

# 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**

Special Meeting  
May 7, 2018 | 6:00 p.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.



# Affordable Housing Outcomes

## 10-Year Goal: 6000+ units affordable to households at <60% of AMI

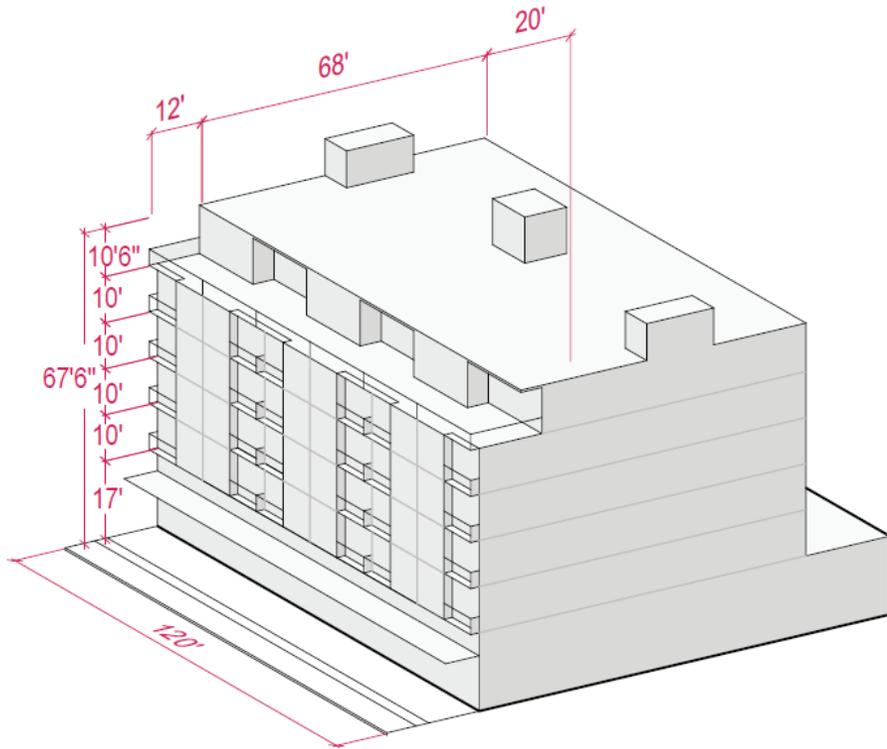
- Two ways to comply with MHA:
  - *Performance*: create new affordable homes on-site
  - *Payment*: contribute to affordable housing fund to create high-quality affordable units throughout the city



## How MHA Works

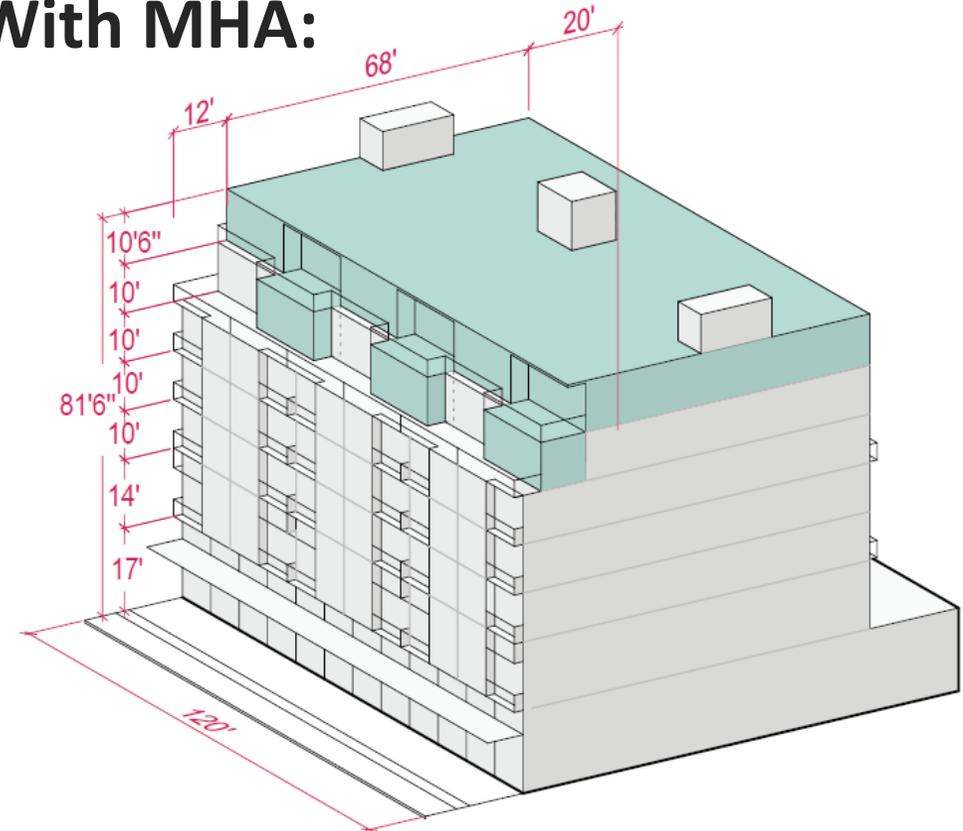
# Requirements + Rezones

### Without MHA:



market rate building with current code  
**NO affordability requirement**

### With MHA:



+ additional development capacity  
**+ affordable housing contribution through payment or performance**

