

# Mandatory Housing Affordability Citywide Implementation

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a program of the Housing Affordability and Livability Agenda



Seattle City Council  
**Select Committee  
on Citywide MHA**

August 6, 2018 | 10:30 a.m.

# Mandatory Housing Affordability

*Creating more **affordable housing** through growth*

We are enacting zoning changes so that new development will create income-restricted affordable housing.

MHA lays the framework for how Seattle grows equitably and sustainably.



# How race and social justice were considered in the Mandatory Housing Affordability proposal

1. Why race matters
2. Policy guidance and foundational work
3. Community engagement
4. Environmental review and legislative proposal
5. Next steps

## Why race matters

# Disproportionate impacts; Disparate access

- Incomes in Seattle vary greatly by race:
  - the median income for Black families is 36% that of White families;
  - the median income of Asian families is 67% that of White families.
- In Seattle, 1 in 3 Black renter households spend more than half their incomes on housing compared to 1 in 5 White renter households.
- In Seattle, 35% of householders of color own their home compared to 51% of White householders.
- In the Central District, Black households comprised 60% households in 1990 and only 25% by 2010.



## Why race matters

# Legacy of racial exclusion

- National Housing Act discouraged mortgage lenders from investing in "redlined" neighborhoods
- FHA denied mortgage assistance to applicants based on race and ethnicity
- Racially restrictive covenants prevented people of color from purchasing homes elsewhere, particularly in north end

