

Mandatory Housing Affordability Citywide Implementation

a program of the Housing Affordability and Livability Agenda



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

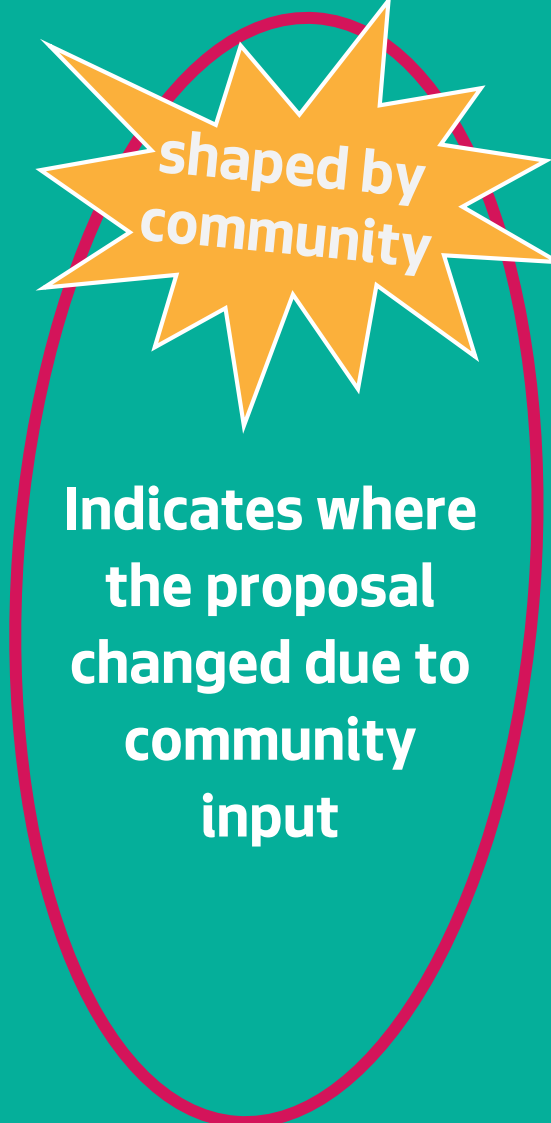
June 4, 2018 | 10:30 a.m.

Presentation Overview

1. Engagement Overview
2. Proposed Zoning for District 1



*shaped by
community*



**Indicates where
the proposal
changed due to
community
input**

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.