# COMMUNITY ENGAGEMENT OVERVIEW

# How we engaged community\*



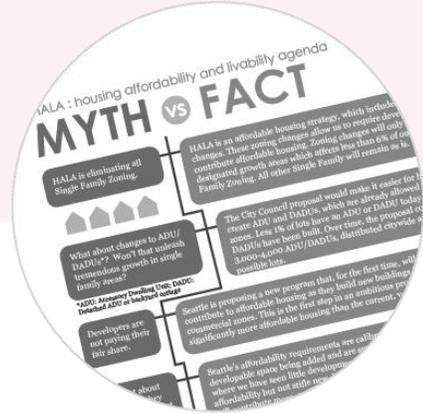
**IN-PERSON TALKS**



**GOING WHERE YOU ARE**



**SPEAKING YOUR LANGUAGE**



**ANSWERING YOUR QUESTIONS**



**YOUR INPUT SHAPED OUTCOMES**

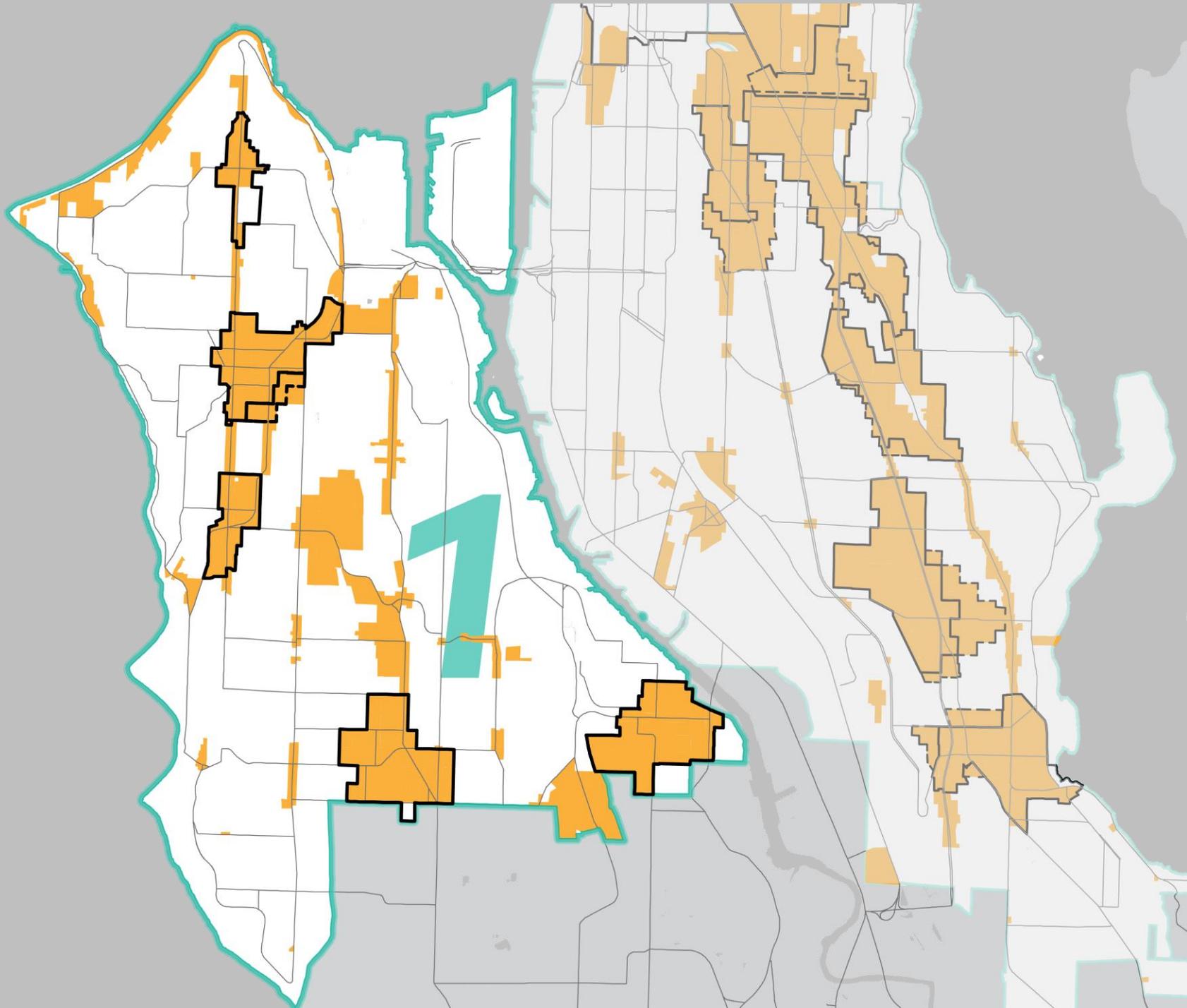
**\* Deliberate efforts to engage under-represented communities**