**Policies may be gone; patterns persist.**

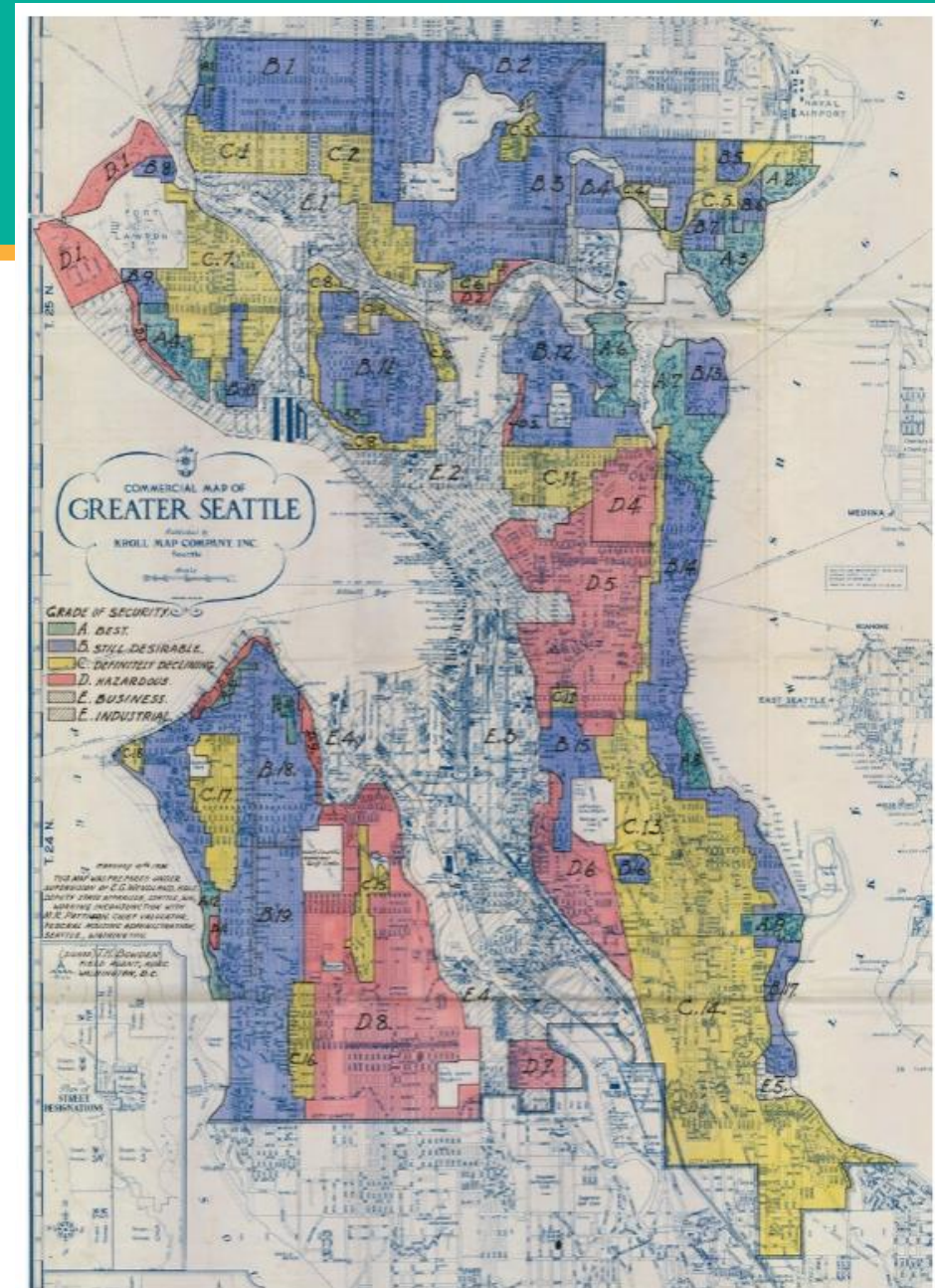


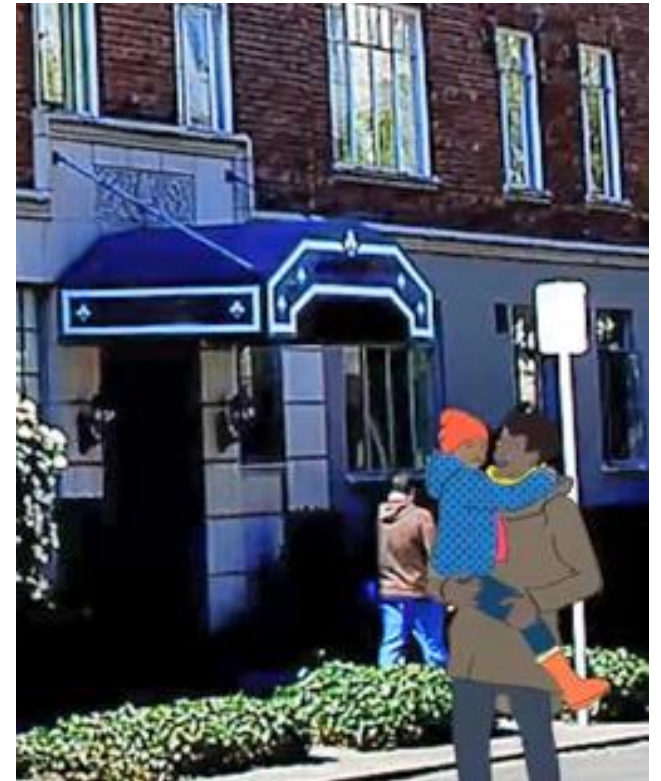
Exhibit 3.1-1 1936 Commercial Map of Greater Seattle

## Why race matters

# MHA Affordable Housing Outcomes

## 10-Year Goal: 6,000+ rent- and income-restricted units affordable to households at <60% of AMI

- New affordable housing is a critical anti-displacement strategy
- People of color comprise large share of households in rent- and income-restricted housing
- Opportunity for new housing choices in neighborhoods throughout Seattle



# Policy guidance and foundational work

## **HALA Advisory Committee (2015)**

- Interdepartmental racial equity analysis of 65+ HALA recommendations
- Identified MHA as key strategy to increase housing opportunities for people of color

## **Council Resolution 31612 (2015)**

- Develop MHA rezone proposal that achieves 6,000 new affordable homes in 10 years
- Conduct continuous, ongoing, and inclusive public participation, especially by under-represented communities

## **Growth and Equity Analysis (2016)**

- Analysis of growth strategy in Seattle 2035 Comprehensive Plan
- Typology based on displacement risk and access to opportunity

## **Council Resolution 31733 (2017)**

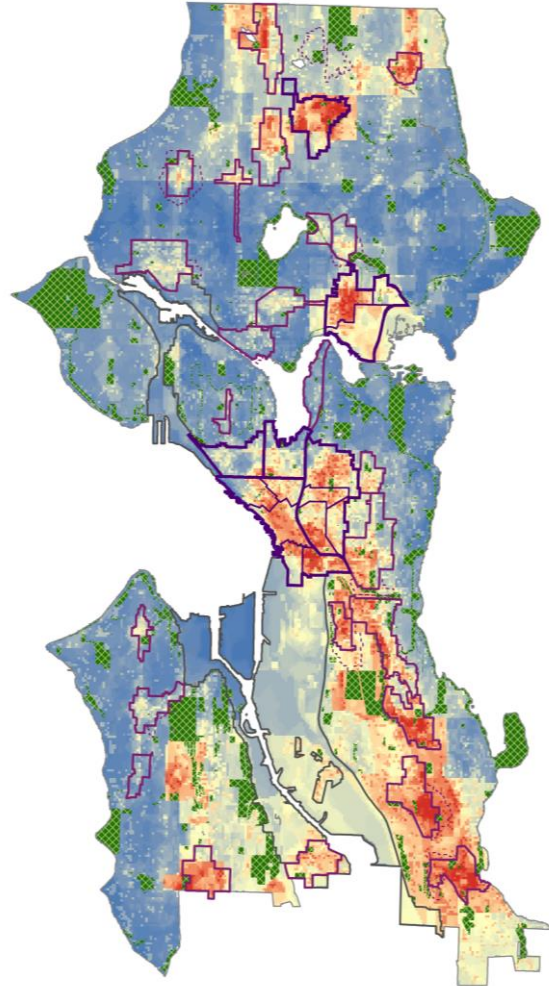
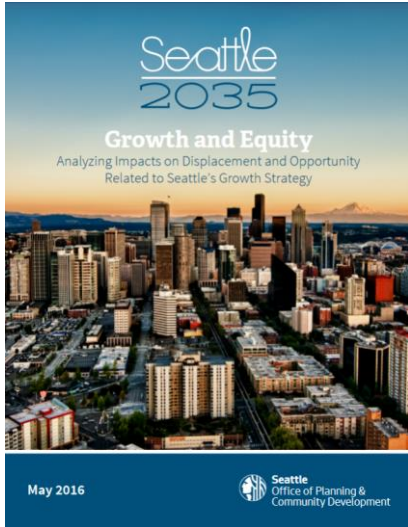
- Manage growth to advance racial equity and minimize impacts on marginalized populations
- Encourages use of Growth and Equity Analysis