COMMUNITY ENGAGEMENT OVERVIEW

How we engaged community*



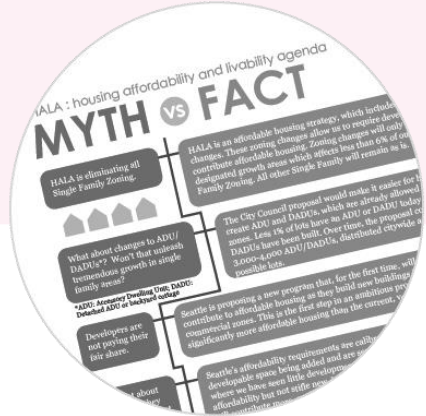
IN-PERSON TALKS



GOING WHERE YOU ARE



SPEAKING YOUR LANGUAGE



ANSWERING YOUR QUESTIONS

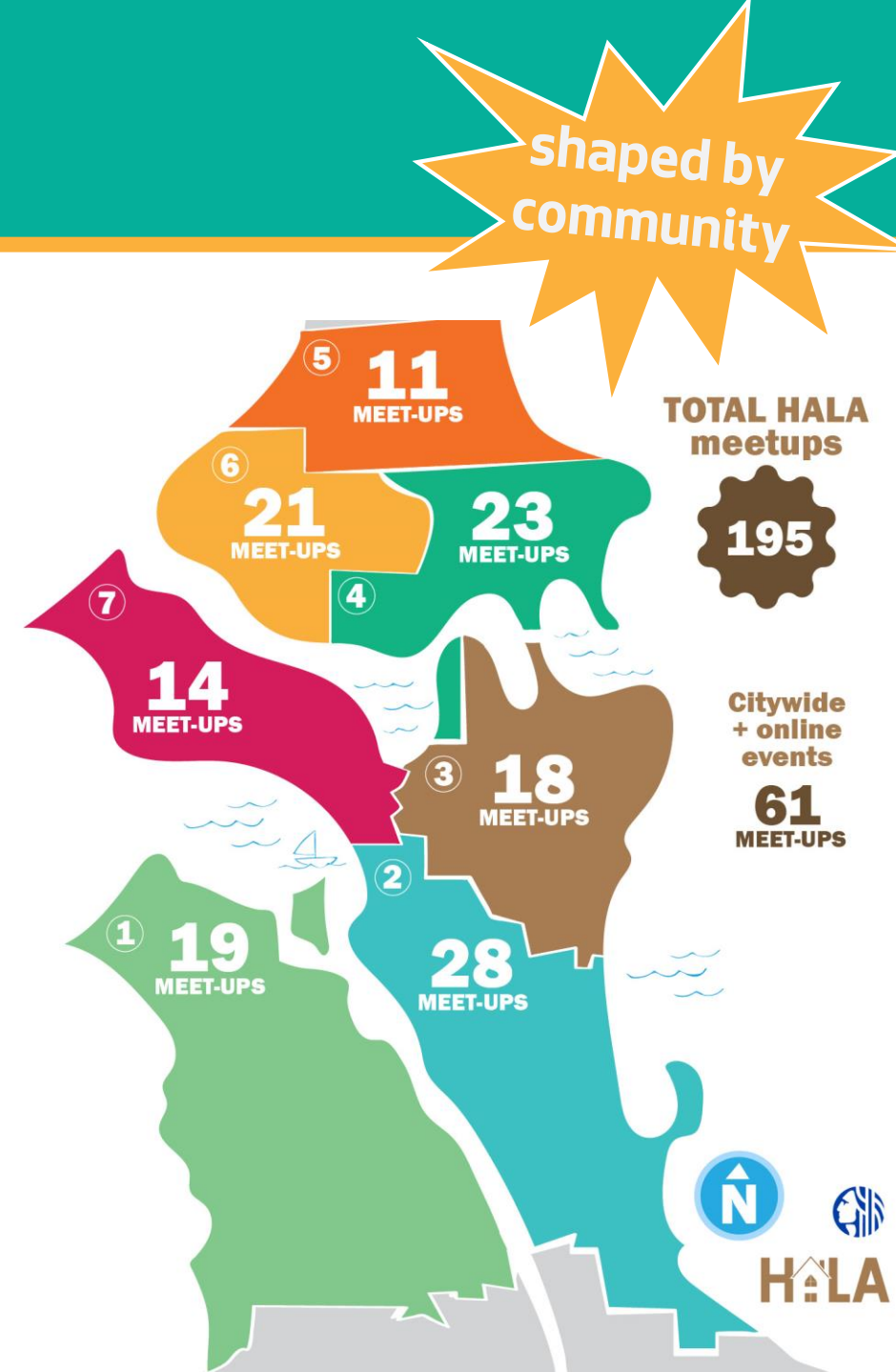


YOUR INPUT SHAPED OUTCOMES

*** Deliberate efforts to engage under-represented communities**

How we engaged community

- ▶ Nearly 200 in-person community "meet-ups"
- ▶ A nine-month facilitated community focus group process with 160 community members
- ▶ Ongoing online conversation with 2000+ community members
- ▶ "Telephone town halls" with 70,000+ households
- ▶ A translated mailer sent to nearly 90,000 households
- ▶ 10,000+ doors knocked to try to speak with every single-family-home resident in every urban village, including in-language
- ▶ An email distribution list of over 4,700
- ▶ The HALA Hotline and HALAinfo@seattle.gov