# How 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

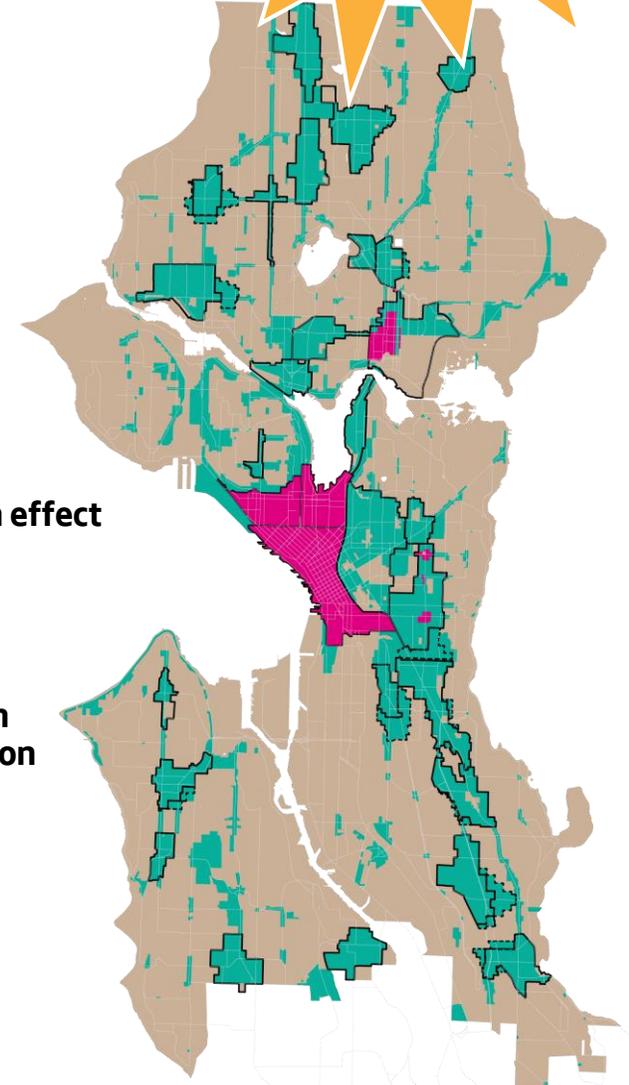
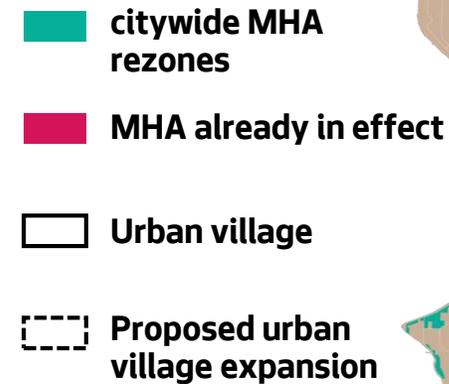


