

Mandatory Housing Affordability Citywide Implementation

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

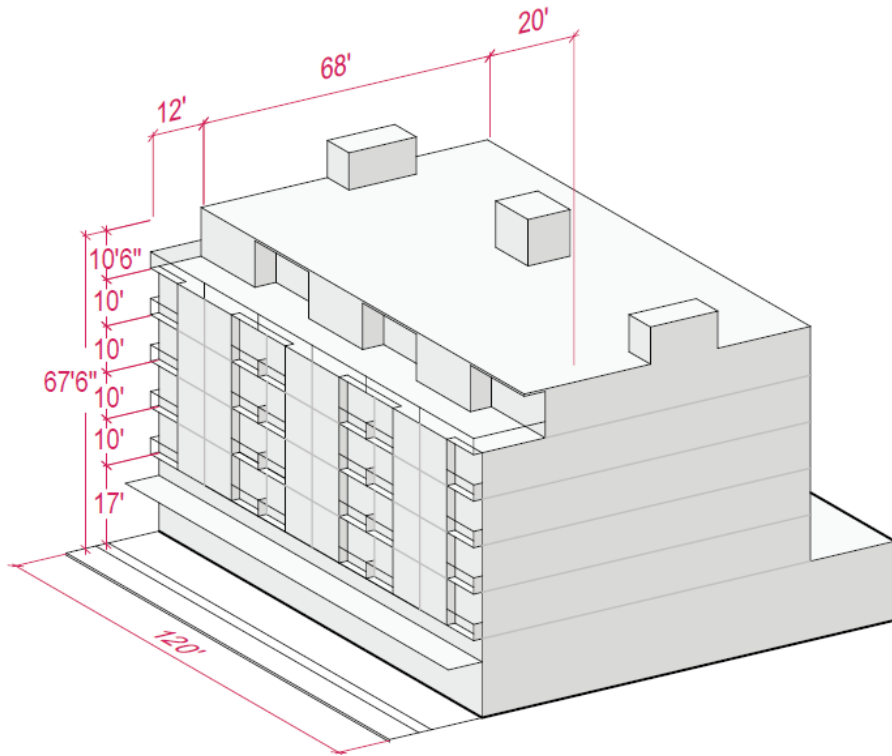
- Two ways to comply with MHA:
 - *Performance*: create new affordable homes on-site
 - *Payment*: contribute to affordable housing fund to create high-quality affordable units throughout the city