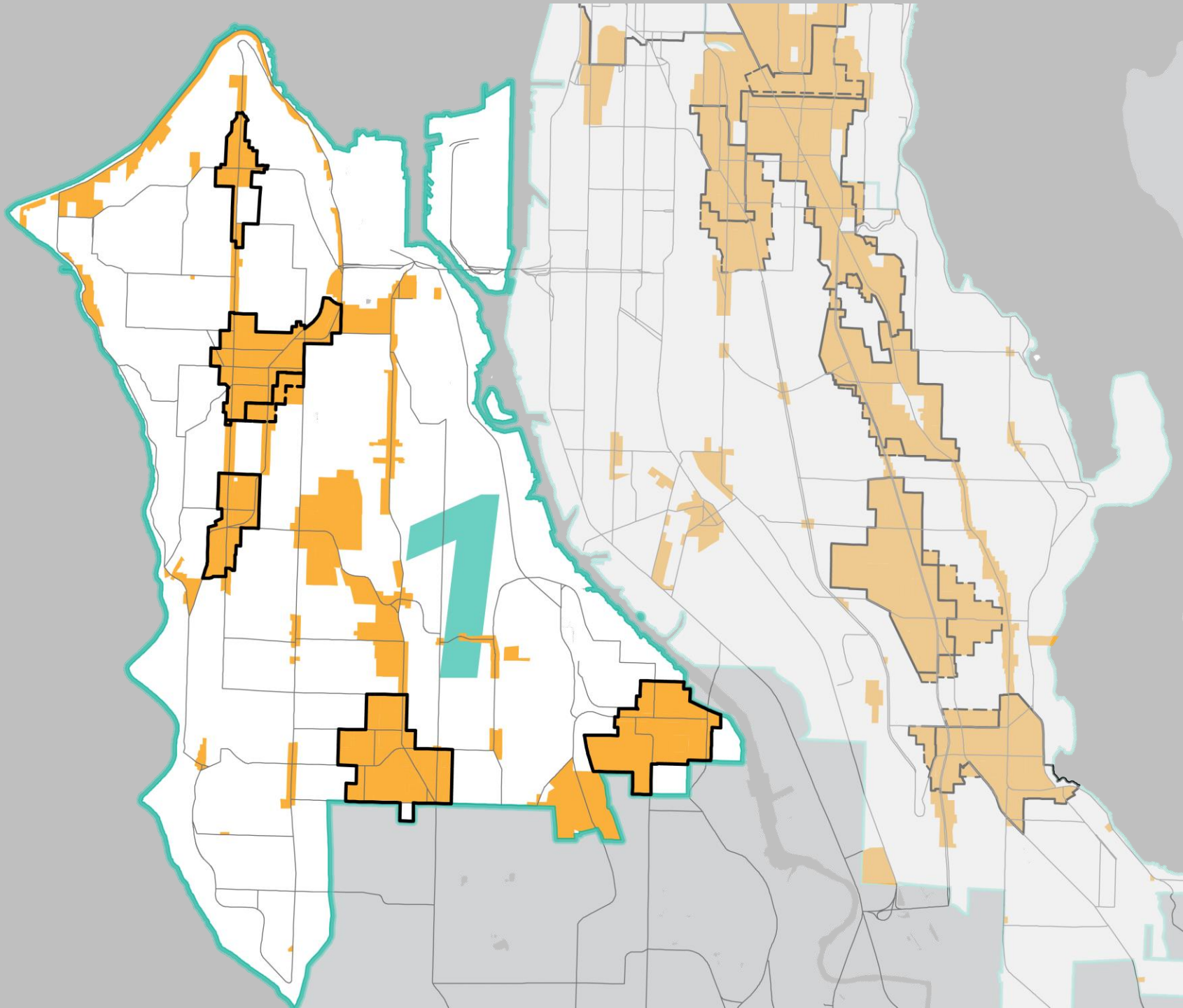


How engagement shaped the proposal



- ▶ 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

MHA in District 1

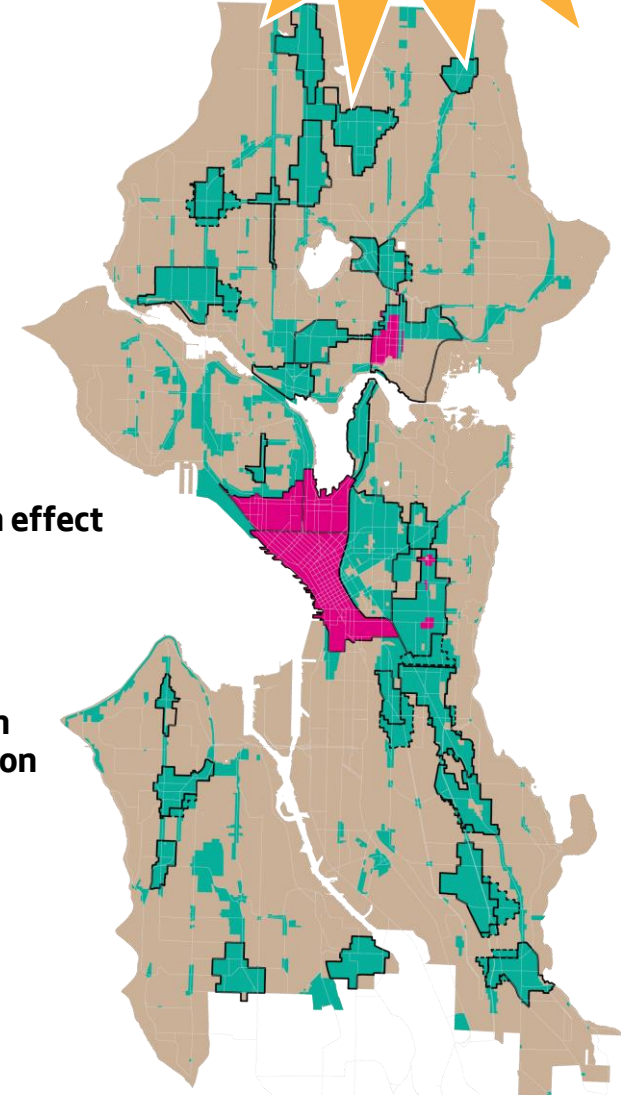
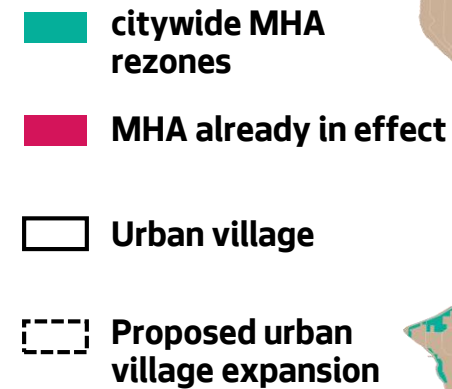


Comprehensive rezones



Propose comprehensive MHA rezones and new affordability requirements in:

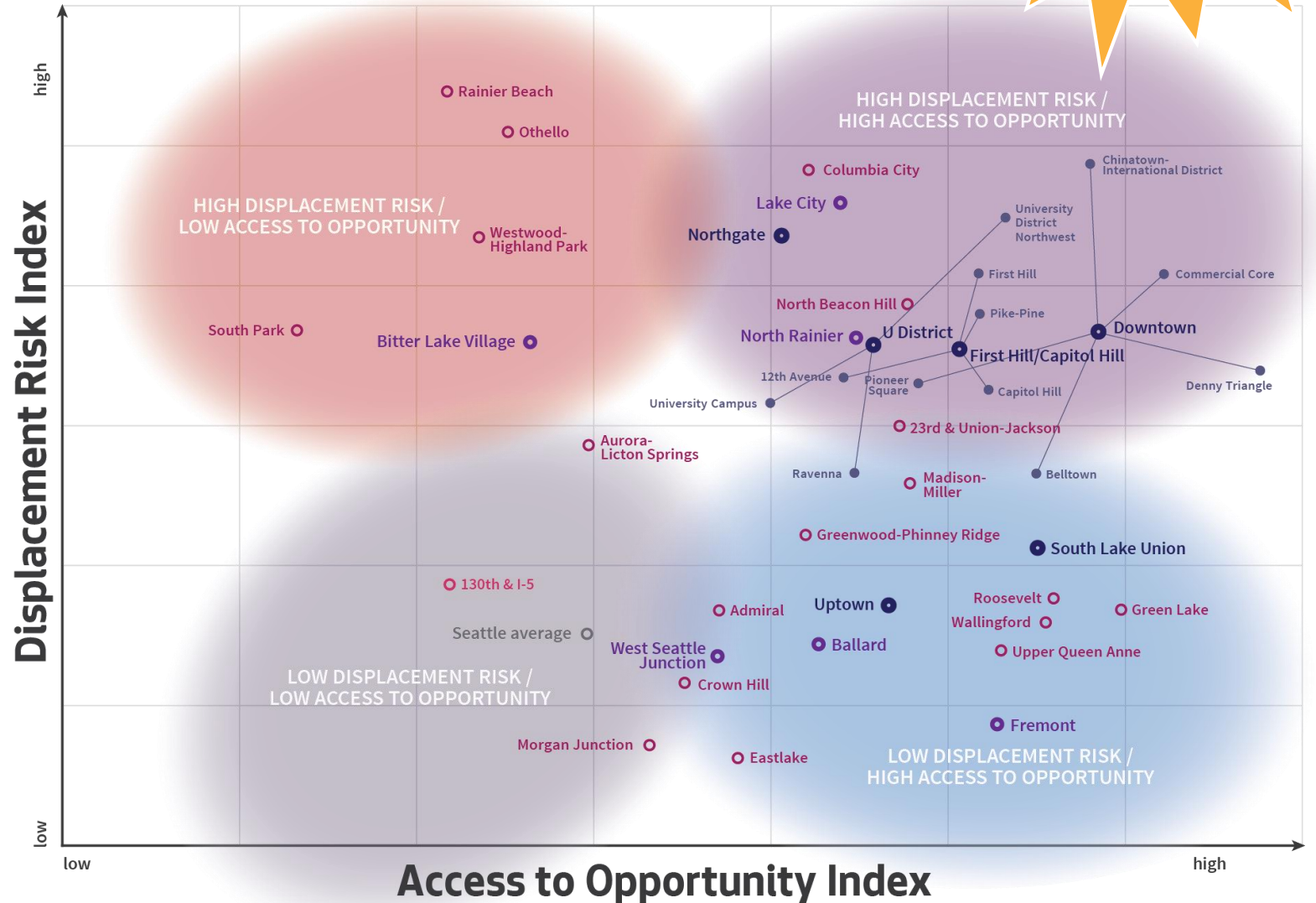
- ▶ all urban villages and urban village expansion areas
- ▶ all areas outside urban villages with multifamily and commercial zoning