# Comprehensive rezones



## Propose comprehensive MHA rezones and new affordability requirements in:

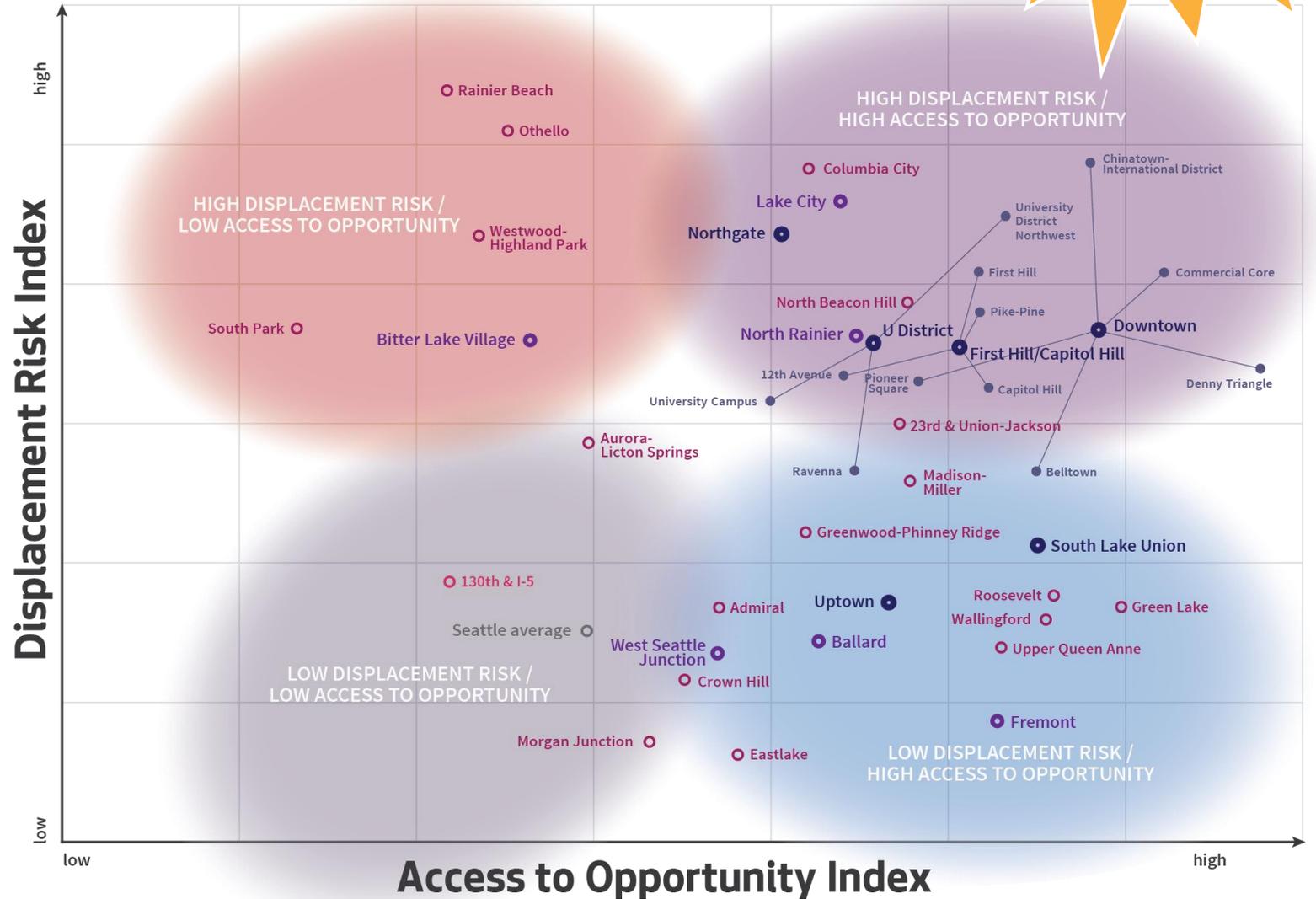
- ▶ all urban villages and urban village expansion areas