How MHA Works

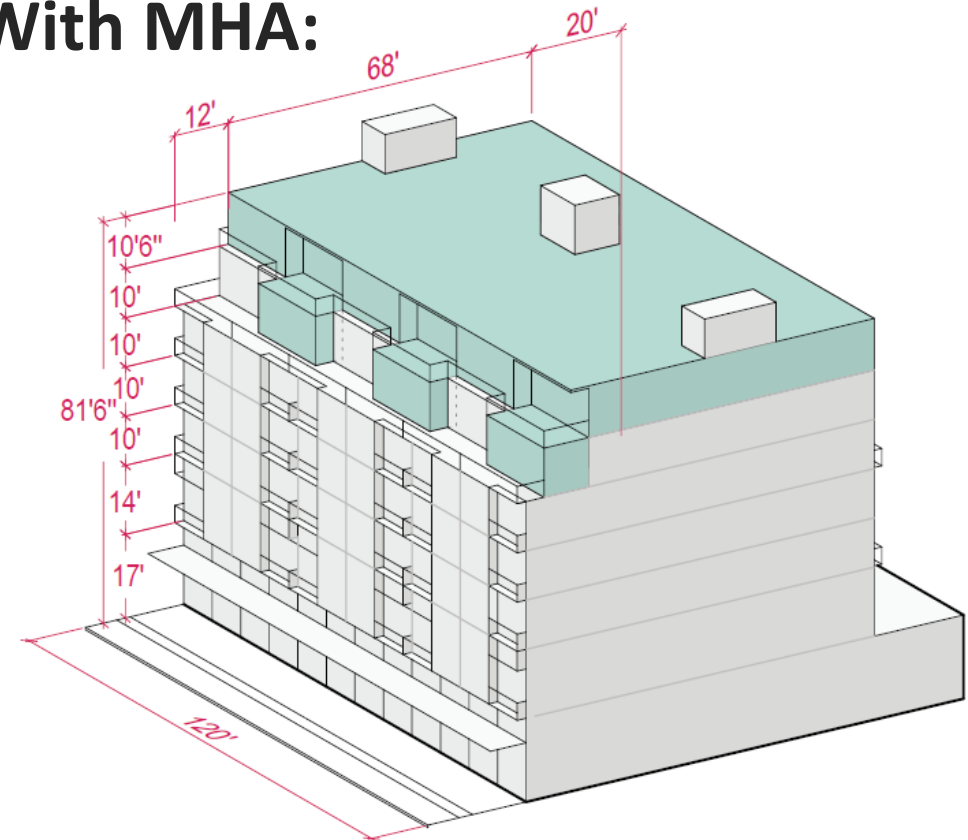
Requirements + Rezones

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*



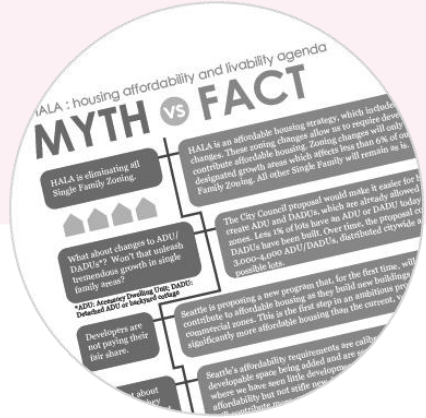
IN-PERSON TALKS



GOING WHERE YOU ARE



SPEAKING YOUR LANGUAGE



ANSWERING YOUR QUESTIONS



YOUR INPUT SHAPED OUTCOMES

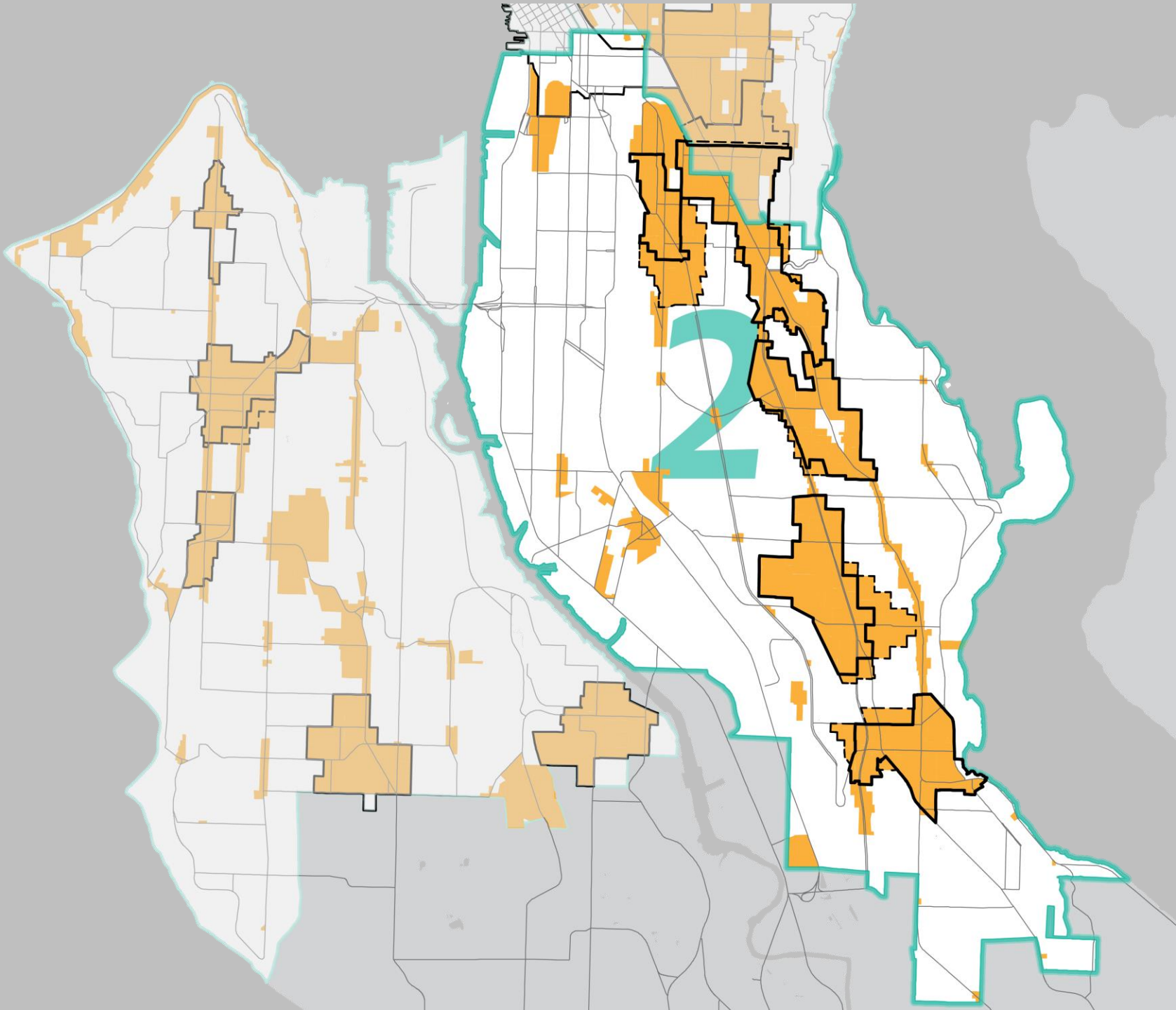
*** Deliberate efforts to engage under-represented communities**

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 2

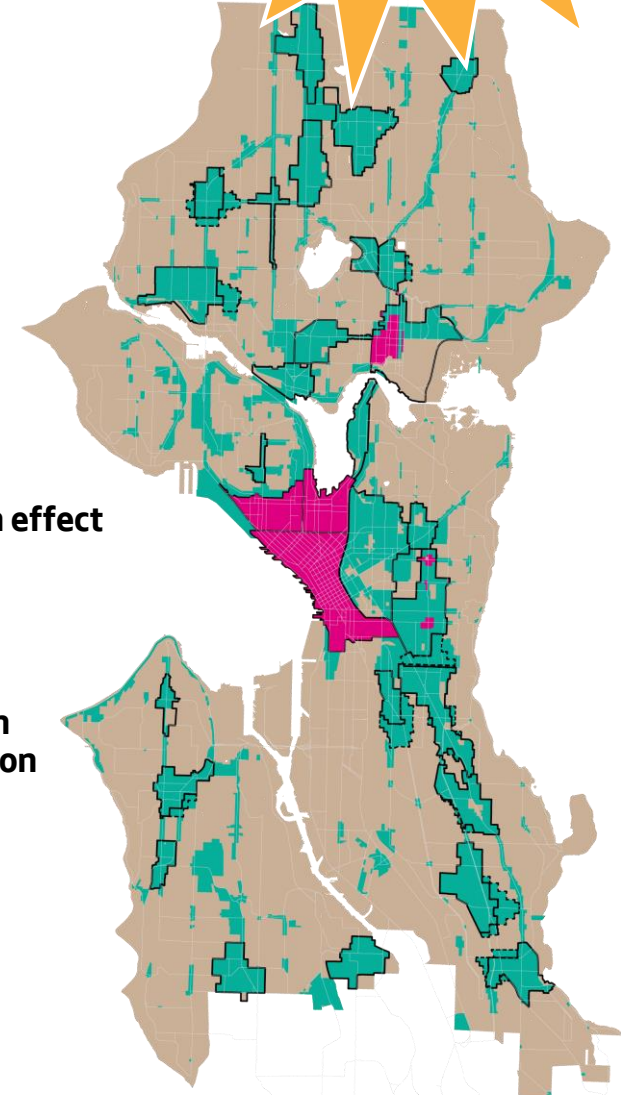
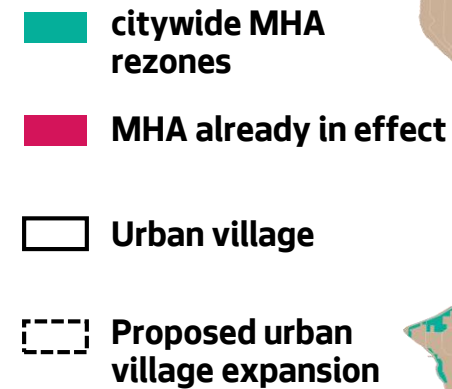