Use Growth & Equity Analysis



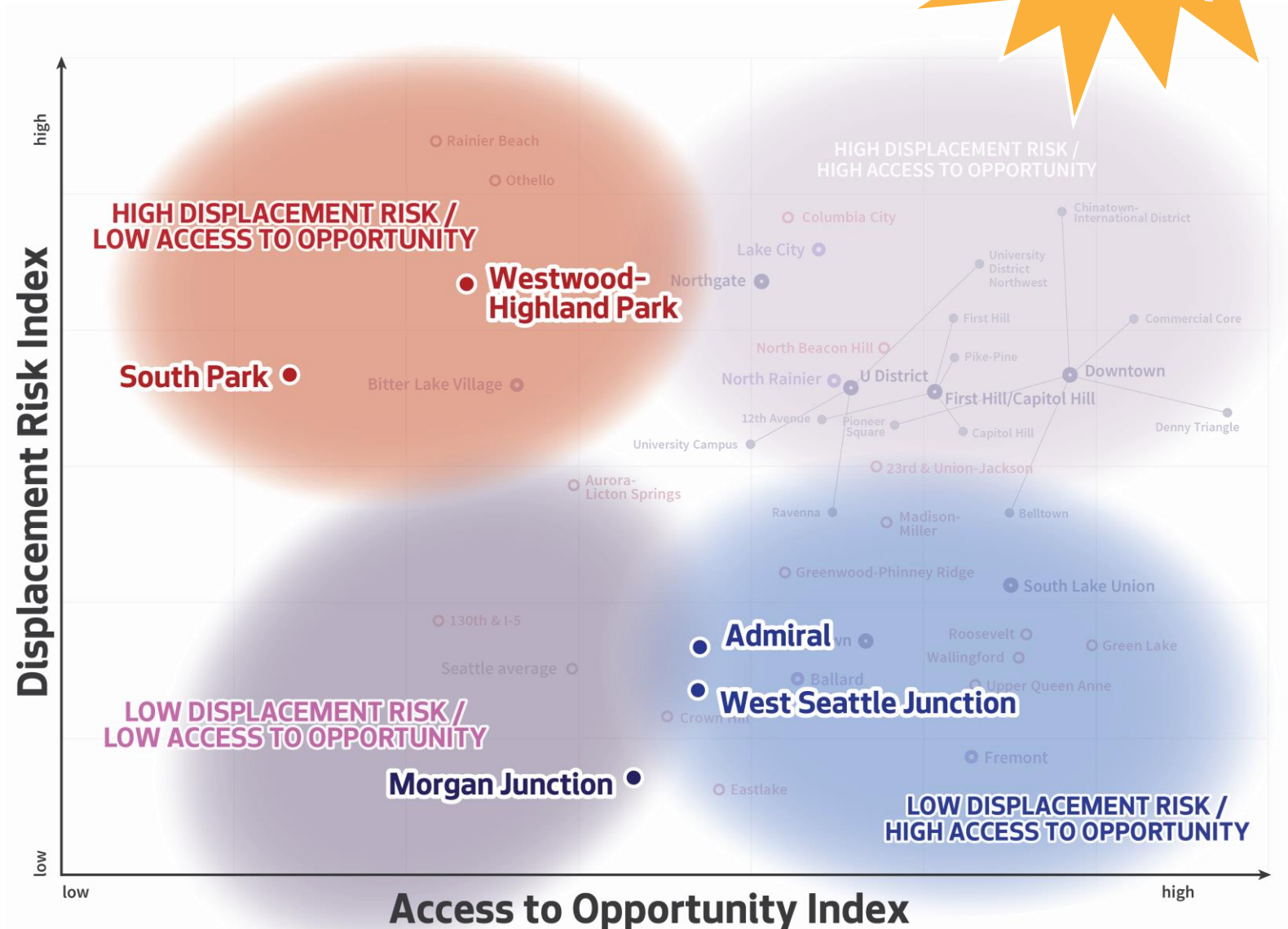
Vary scale of zoning changes based on displacement risk and access to opportunity