- ▶ all areas outside urban villages with multifamily and commercial zoning



# Use Growth & Equity Analysis



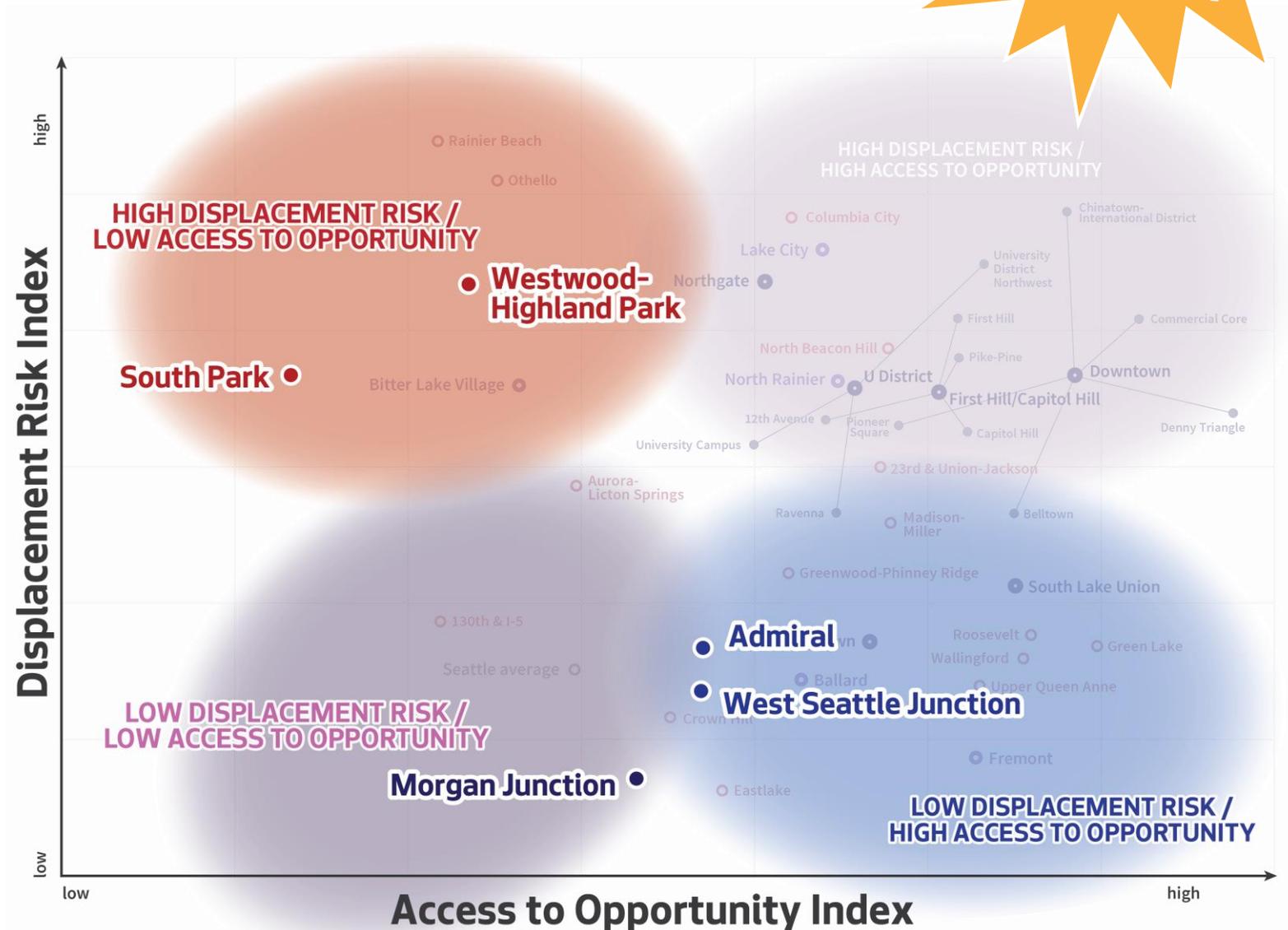
Vary scale of zoning changes based on displacement risk and access to opportunity