## **Fair Housing Assessment (2017)**



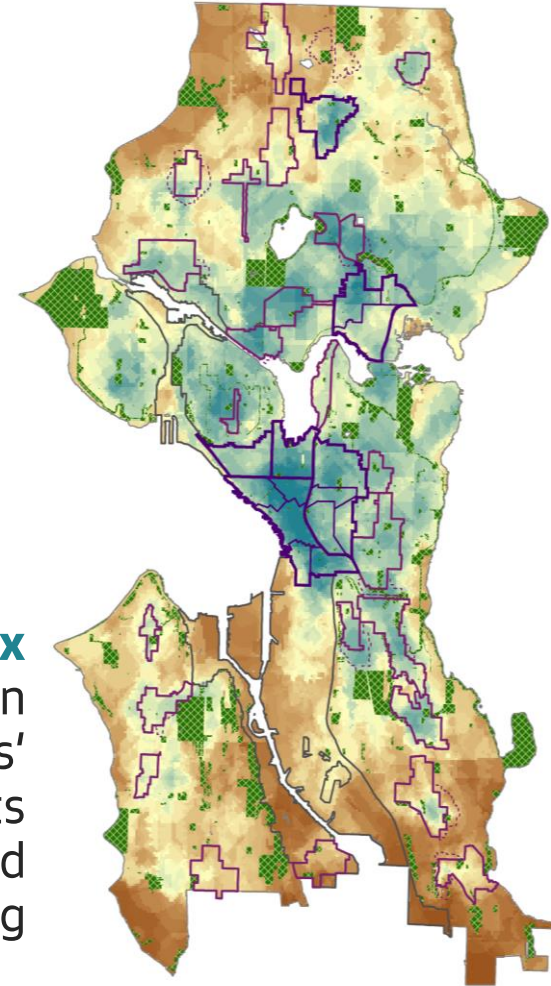
## Policy guidance and foundational work

# Growth and Equity Analysis (2016)



**Displacement Risk Index**  
Combines data on demographics, economic conditions, and the built environment to evaluate risk of displacement for marginalized populations

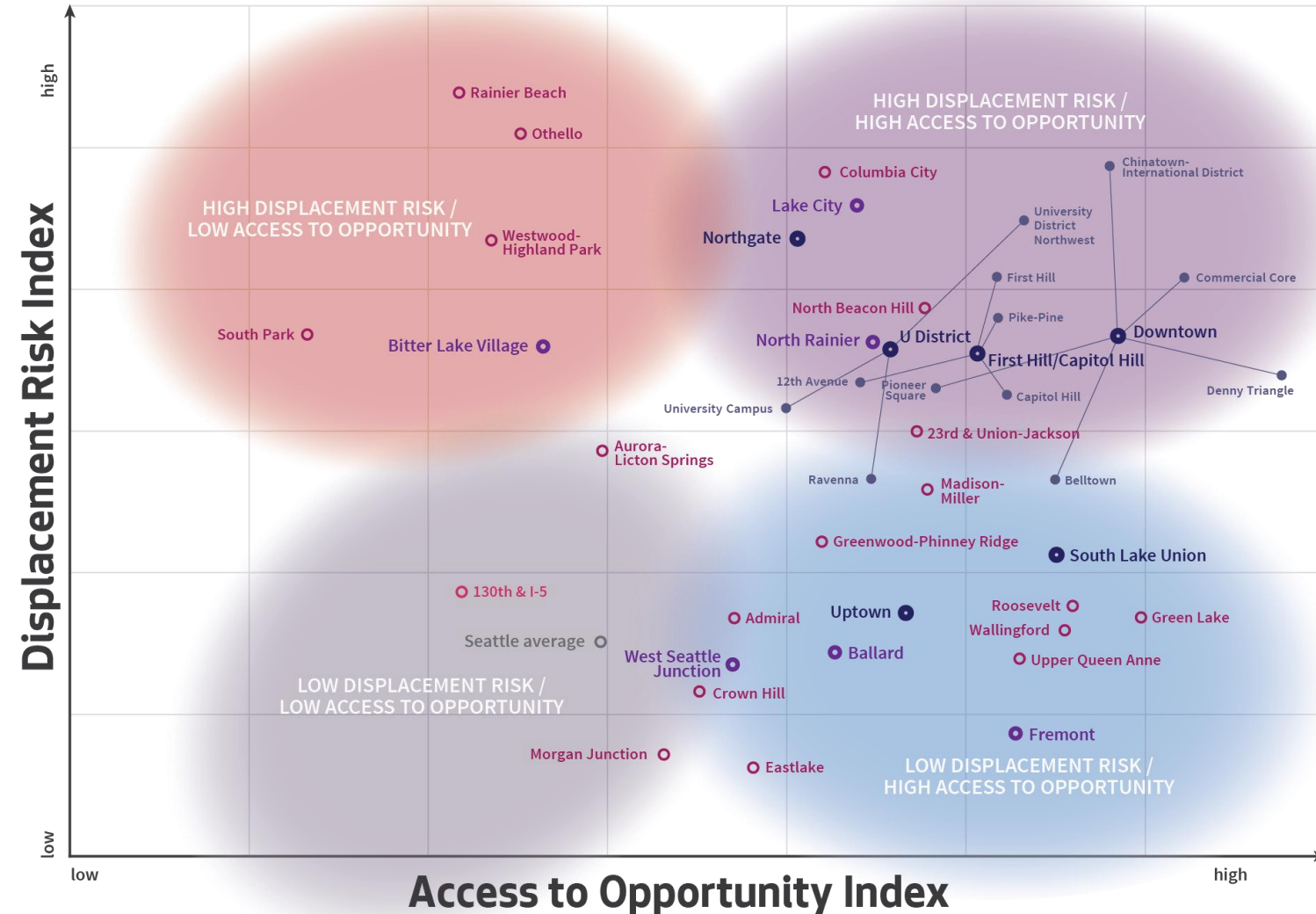
**Access to Opportunity Index**  
Identifies disparities in marginalized populations' access to key determinants of social, economic, and physical well-being