District 1: Growth & Equity Analysis



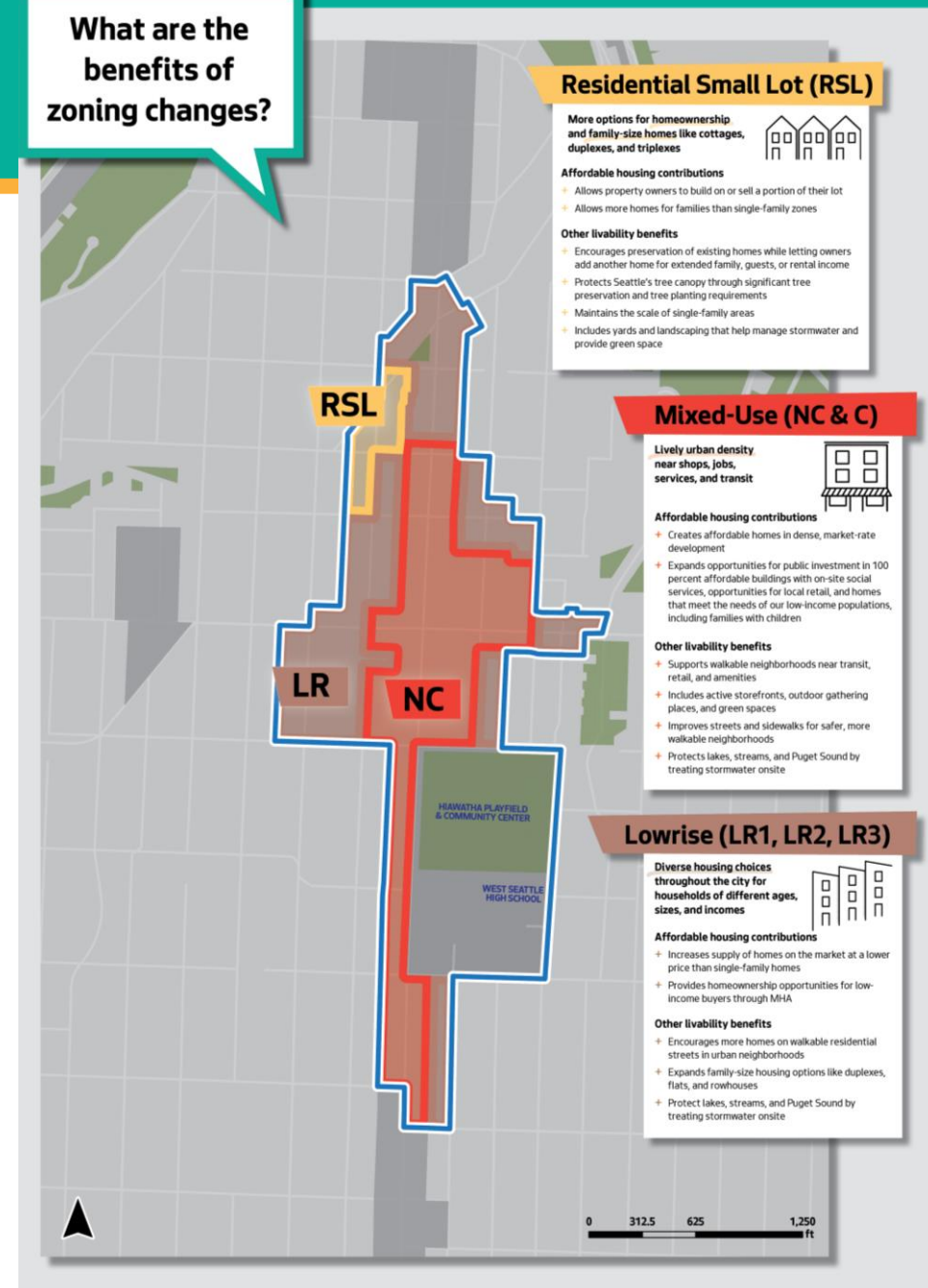
District 1 urban villages vary on **displacement risk** and **access to opportunity**.



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community

- ▶ **Primary principle:**
 - ▶ In communities with high access to opportunity and low risk of displacement, propose more (M1/M2) to support transit and other community principles
- ▶ Existing single-family proposed to RSL and LR
- ▶ No urban village expansion
- ▶ Support mixed-use corridor on California Ave SW, up to NC-75'

What are the benefits of zoning changes?



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▶ Primary principles:

- ▶ In communities with high access to opportunity and low risk of displacement, propose more (M1/M2) to support transit and other community principles
- ▶ Expand urban village to include 10 minute walkshed to frequent transit
- ▶ Existing single-family proposed to RSL or LR; create transitions from California, Alaska, and Fauntleroy
- ▶ No expansion at future Avalon ST3 station
- ▶ Support mixed-use nodes and corridors, up to NC-95' in height

What are the benefits of zoning changes?

Residential Small Lot (RSL)

More options for homeownership and family-size homes like cottages, duplexes, and triplexes



Affordable housing contributions

- + Allows property owners to build on or sell a portion of their lot
- + Allows more homes for families than single-family zones

Other livability benefits

- + Encourages preservation of existing homes while letting owners add another home for extended family, guests, or rental income
- + Protects Seattle's tree canopy through significant tree preservation and tree planting requirements
- + Maintains the scale of single-family areas
- + Includes yards and landscaping that help manage stormwater and provide green space

RSL

MR

Midrise (MR)

Dense residential neighborhoods near transit, stores, and services

Affordable housing contributions

- + Creates affordable homes in dense, market-rate development
- + Expands opportunities for public investment in 100 per buildings with services and family-size homes
- + Provides some of the lowest cost homes

Other livability benefits

- + Encourages homes near amenities and transit, helping more daily needs without a car
- + Includes green spaces and gathering places for residents
- + Improves streets and sidewalks for safer, more walkable neighborhoods
- + Includes landscaping that helps manage stormwater or space

Lowrise (LR1, LR2, LR3)

Diverse housing choices throughout the city for households of different ages, sizes, and incomes

Affordable housing contributions

- + Increases supply of homes on the market at a lower price than single-family homes
- + Provides homeownership opportunities for low-income buyers through MHA

Other livability benefits

- + Encourages more homes on walkable residential streets in urban neighborhoods
- + Expands family-size housing options like duplexes, flats, and rowhouses
- + Protect lakes, streams, and Puget Sound by treating stormwater onsite

Mixed-Use (NC & C)

Lively urban density near shops, jobs, services, and transit

Affordable housing contributions

- + Creates affordable homes in dense, market-rate development
- + Expands opportunities for public investment in 100 percent affordable buildings with on-site social services, opportunities for local retail, and homes that meet the needs of our low-income populations, including families with children

Other livability benefits

- + Supports walkable neighborhoods near transit, retail, and amenities
- + Includes active storefronts, outdoor gathering places, and green spaces
- + Improves streets and sidewalks for safer, more walkable neighborhoods
- + Protects lakes, streams, and Puget Sound by treating stormwater onsite

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ft

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- ▶ **Primary principles:**
 - ▶ In communities with low access to opportunity, propose mostly (M) increases, with limited (M1) and (M2) to support other community principles
- ▶ Existing single-family proposed to RSL or LR; create transitions from California and Fauntleroy
- ▶ No urban village expansion
- ▶ Support mixed-use nodes and corridors, up to NC-55' in height
- ▶ Considerations for steep ravines

What are the benefits of zoning changes?