# District 1: Growth & Equity Analysis



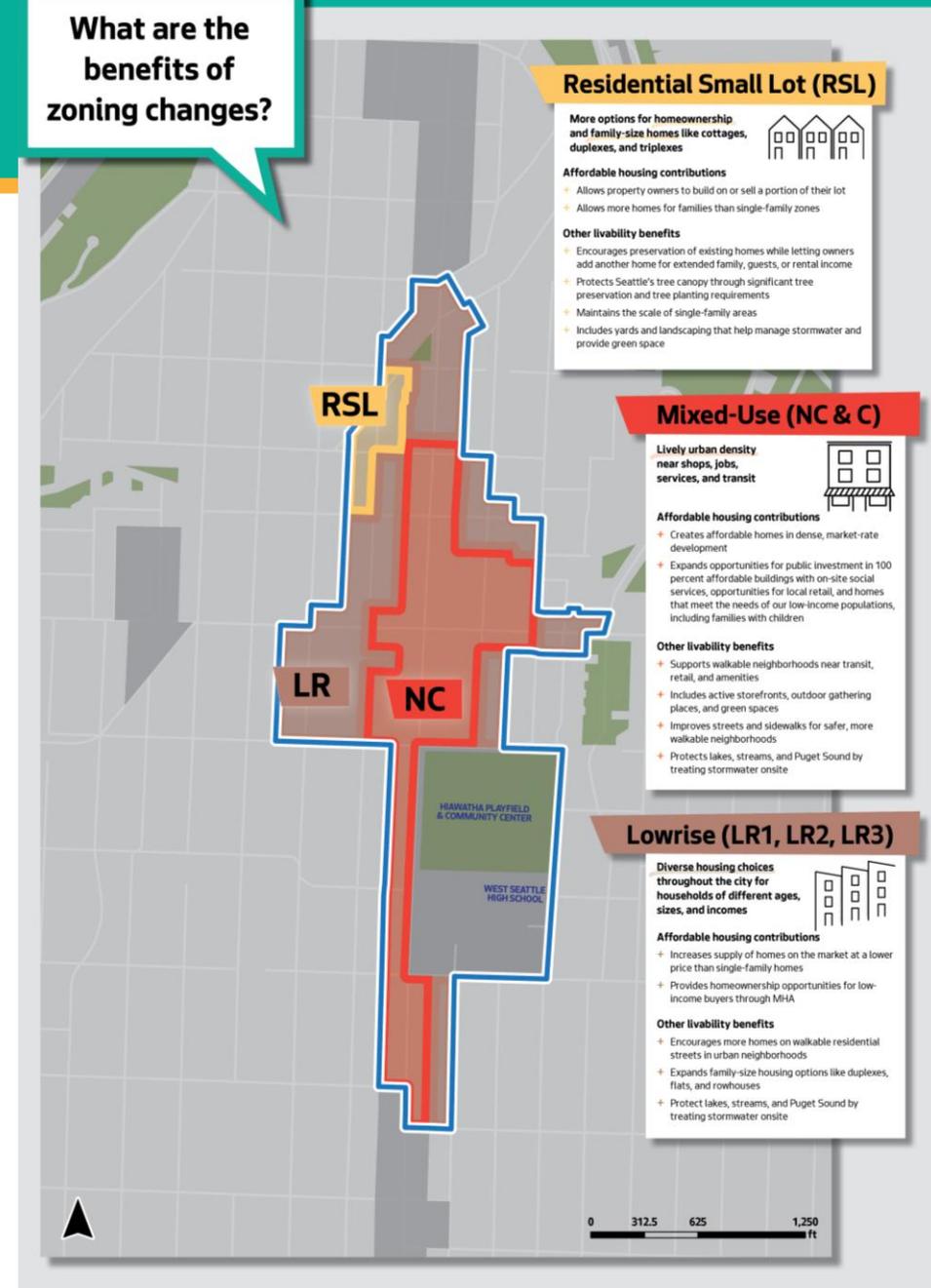
District 1 urban villages vary on **displacement risk** and **access to opportunity**.