Comprehensive rezones



Propose comprehensive MHA rezones and new affordability requirements in:

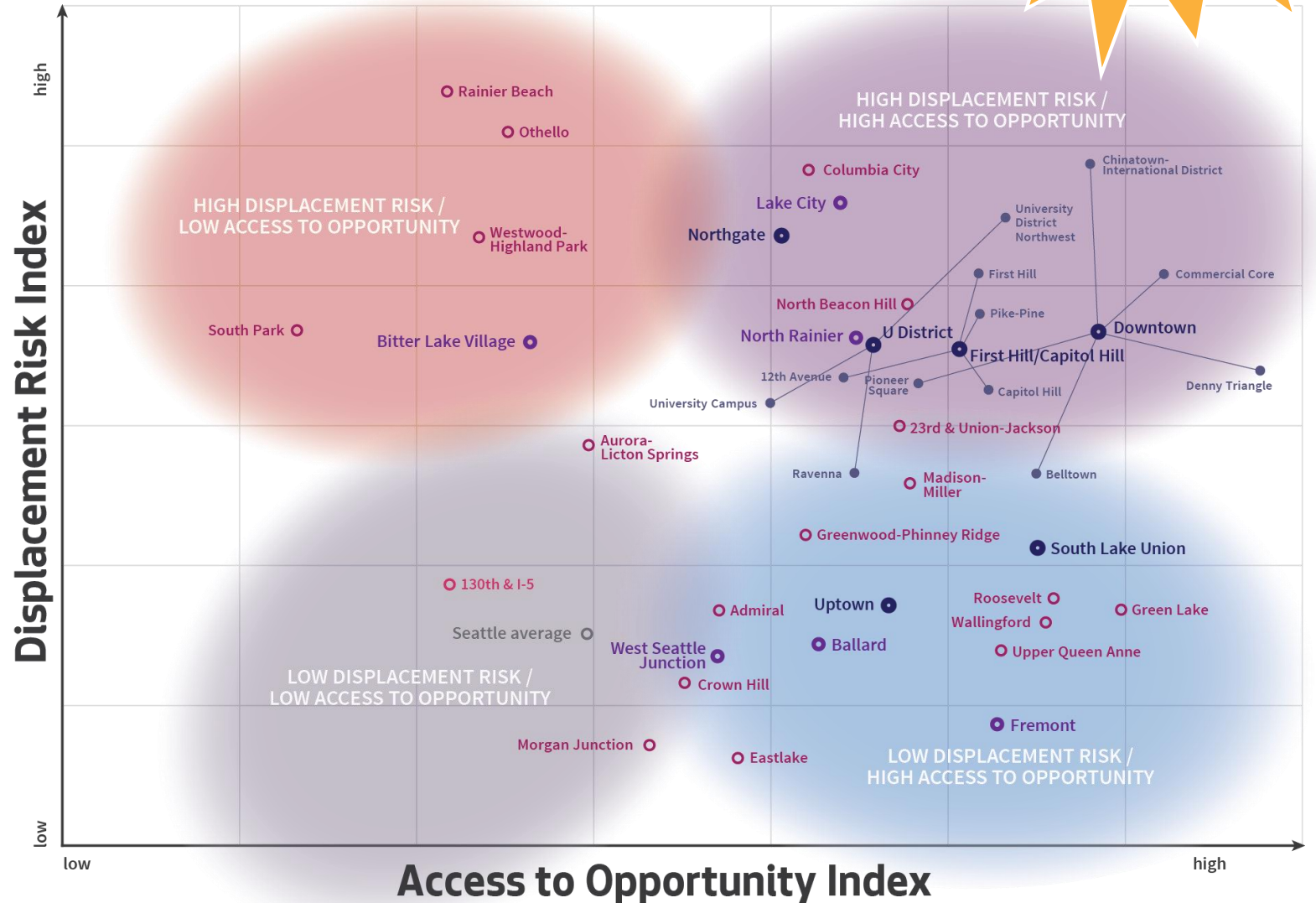
- ▶ all urban villages and urban village expansion areas
- ▶ all areas outside urban villages with multifamily and commercial zoning