## Policy guidance and foundational work

# Growth and Equity Analysis (2016)



## Equitable Development Typology

- Implement anti-displacement strategies in areas at high risk of displacement
- Increase housing choices in areas with high access to opportunity

# Community Engagement

# Engaging underrepresented communities

shaped by  
community



IN-PERSON  
TALKS



GOING WHERE  
YOU ARE



SPEAKING YOUR  
LANGUAGE

Seattle.gov  
Mayor Tim Burgess

### Videos

- THANK YOU  
www.seattle.gov/hala
- MHA Neighborhood Model Slideshow
- Open House on Comprehensive Plan Amendments & ADUs
- Weekly Wonk - Mandatory Housing Affordability Program
- Weekly Wonk - Environmental Impact Statements (EIS)

## Community Engagement

# How engagement shaped the proposal

shaped by  
community



- **Create more housing for people at all income levels**
- **Minimize displacement of current residents**
- **Create housing choices, including homeownership and family-size units**
- Create more opportunities to live near parks, schools, and transportation
- Strengthen urban design and sense of place in urban villages
- Promote environmental sustainability, including supporting transit use and having space for trees

## EIS and Legislation

# Draft EIS (2017)

### Alternative 1 (No action)

**Alternative 2** Apply rezones consistently across all neighborhoods

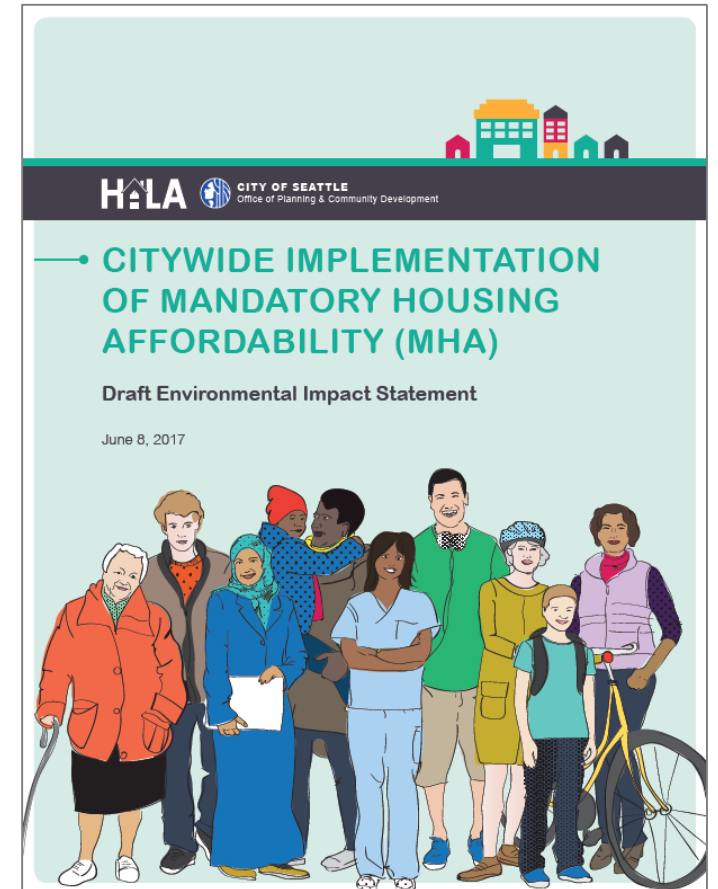
**Alternative 3** Differentiate rezones according to Growth and Equity typology