Residential Small Lot (RSL)

More options for homeownership and family-size homes like cottages, duplexes, and triplexes



Affordable housing contributions

- ▶ Allows property owners to build on or sell a portion of their lot
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Other livability benefits

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Lowrise (LR1, LR2, LR3)

Diverse housing choices throughout the city for households of different ages, sizes, and incomes



Affordable housing contributions

- ▶ Increases supply of homes on the market at a lower price than single-family homes
- ▶ Provides homeownership opportunities for low-income buyers through MHA

Other livability benefits

- ▶ Encourages more homes on walkable residential streets in urban neighborhoods
- ▶ Expands family-size housing options like duplexes, flats, and rowhouses
- ▶ Protect lakes, streams, and Puget Sound by treating stormwater onsite

Mixed-Use (NC & C)

Lively urban density near shops, jobs, services, and transit

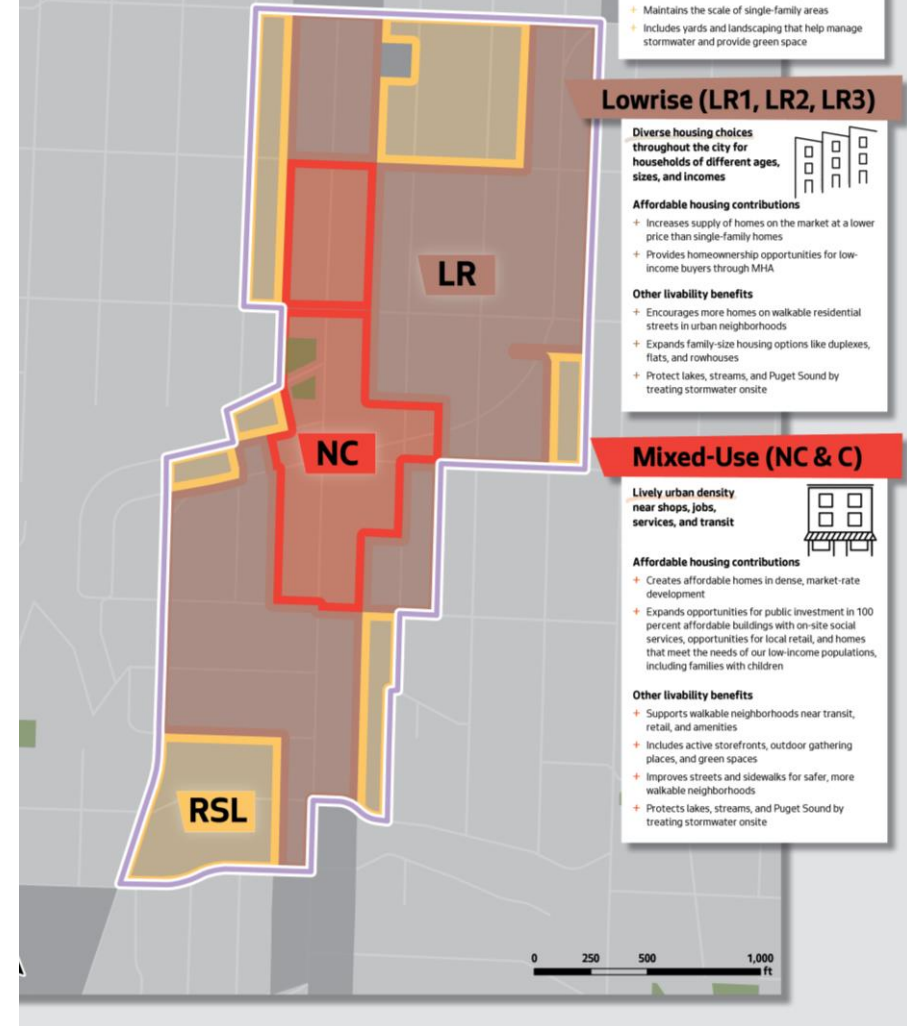


Affordable housing contributions

- ▶ Creates affordable homes in dense, market-rate development
- ▶ Expands opportunities for public investment in 100 percent affordable buildings with on-site social services, opportunities for local retail, and homes that meet the needs of our low-income populations, including families with children