Use Growth & Equity Analysis



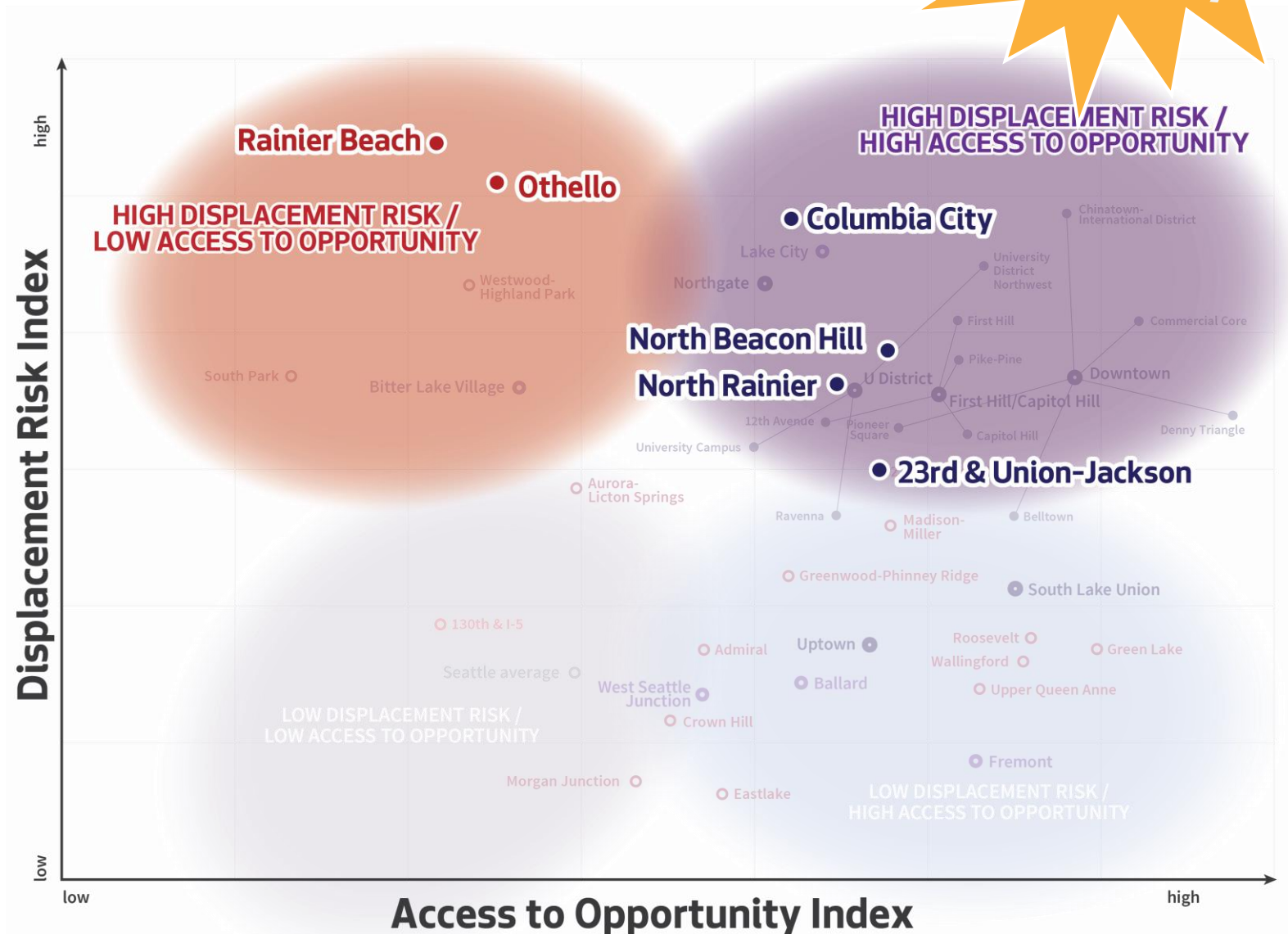
Vary scale of zoning changes based on displacement risk and access to opportunity



District 2: Growth & Equity Analysis



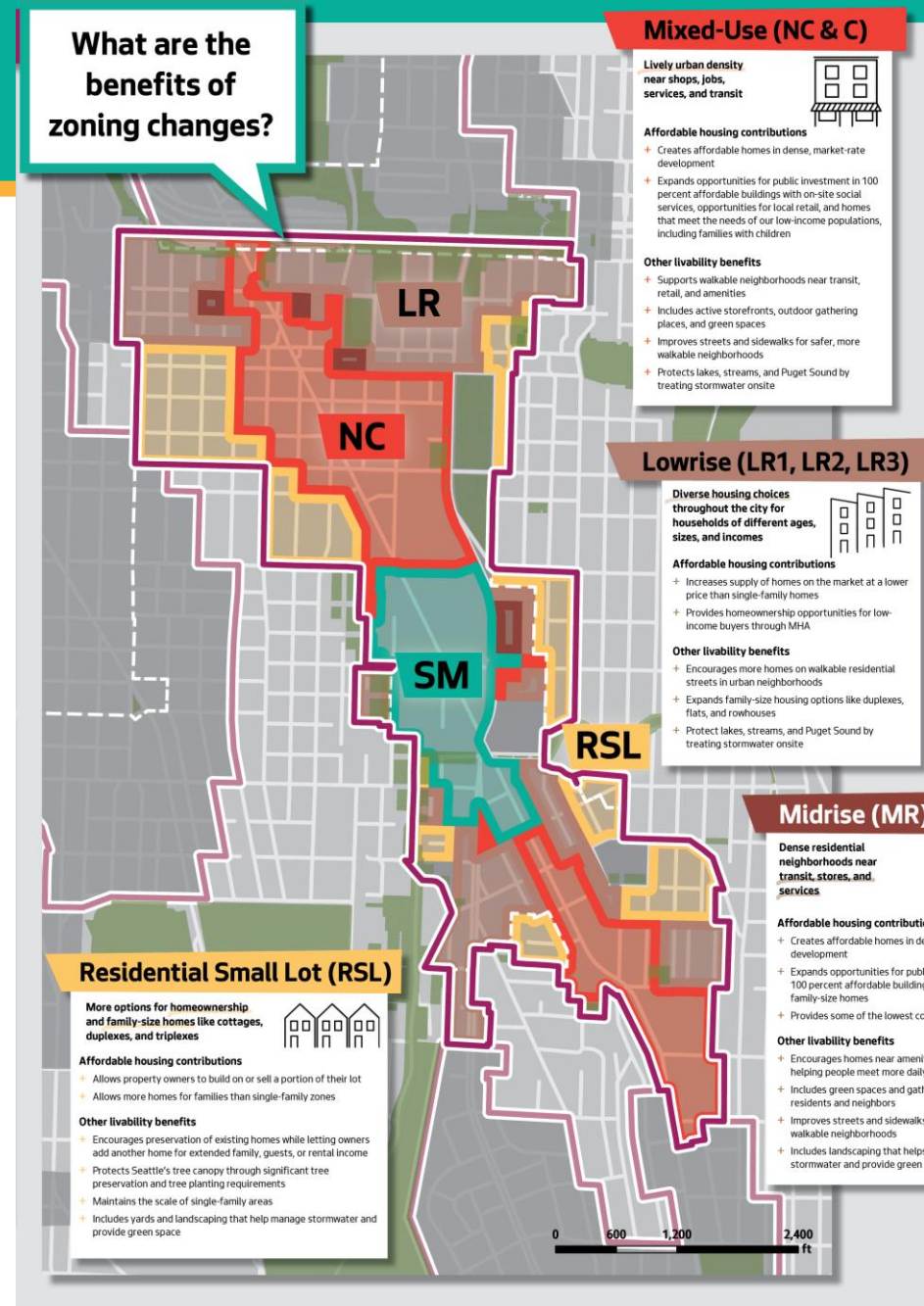
District 2 urban villages have **high risk of displacement**. They vary on **access to opportunity**.