#### ***Low displacement risk & high access to opportunity***

Larger rezones and full urban village expansions

#### ***High displacement risk***

Smaller rezones and urban village expansions





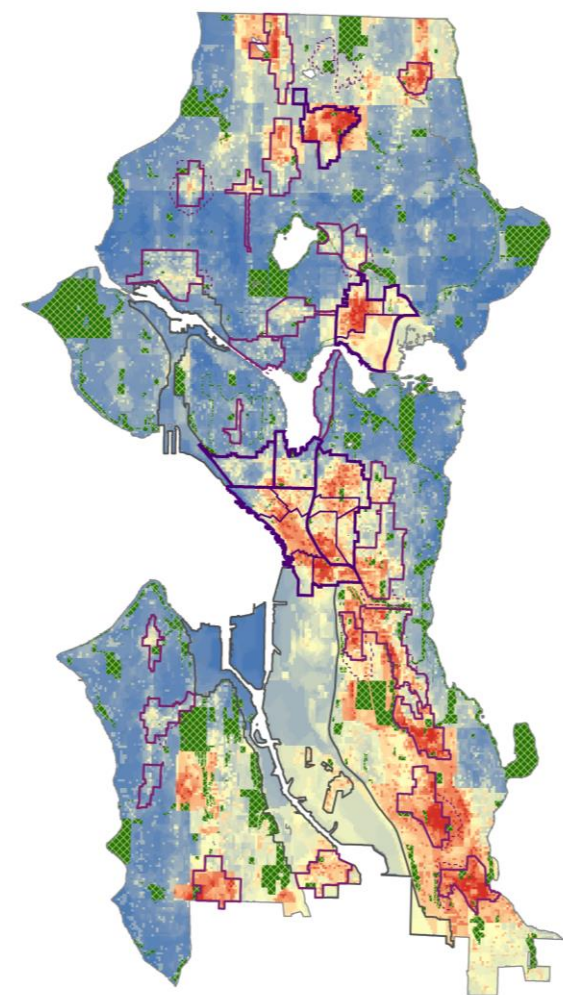
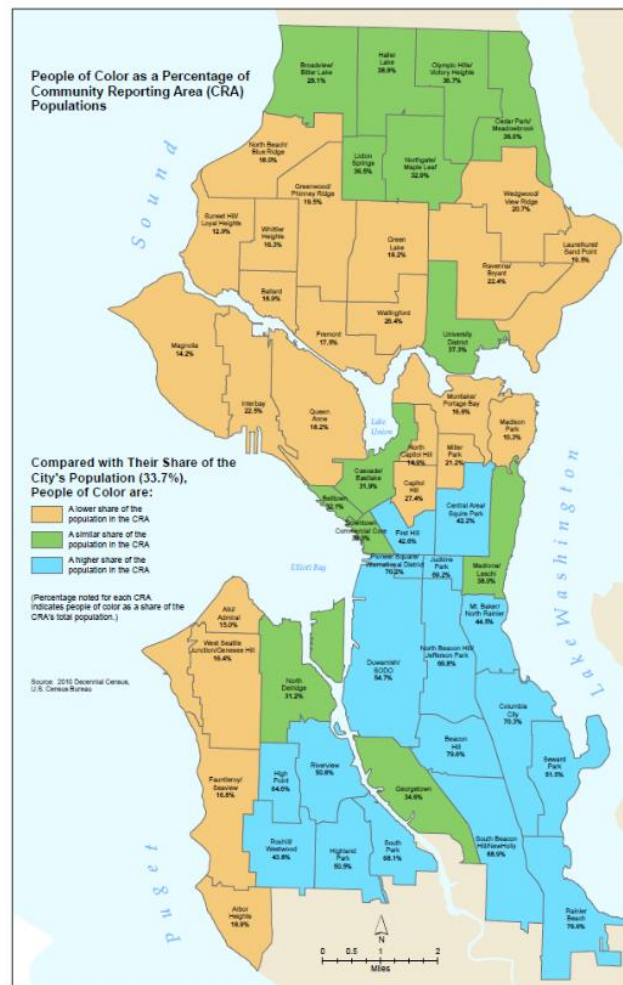
# EIS and Legislation

## Draft EIS (2017)

### Alternative 3

- Intended to use displacement risk to identify benefits for and impacts on communities of color throughout EIS
- All urban villages with above average share of people of color have high displacement risk
- First time City developed EIS land use alternatives differentiated by displacement risk

People of Color as a Share of the Population in Seattle's Community Reporting Areas



Source: 2010 Census, U.S. Census Bureau

# Racial equity review of Draft EIS (2017)

## Is racial equity considered in the development of MHA Draft EIS?

### Findings

- Draft EIS analysis on racial equity impacts and mitigation could have been more consistent across all chapters.
- Using displacement risk and access to opportunity was a step in the right direction, but Draft EIS could have taken the Growth and Equity analysis to more granular detail.
- The City has begun measuring racial equity indicators but we don't have enough information to determine how zoning changes and other requirements might impact communities of color.
- SEPA does not provide appropriate structure for analyzing racial equity impacts.

