold for design review. Had this proposal gone unchallenged, many projects would have failed, and those that went ahead would have been much more expensive for buyers.

#### **2017 – Budget Proviso in State Budget to Study Housing Production Costs**

Seattle For Growth worked in Olympia for passage of a budget item to allocate \$500,000 for a comprehensive study of housing production costs and a comparative analysis of non-profit and market rate housing. The purpose of this was to establish an objective analysis to begin working collaboratively across party lines and across the sector to reduce costs and bottlenecks in production.

#### **2018 – Rent Control, Efficiency, Fairness, and Supply**

So far this year, Seattle For Growth has successfully opposed rent control with other organizations, found legislative support for a comprehensive reform of state housing funding, and advocated with the City and the State to reduce onerous regulations that slow housing production and add to costs.

#### **2019 – Rent Control, City Elections, MFTE, MHA Challenge, Impact Fees**

Seattle For Growth will be engaged in the citywide debate on housing during next year’s election of 7 City Councilmembers and will oppose efforts to repeal the state’s preemption of local rent control legislation. Seattle For Growth will also challenge arbitrary limits on MFTE rent increases, citywide imposition of Mandatory Housing Affordability (MHA), and impact fees. We’ll also be raising the issue of long permitting times and additional costs created by rules, fees, regulations, and utilities.