shaped by
 community

▶ **Primary principles:**

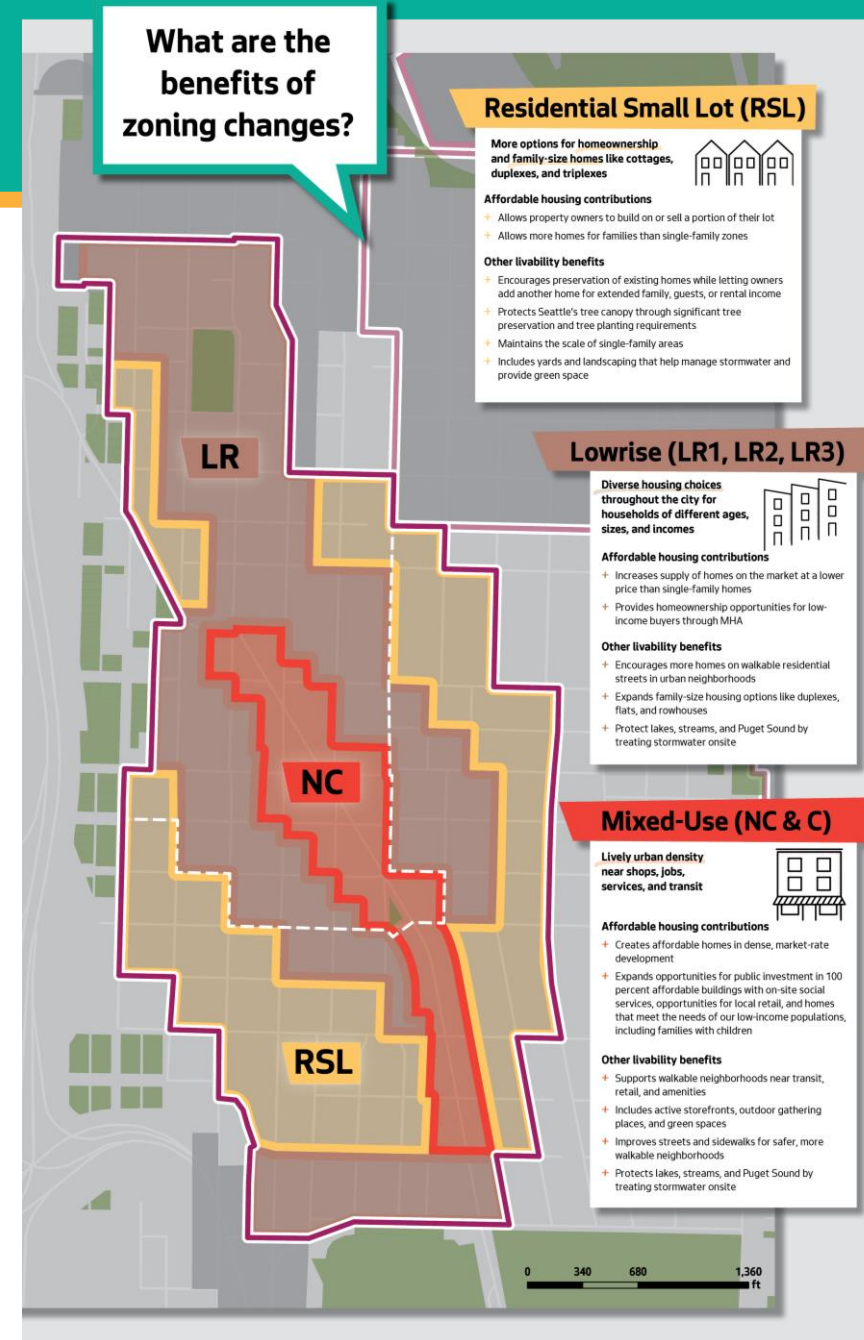
- ▶ In communities with high risk of displacement, propose (M) increases throughout urban village, except near frequent transit
- ▶ Expand urban village to include 10-minute walkshed to frequent transit
- ▶ Existing single-family proposed to RSL
- ▶ Minimize increases within 500 ft of I-90
- ▶ Support mixed-use nodes at Mt. Baker and future Judkins Park light rail stations