# Racial equity review of Draft EIS (2017)

## Is racial equity considered in the development of MHA Draft EIS?

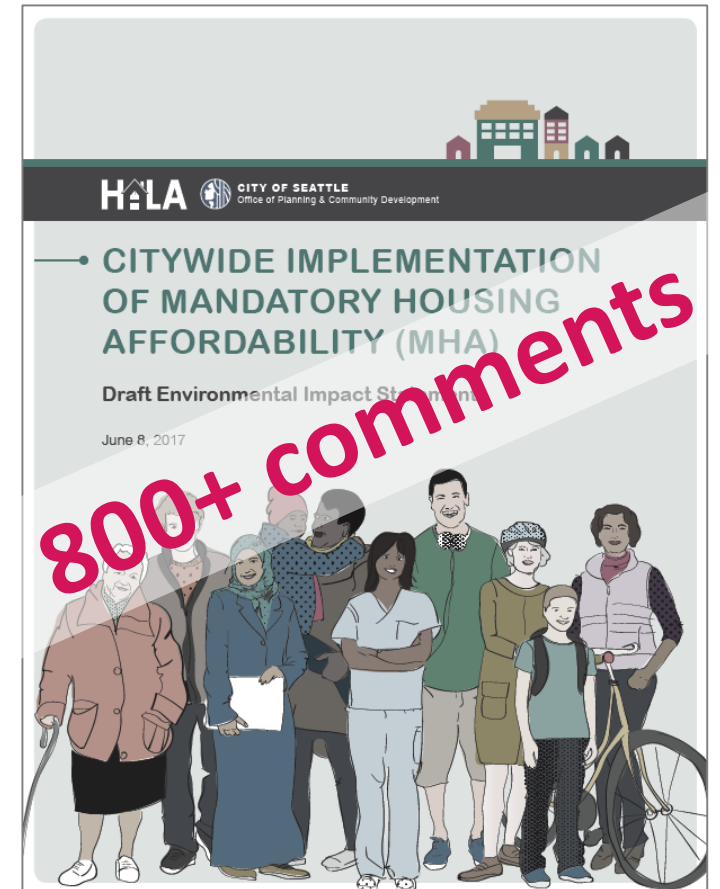
### Recommendations

- Additional racial equity analysis in advance of MHA implementation
- Create an MHA Race and Social Justice Team to assist with this work before and after MHA implementation
- Engage communities of color to identify what is crucial for their success
- Expand resources to address MHA impacts, and make MHA adjustments as needed following implementation

# Additional comments on RSJ and DEIS (2017)

## Received many DEIS comments related to racial equity and displacement

- Requests for additional analysis on existing conditions and impacts by race
- Preferred alternative recommendations (varied: calls for more and less development capacity in high displacement risk communities)
- Recommendations for mitigation measures to address racial disparities and undo racial exclusion