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- ▶ **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

#### 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

#### 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

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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

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



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

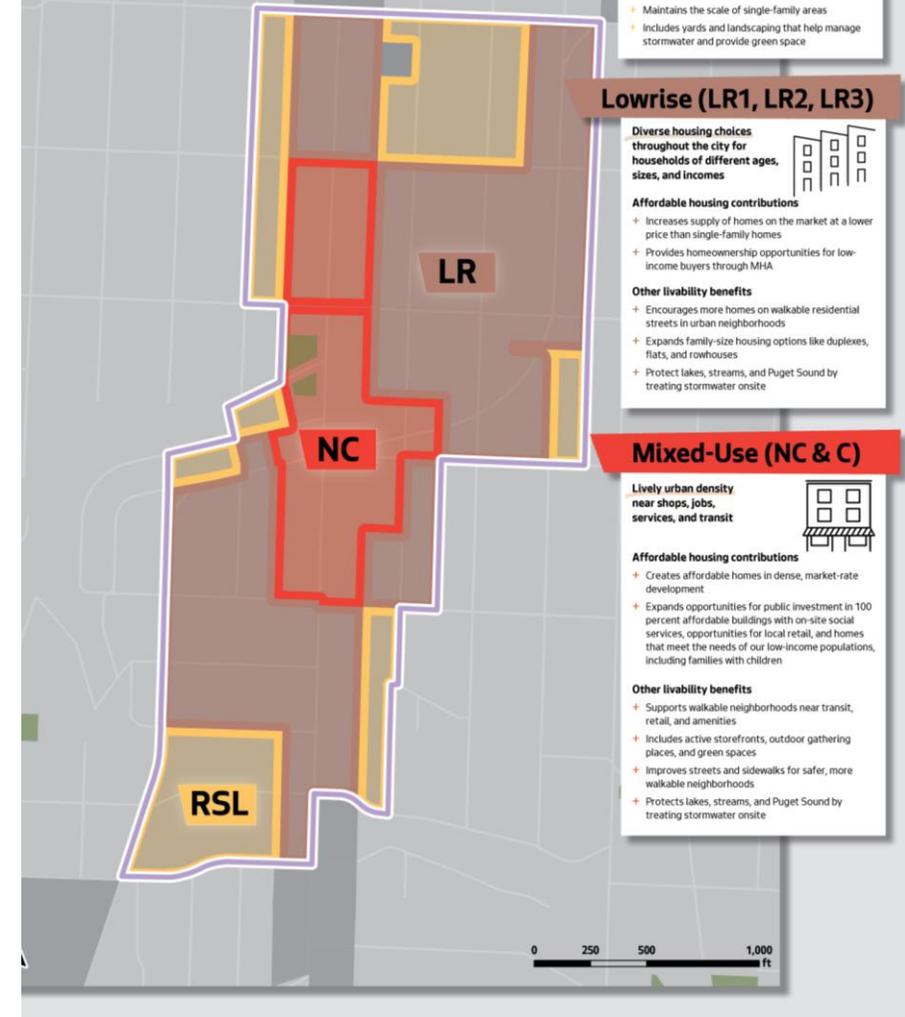


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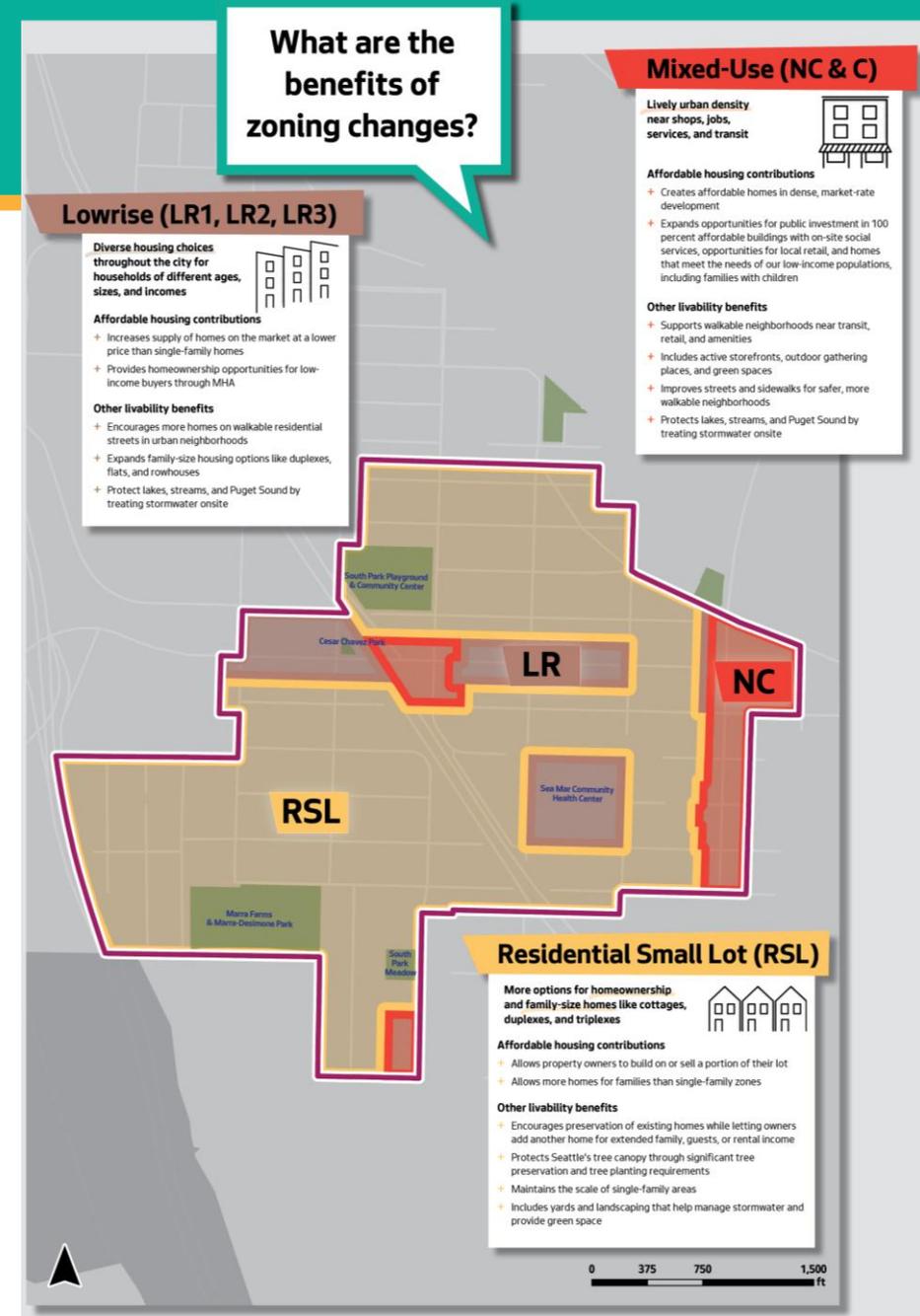
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- ▶ **Primary principle:**
  - ▶ In communities with high risk of displacement, propose (M) increases throughout urban village, except near frequent transit
- ▶ Existing single-family proposed to RSL
- ▶ No urban village expansion
- ▶ Commercial zones 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')

What are the  
benefits of  
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#### Use (NC & C)