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▶ Primary principles:

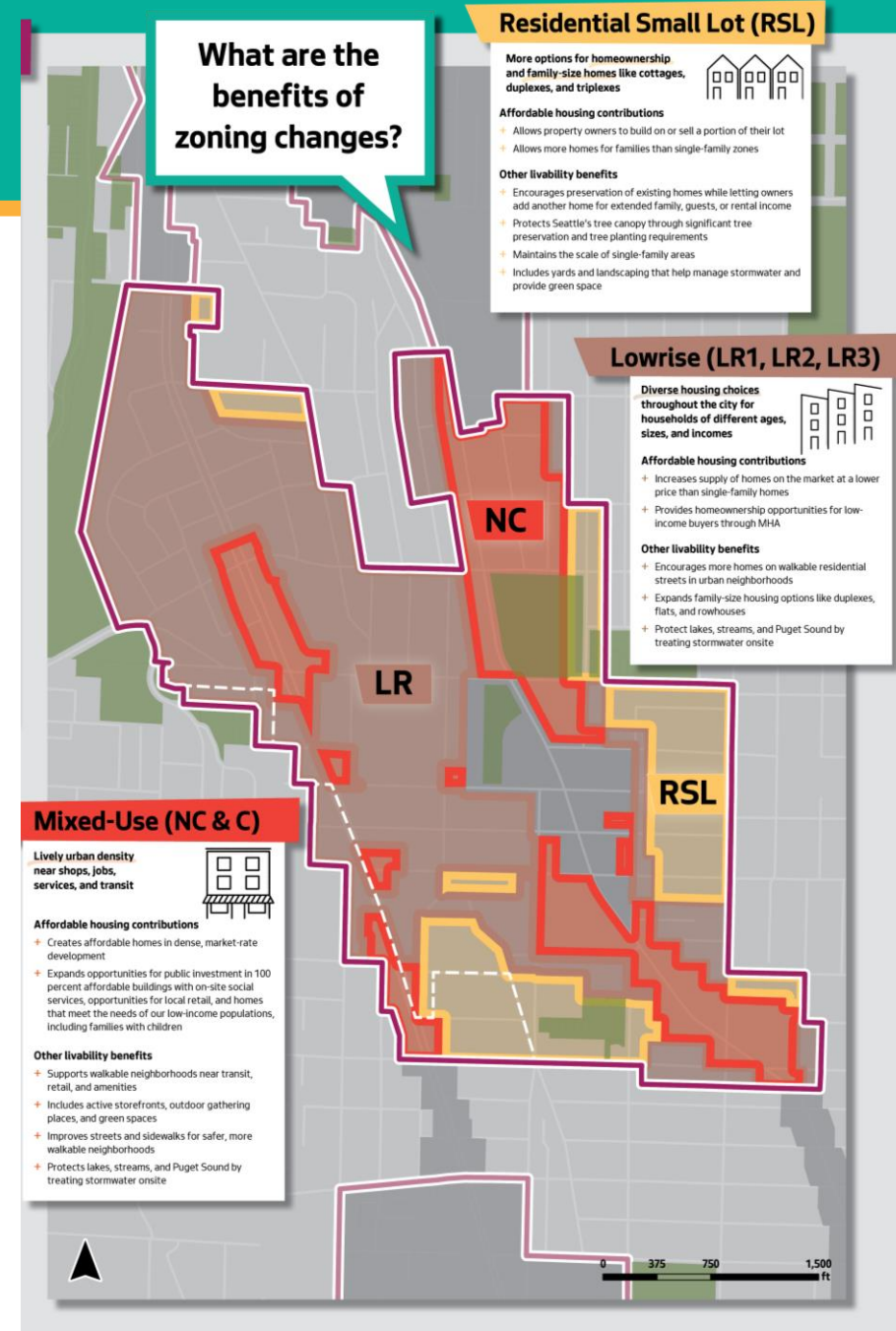
- ▶ In communities with high risk of displacement, propose (M) increases throughout urban village, except near frequent transit
- ▶ Expand urban village to include 10-minute walkshed to frequent transit
- ▶ Existing single-family proposed to RSL; LR1 exception near Jefferson Park
- ▶ Existing LR areas remain LR
- ▶ Support mixed-use node at Beacon Hill light rail station and along Beacon Ave corridor



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▶ **Primary principles:**

- ▶ In communities with high risk of displacement, propose (M) increases throughout urban village, except near frequent transit
- ▶ Expand urban village to include 10-minute walkshed to frequent transit
- ▶ Most existing single-family proposed to RSL; limited LR1 exceptions
- ▶ Some areas removed from expansion due to environmental concerns
- ▶ Support mixed-use node at Columbia City light rail station and along MLK