# Additional racial equity analysis in Final EIS

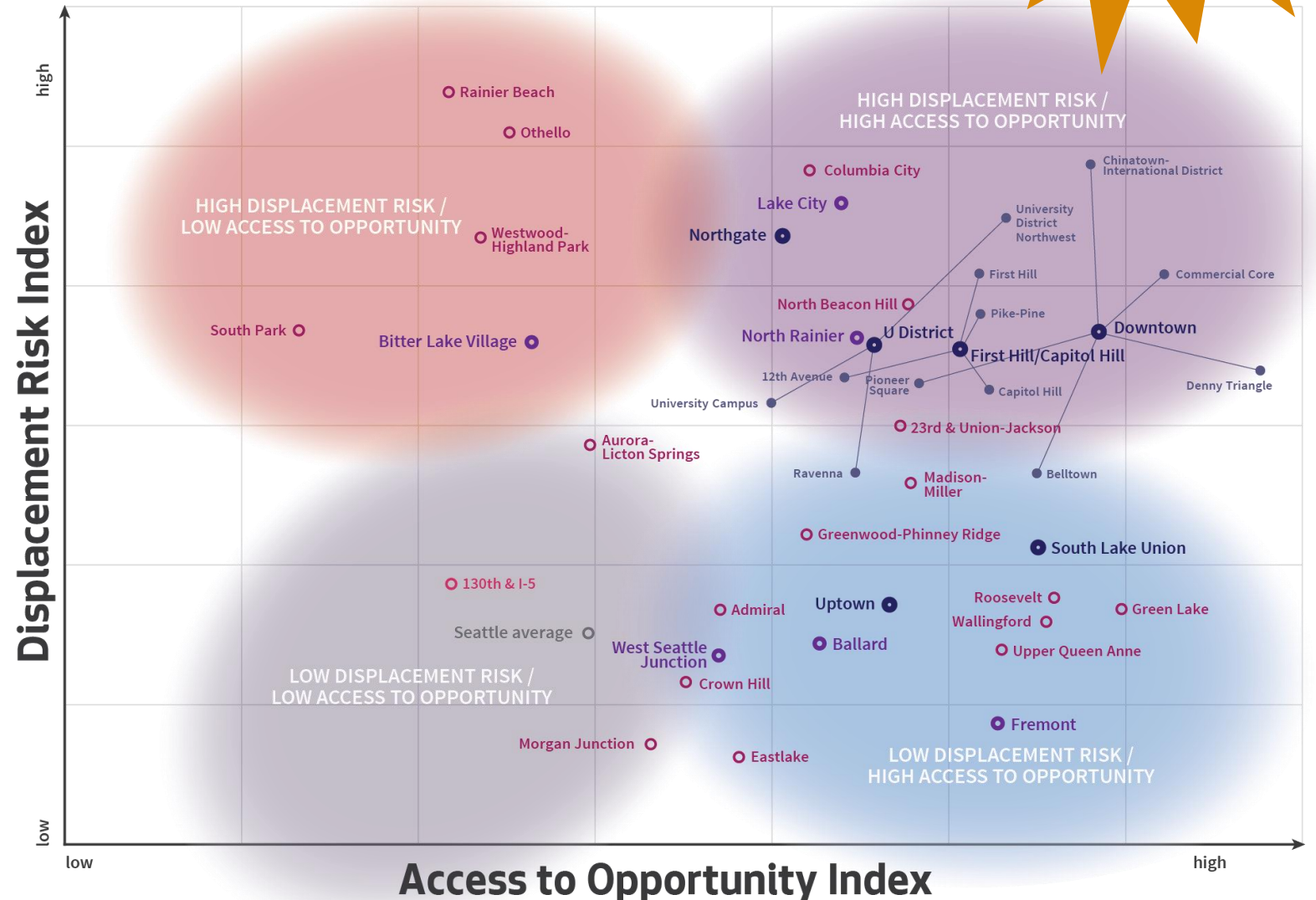
## Included in the Final EIS

- Narrative on historical context of racial segregation and a qualitative discussion of cultural displacement
- Demographic data, such as housing cost burden and wealth, according to race to examine disparities
- Analysis of physical, economic, and cultural displacement
- Preferred alternative uses displacement risk to shape zoning proposal, while ensuring development in all neighborhoods contributes to affordable housing
- Expanded discussion of zoning- and non-zoning-based measures to mitigate residential and cultural displacement

## FEIS: Preferred Alternative



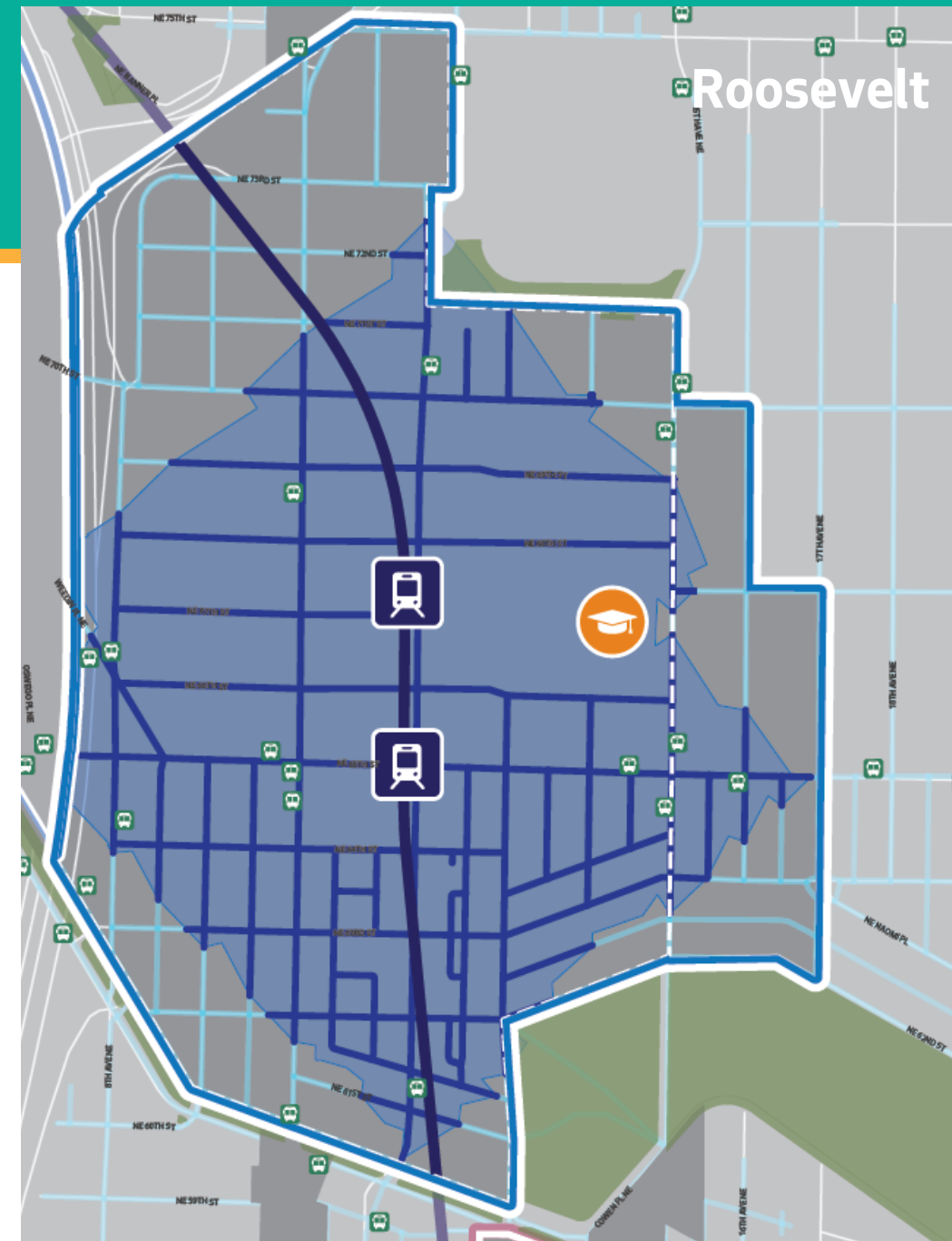
Differentiate scale of zoning changes based on **displacement risk** and **access to opportunity**.



