

July 18, 2016

Dear Chair Johnson and Members of the PLUZ committee,

Livable U District (LUD) is a true grass roots ad hoc coalition of University District renters, homeowners, small businesses, organizations and their supporters committed to preserving both the livability and affordability of Seattle's University District. Over dozens of individuals and organizations have thus far endorsed LUD's position statement found at [www.livableudistrict.com](http://www.livableudistrict.com).

Livable U District strongly agrees with Councilmember Lisa Herbold's proposed amendments that address displacement as a result of the Mandatory Housing Affordability - Residential (MHA-R) program. If MHA-R is truly meant to promote housing affordability (and not just developer profits), then robust mandatory strategies to address track displacement and prevent homelessness must be included. Councilmember Herbold is expected to present the following amendments at the July 19th Planning, Land Use and Zoning Committee meeting.

1. The Council intends to consider whether to include higher performance and payment amounts for those areas that have been identified as having a high displacement risk and high access to opportunity in Seattle 2035, Growth and Equity, Analyzing Impacts on Displacement and Opportunity Related to Seattle's Growth Strategy, May 2016. For these areas, the Council will consider whether, subject to statutory limits, performance and payment amounts should be established that result in a total number of new affordable units that meet minimum program parameters contemplated by the July 13, 2015, Statement of Intent for Basic Framework for Mandatory Inclusionary Housing and Commercial Linkage Fee plus a number of units equal to those affordable units identified through planning processes as being at risk of displacement.
2. If a rental unit is provided through the performance option and it is converted to a condominium, the tenant should be offered the option to purchase the unit as an affordable homeownership option.
3. Additional language to promote permanent affordability of homeownership units developed with MHA-R funds.

In addition to giving support to Councilmember Herbold's anti-displacement amendments as written, language is required that all the revenues raised from the performance/fee requirement within a given area be directed towards production/preservation of low income housing within that specific area or neighborhood.

Further, all or a portion of this added performance/fee requirement must be used for production of lower income units below 50 or even below 30 percent of median earmarking them for these lower levels and not up to 60 percent of median.

We urge you to support these important amendments to prevent displacement, and to implement mandatory mechanisms to track and prevent the displacement of low-income, elderly, and at-risk residents. Please take the time to properly consider all the unintended consequences of MHA-R as currently written.

Sincerely,

*Nancy Bocek and David Ward*

*For the Livable U District Coalition*

Livable U District Coalition

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c/o Seattle Displacement Coalition

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