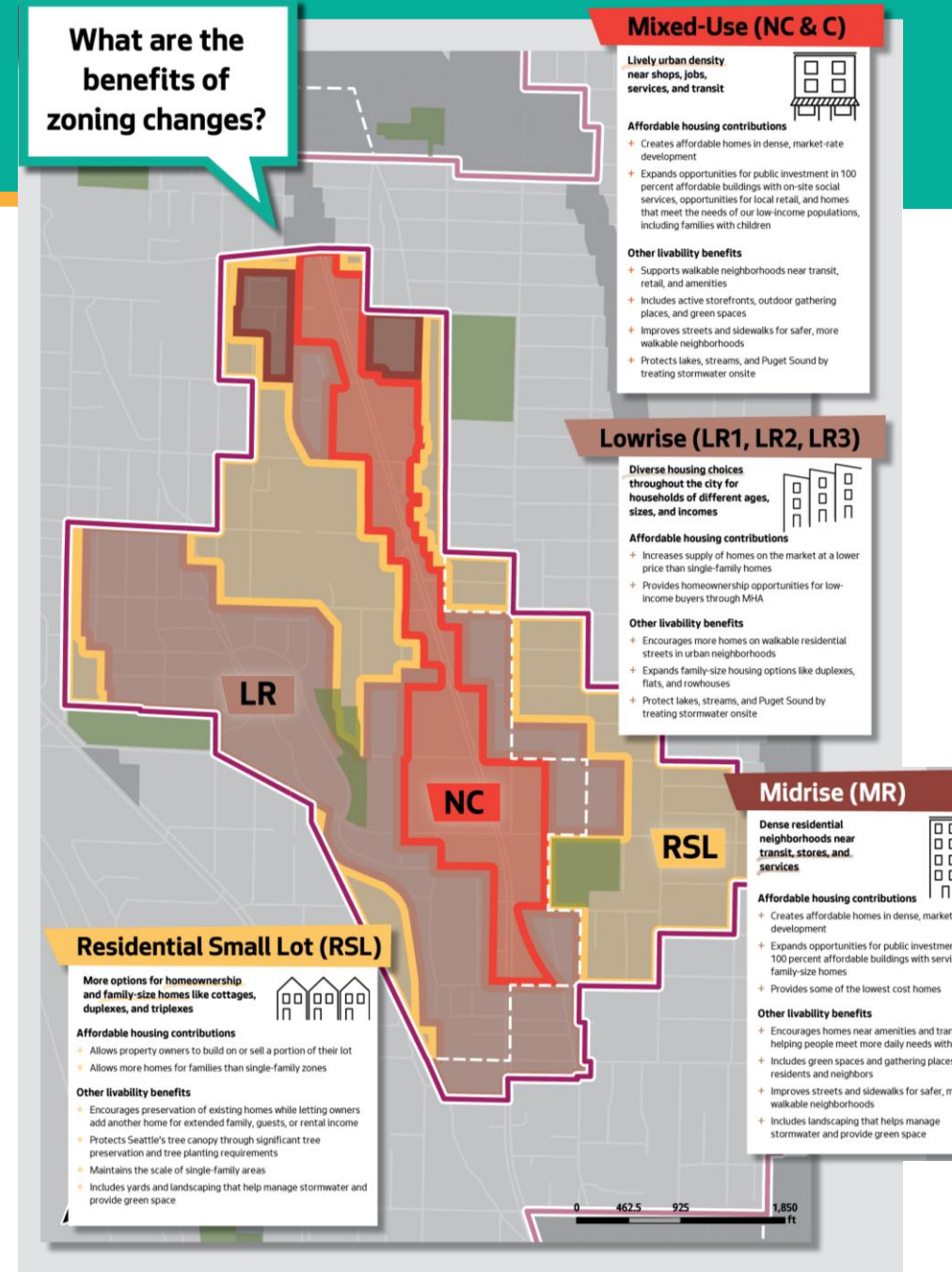


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Primary principles:

- ▶ In communities with high risk of displacement, propose (M) increases throughout urban village, except near frequent transit
- ▶ Expand urban village to include 10-minute walkshed to frequent transit (exception for Graham St station)
- ▶ Existing single-family proposed to RSL; existing LR areas remains LR
- ▶ Larger changes proposed for known affordable housing sites
- ▶ Support mixed-use node at Othello light rail station and along MLK

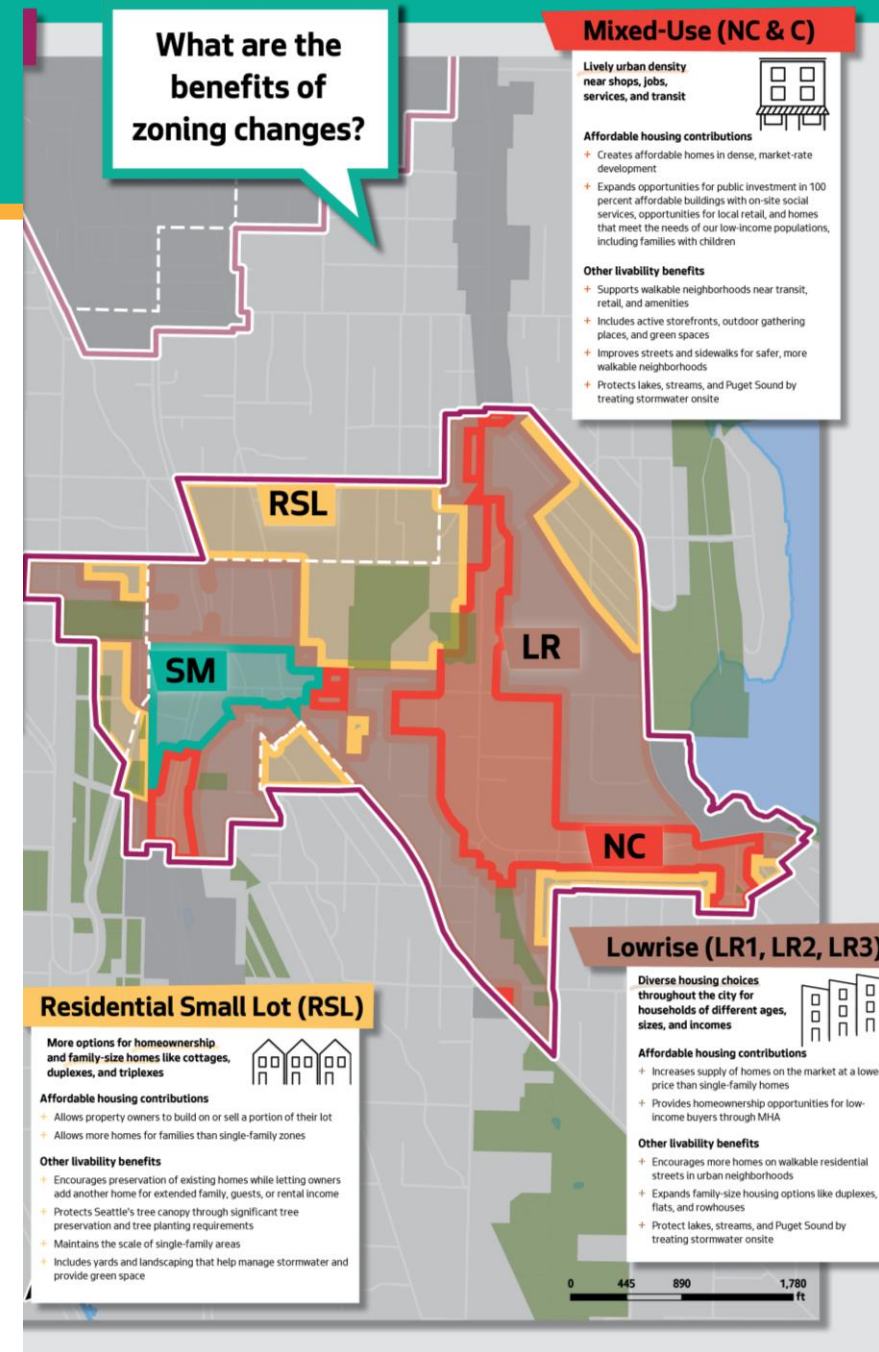
What are the
benefits of
zoning changes?