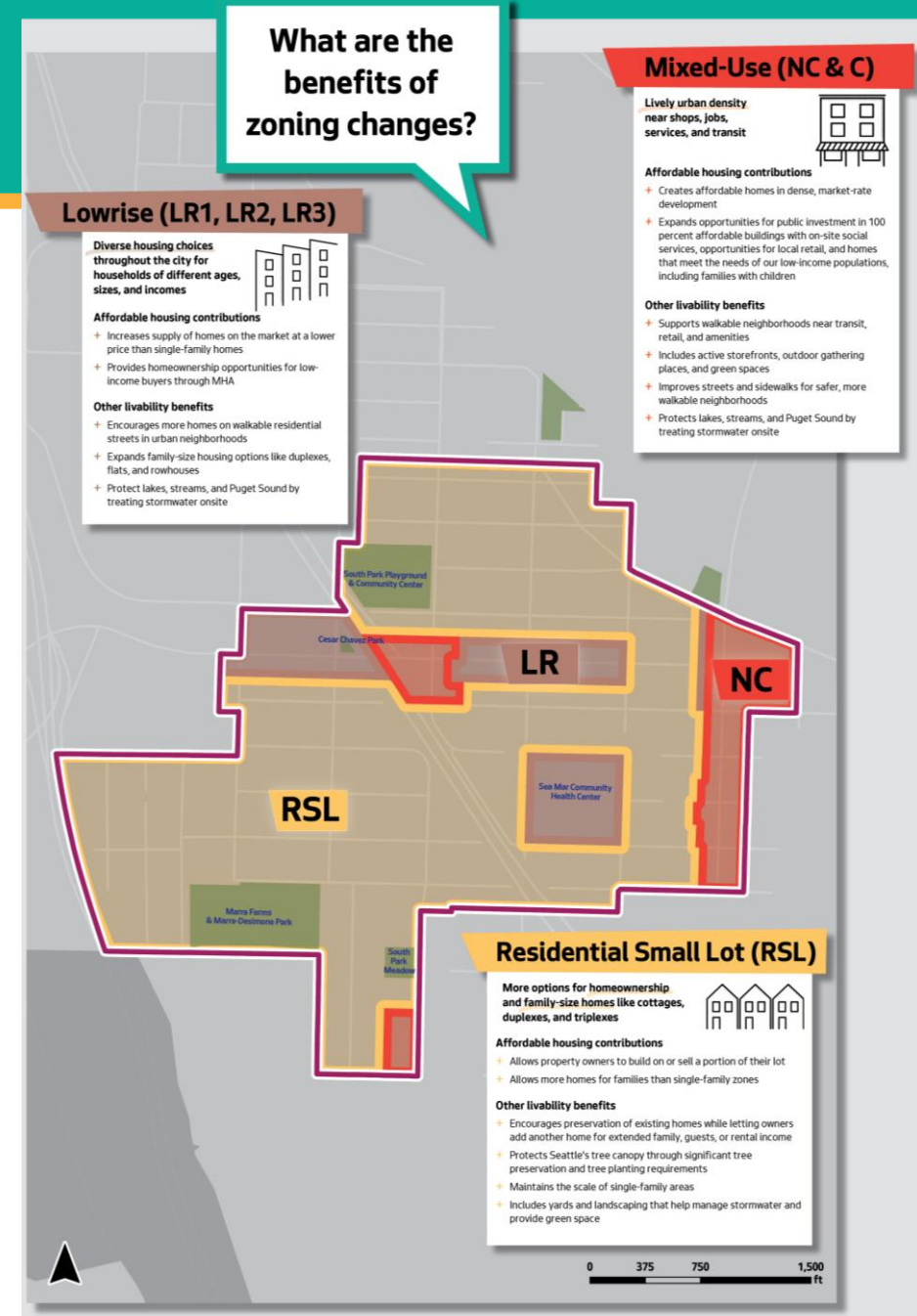
Other livability benefits

- ▶ Supports walkable neighborhoods near transit, retail, and amenities
- ▶ Includes active storefronts, outdoor gathering places, and green spaces
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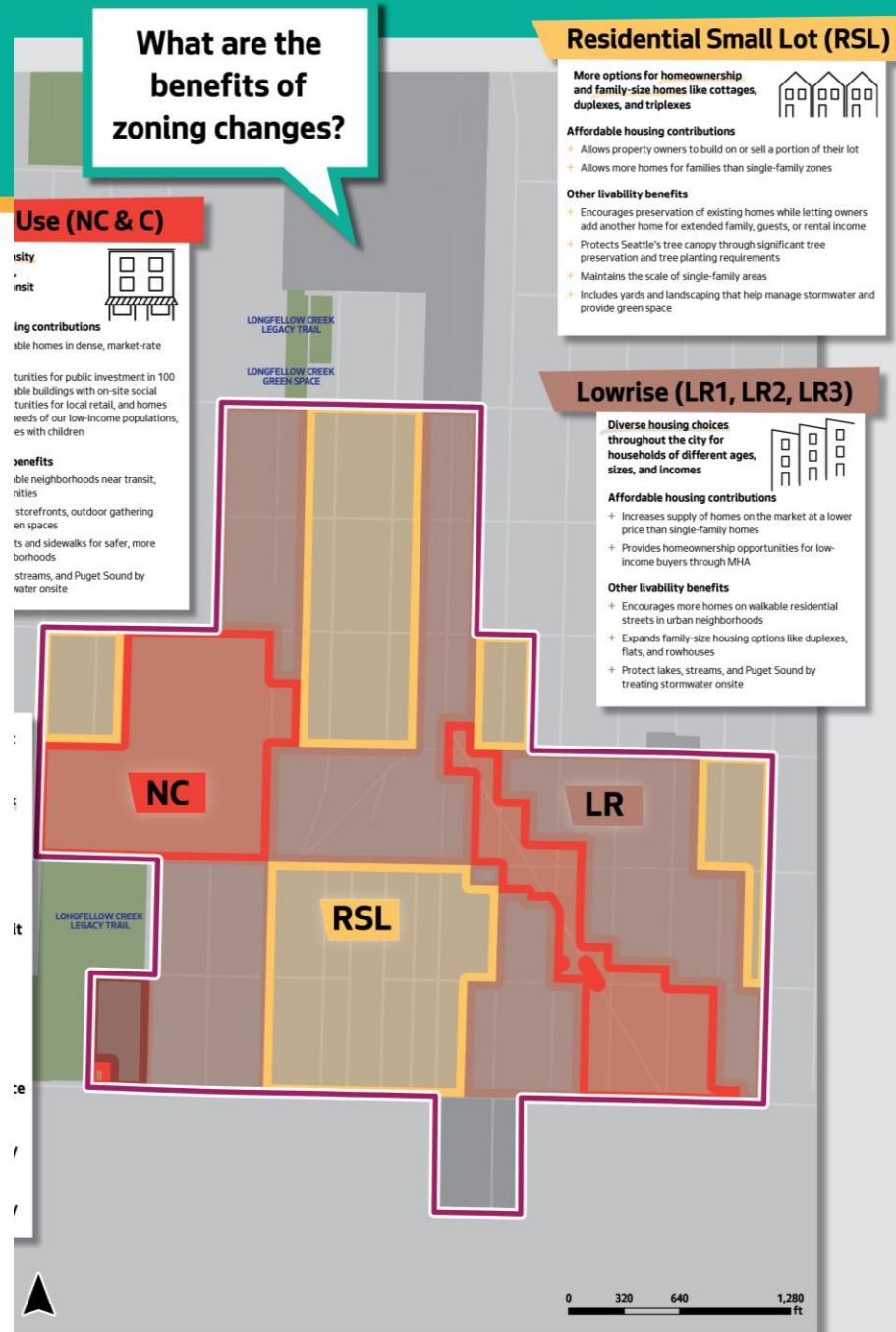
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- ▶ **Primary principle:**
 - ▶ In communities with high risk of displacement, propose (M) increases throughout urban village, except near frequent transit
- ▶ Existing single-family proposed to RSL
- ▶ No urban village expansion
- ▶ Commercial zones remain C/NC
- ▶ Support for existing mixed-use node at Cloverdale