# FEIS: Preferred Alternative

## Places for relatively *larger scale* changes:

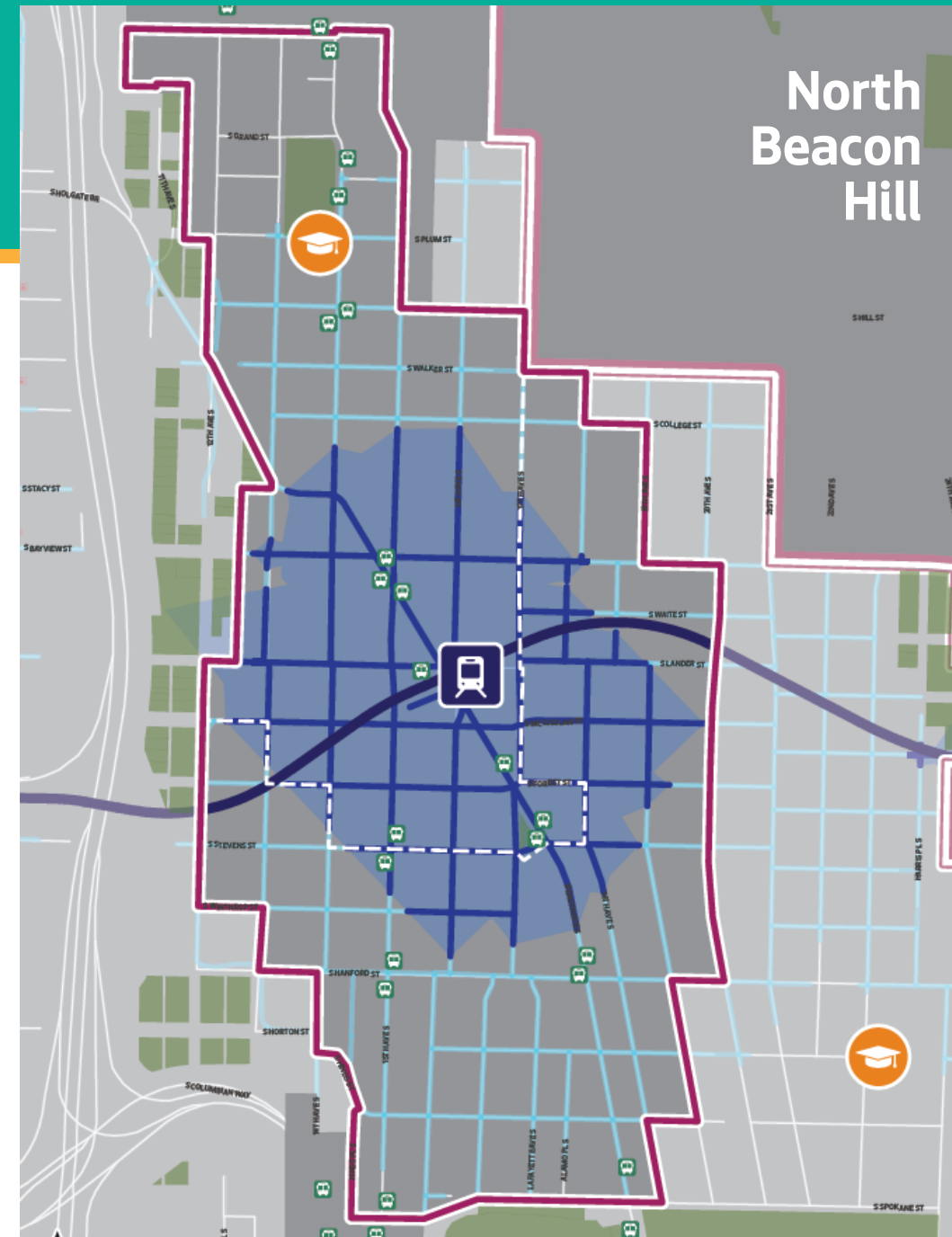
- Encourage more (M1) and (M2) rezones in communities with low risk of displacement and high access to opportunity (near transit, parks, and schools)
- Expand urban villages boundaries to include full 10-minute walkshed to frequent transit nodes



# FEIS: Preferred Alternative

## Places for relatively *smaller scale* changes:

- Communities at high risk of displacement and communities with low access to opportunity
- For high displacement risk communities, focus limited (M1) and (M2) rezones near transit nodes, and enact (M) rezones elsewhere throughout community





# MHA Implementation

## Opportunities to advance racial equity through:

- Monitoring MHA implementation, and adjusting / refining program in response to findings
- Improved data collection to understand racial implications of growth and change
- Community-based solutions to displacement through the *Equitable Development Initiative* or other initiatives
- Provisions to strengthen tenant protections and minimize displacement
- Strategies to minimize displacement of low-income homeowners
- Implementation of the *Equity & Environment Agenda*
- Strategies to support historic and cultural assets and institutions

## Next Steps

# Equitable Development Monitoring Program

## Monitoring performance measures

- Monitor equitable development outcomes in communities
- Track early warning signals of heightened displacement risk

## Program development

- Racial Equity Toolkit underway
- First program report expected by early 2019



# Other Next Steps

## Executive Order 2017-13

- Increase transparency and accountability for departments' RSJ efforts
- Improve equitable community engagement and shared decision-making
- Recommendations by Q4 2018

## Accessory Dwelling Units EIS

- CM O'Brien office leading Racial Equity Toolkit, with support from department staff
- First RET in tandem with land use environmental review
- Can inform potential mitigation measures to ensure communities of color benefit from opportunities to build more ADUs in single-family neighborhoods

# Mandatory Housing Affordability



Creating more **affordable housing** as we grow  
6,000+ new affordable homes by 2025



thank you.