



Seattle Housing Authority

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May 20, 2024

Office of Planning and Community Development
City of Seattle
P.O. Box 94788, Seattle, WA, 98124-7088

Dear Director Quirindongo and Project Staff

On behalf of the Seattle Housing Authority (SHA), which provides long-term, low-income rental housing and rental assistance to more than 38,000 people in the city of Seattle, we are writing to provide feedback on the Draft One Seattle Plan (Draft Plan).

SHA appreciates the City for setting an ambitious vision in which housing opportunities across the city are expanded, equitable development is promoted citywide, growth and investment are focused on walkable communities and progress is made on meeting the challenges of climate change. SHA supports the inclusion of Ballard as a regional center, new Urban Center on 130th Street, policies designed to support community-based developers and family-sized housing, allowance of corner stores in Neighborhood Residential Areas, preservation and expansion of public park spaces and expanded boundaries of some of the Regional and Urban Centers.

We applaud the City's ongoing work to support the rich diversity and vibrancy of the city's neighborhoods, from business and economic development to housing opportunities. We share the value of Seattle being a city where all families can live and thrive. We are aware that families of color and immigrant families tend to be larger and generally have incomes that are lower than other families. These and other considerations, make the availability of affordable multi-bedroom housing in a community a key condition for racial equity and we look forward to the final One Seattle Plan continuing to address the current and future affordable housing needs in our city. In support of that work, SHA has identified the following items that we ask the City to address in a revised Draft Plan to continue to address equitable growth in our City:

- Bolstering planned production and the need to maintain and increase funding for housing; and
- Increased opportunity for affordable housing throughout the city.

Bolstering Planned Production and Funding for Housing

The Draft Plan estimates an average annual housing production rate of 5,000 homes over the next 20 years to create a total of 100,000 new homes. This annual production rate is lower than the 6,800 to 12,500 homes Seattle has built per year since the last Comprehensive Plan Update.¹ A lower rate of production will not enable closure of the current housing gap and keep

¹ City of Seattle | Office of Planning and Community Development. (2018). *Urban Village Indicators Monitoring Report*. City of Seattle ArcGIS Dashboards.
<https://seattlecitygis.maps.arcgis.com/apps/dashboards/e405125f0082485fb250e29c58a48a4c>

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up with population growth. We are concerned this will serve to make Seattle more unaffordable, impacting renters, low-income people, and Black, Indigenous, and People of Color the hardest.

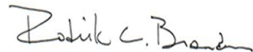
We believe a collaborative effort will be vital to increasing planned production and achieving the vision laid out in the Draft Plan. We appreciate and encourage the City to continue to partner with local private and non-profit housing partners to achieve higher levels of production and create housing opportunities across the city. To support additional levels of production, we ask the City to maintain the funding for housing and enlist our state, federal and local private and non-profit partners to assist in addressing the housing crisis in our City and region.

Increased Opportunity for Affordable Housing Throughout the City

SHA recognizes the lasting impacts historical patterns of discrimination have had on our communities and supports the City's work to expand opportunities for affordable, multi-family housing in the city. SHA acknowledges the efforts made in the Draft Plan to increase the supply of affordable, multi-family housing in high-opportunity areas. To combat historical patterns of discrimination, including policies such as red lining, we encourage further increased density and affordability in opportunity areas that will give families more housing choice.

SHA is committed to advancing race and social justice equity for our employees, those we serve and the greater Seattle community. This commitment includes addressing systemic disparities in housing, land use patterns and other systems to create a more equitable, affordable, and sustainable city for all people to thrive in. To this end we appreciate the opportunity to comment on the City's new Comprehensive Plan and welcome further dialogue.

Sincerely,

A handwritten signature in black ink, appearing to read "Rod Brandon".

Rod Brandon
Executive Director