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Primary principles:

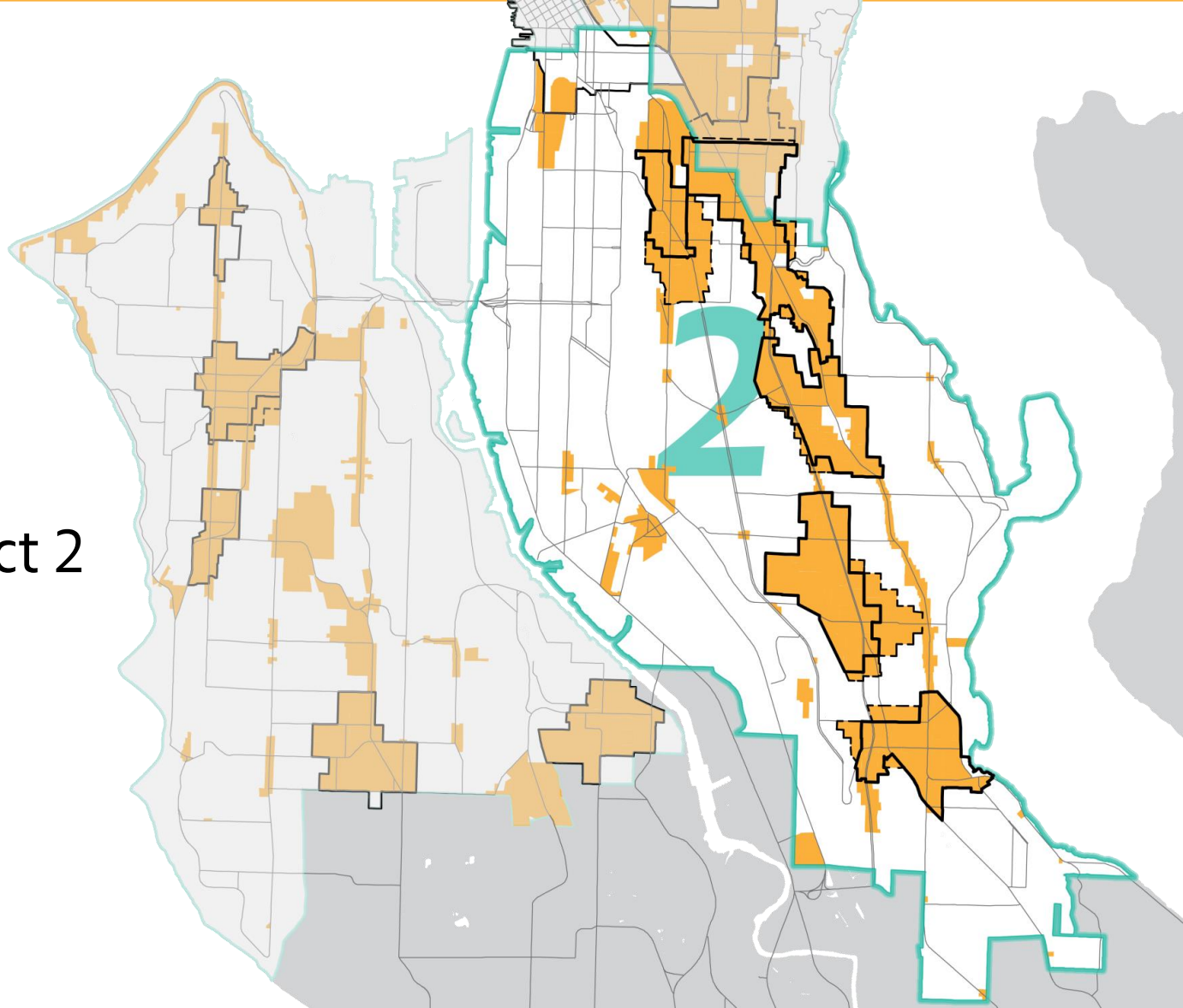
- ▶ In communities with high risk of displacement, propose (M) increases throughout urban village, except near frequent transit
- ▶ Expand urban village to include 10-minute walkshed to frequent transit
- ▶ Existing single-family proposed to RSL; existing LR areas remain LR
- ▶ New Seattle Mixed-Rainier Beach (SM-RB) zone provides extra floor area to encourage employment-generating uses like education, manufacturing, or food processing, and affordable housing



Outside urban villages

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Proposed (M) changes for
existing multifamily and
commercial zones along
corridors throughout District 2



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.