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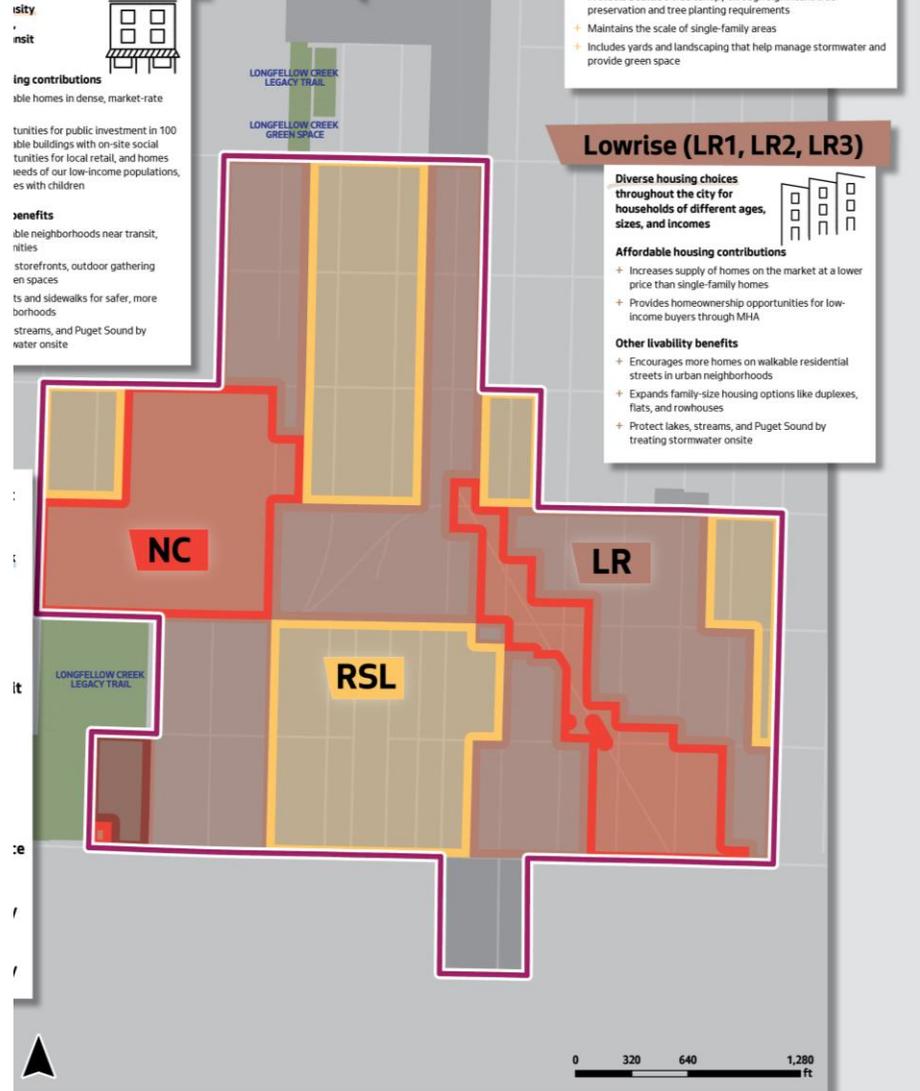
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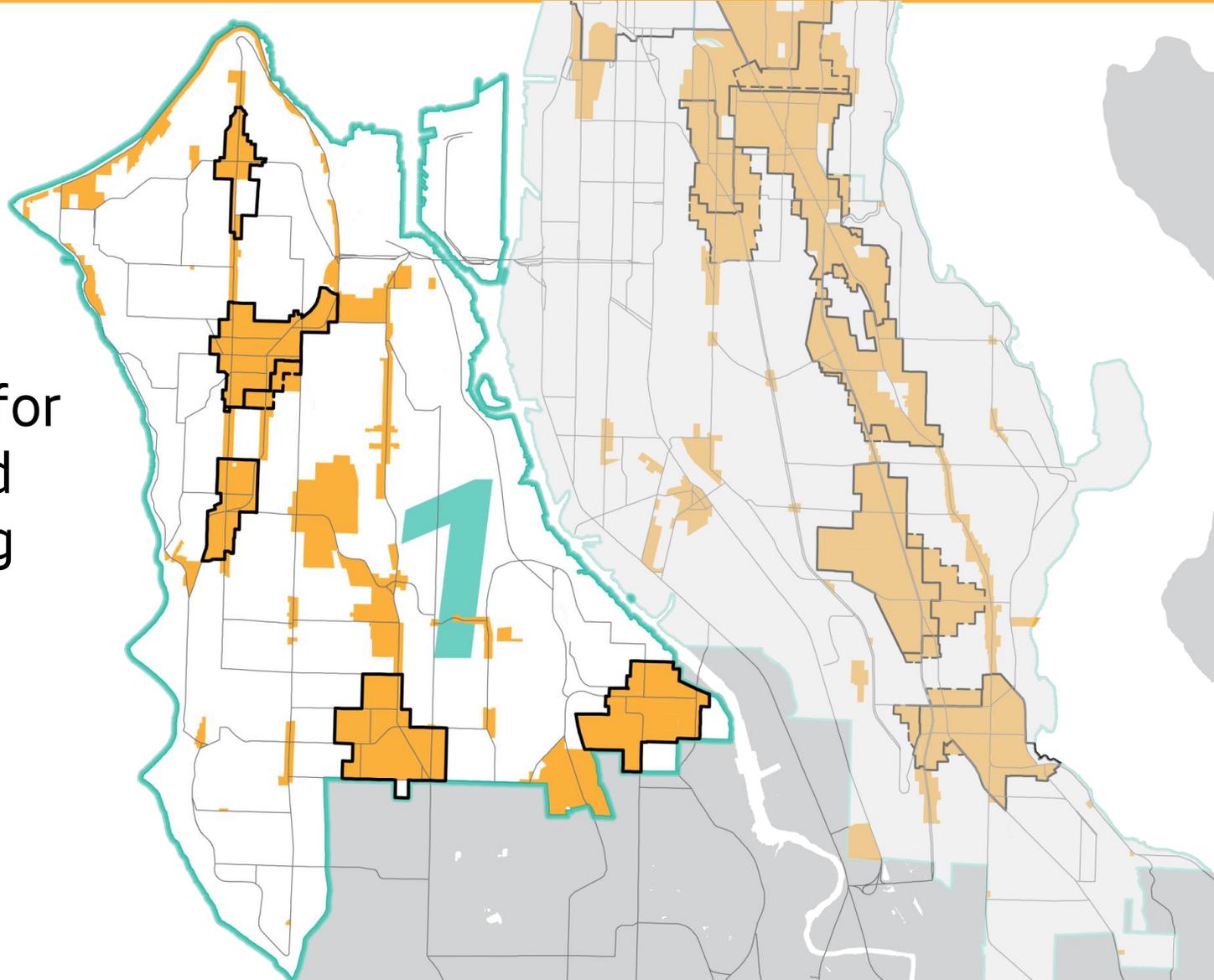
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# Outside urban villages

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



## INCREASE DEVELOPMENT CAPACITY

# How new capacity will look and feel

New development (gold) would have incrementally greater scale or density than if MHA were not implemented — and would contribute to affordable housing.



IMPROVE LIVABILITY, SUSTAINABILITY, DESIGN

# Responding to community engagement

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Proposed development standards responds to community engagement to **enhance livability**, **promote sustainability**, and **improve design**.



# Mandatory Housing Affordability



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

thank you.