

October 20, 2015

Committee Chair Mike O'Brien
Seattle City Council
Select Committee on Housing Affordability
P.O. Box 34025
Seattle, WA 98124-4025

Re: Council Bill 118498 and Mandatory Housing Affordability program implementation

We are writing on behalf of a broad coalition of affordable housing developers and advocates, for-profit developers and businesses, labor and social justice advocates, environmentalists and urbanists, united together to build an equitable, prosperous, thriving, and inclusive Seattle by ensuring that the benefits of the city's growth are shared by all current and future residents – from those struggling with homelessness to wage-earners and families. Under the banner ***Seattle for Everyone***, we urge your strong support for the Housing Affordability and Livability Agenda (HALA) and the “Grand Bargain” provisions to produce and preserve critically needed affordable and market-rate housing in the City of Seattle.

We believe that the HALA recommendations represent the first ever comprehensive package of affordable housing policies that will provide for a growing, inclusive city over the coming decades. And at the center of this comprehensive set of strategies is the newly renamed Mandatory Housing Affordability-Commercial and Mandatory Housing Affordability-Residential programs, and the required upzones to implement both. The proposal is a smart balance of developer requirements and additional building capacity. These are critical and need to be adopted as proposed. The Grand Bargain will produce and preserve a record number of income-restricted units, accommodate population growth without sacrificing affordability, and leverage our significant public investments in light rail and bus transit by creating more opportunities for households of all incomes to live within easy access to jobs and schools. While MHA-Commercial and the associated upzones are the centerpiece of the Grand Bargain, the less headline-catching recommendations of tenant protections and review process reform are also essential.

Collectively, these recommendations represent a sea-change in affordable housing politics in Seattle. Now, a new alliance forged by common interests and shared objectives has put forth HALA and the Grand Bargain. We are excited to continue this game-changing alliance to build a diverse, equitable, and prosperous Seattle where the benefits of growth are shared by all. It is only fitting then that we have chosen to name our effort “*Seattle for Everyone*.”

The *Seattle for Everyone* coalition is built on the foundation of the HALA report and the Grand Bargain—and each of their components is critical to keeping this alliance together. Furthermore, the ambitious production targets for both market-rate and affordable housing can only be achieved through adoption of the whole package. Accordingly, we implore you to consider HALA and the Grand Bargain as a comprehensive proposal, rather than a menu from which to pick and choose. We urge you to adopt the numerous pieces of legislation required to implement HALA and the Grand Bargain and to minimize changes that would pit one faction against another, leading to more uncertainty, wasteful delay, less affordability and less housing supply. While we understand and respect the legislative process, the importance of following through on the HALA recommendations cannot be understated.

We look forward to working with you as you continue to implement HALA and the Grand Bargain. It is our hope that we can stand together several years from now and celebrate the HALA legacy of real affordability and livability for our city.

Sincerely,

Adam Dodge, Columbia City resident

Alan Durning, Executive Director, Sightline Institute

A-P Hurd, Touchstone

Barrientos, LLC

Beacon Development Group

Bellwether Housing

Ben Broesamle, Magnolia resident

Benjamin Gould, Fremont homeowner

Bridgette Maryman, NewHolly resident

Capitol Hill Housing

Charles R. Wolfe, Attorney at Law

Charlie Cuniff, Columbia City resident

Chris Rule, Greenwood resident

Compass Housing Alliance

Dan Bertolet, Central District resident

Dave Freeburg, Belltown resident

David Moseley, Alliance for Pioneer Square

David Rolf, President, SEIU 775

DESC

El Centro de la Raza

Faith Pettis, Partner, Pacifica Law Group

Futurewise

Greg Smith, CEO, Urban Visions

Joe Geivett, Emerald Bay Equity

Jon Scholes, President and CEO, Downtown Seattle Association

Jonathan Hopkins, Denny Triangle resident

Josh Brower, Veris Law Group PLLC

Katherine F. Mackinnon, Ravenna resident

Keith Kyle, Olympic Manor resident

Kelly Rider, Director of Government Relations & Policy, Housing Development Consortium Seattle-King County

Lauren Craig

Mark Barbieri, Washington Holdings

Matt Gangemi, Queen Anne resident

Matthew Johnson Columbia City resident

Maud Daudon, President & CEO, Seattle Metropolitan Chamber of Commerce

Melissa Jonas, Beacon Hill resident

Mercy Housing Northwest

Mike Eliason, Fremont father

Mytoan Nguyen-Akbar, Lake City resident

Phillip Duggan, Pinehurst resident

Puget Sound Sage

Renee Staton, Pinehurst resident

Rob Harrison, Harrison Architects

Ryan Bayne, Coalition for Housing Solutions

SAGE Architectural Alliance

Sara Maxana, Ballard resident

Schemata Workshop

Scott Matthews, Sr. Director, Residential
Development, Vulcan Real Estate
Seattle Subway, transit advocacy organization
Sharon Coleman, Board President, NAIOP
Sierra Club
SMR Architects

Tim Weyand, CEO, NK Architects
Tonkin Architecture
Transportation Choices Coalition
Uptown Alliance
Washington Low Income Housing Alliance
Zachary Pullin, Capitol Hill resident

Cc: Mayor Ed Murray
Councilmember Sally Bagshaw
Councilmember Tim Burgess
Councilmember John Okamoto
Councilmember Jean Godden
Councilmember Bruce Harrell
Councilmember Nick Licata
Councilmember Tom Rasmussen
Councilmember Kshama Sawant
Robert Feldstein, Mayor's Office
Leslie Price, Office of Policy & Innovation
Steve Walker, Office of Housing
Ketil Freeman, Council Central Staff