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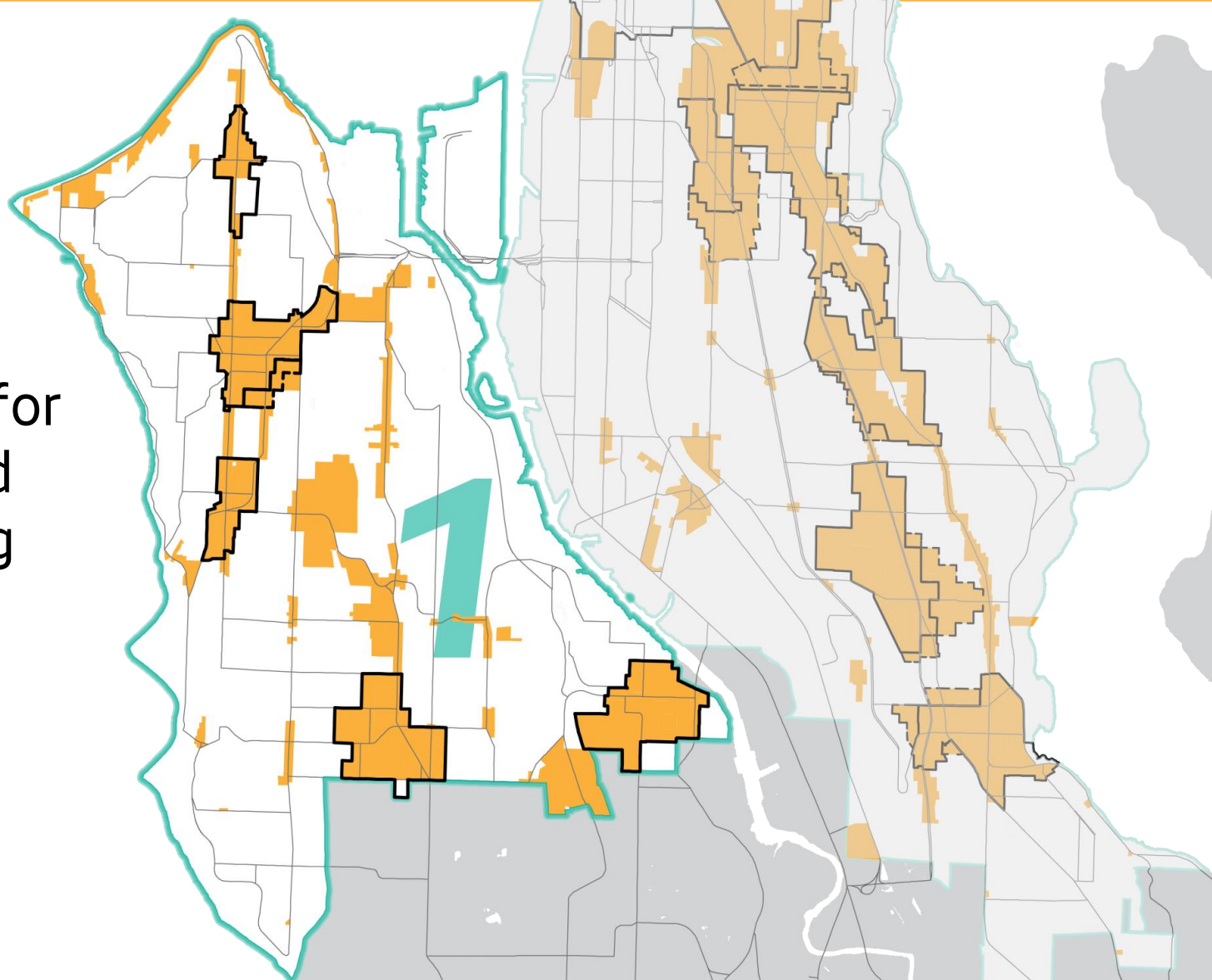
- ▶ **Primary principle:**
 - ▶ In communities with high risk of displacement, propose (M) increases throughout urban village, except near frequent transit
- ▶ Existing single-family proposed to RSL
- ▶ No urban village expansion
- ▶ Commercial zones become NC
- ▶ Support for existing mixed-use node at Westwood Village (up to NC-75') and along Delridge Way SW (up to NC-55')



Outside urban villages

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- ▶ Proposed (M) changes for existing multifamily and commercial zones along corridors throughout District 1



Mandatory Housing Affordability



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

thank you.