

# 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  
March 12, 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

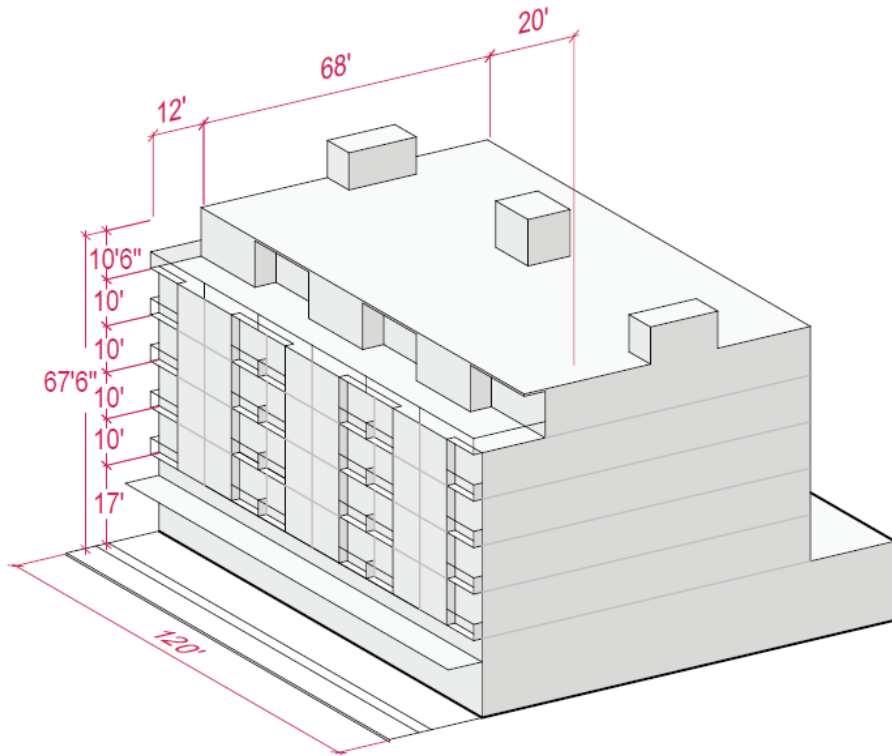
- Two ways to comply with MHA:
  - *Performance*: create new affordable homes on-site
  - *Payment*: contribute to affordable housing fund to create high-quality affordable units throughout the city



## How MHA Works

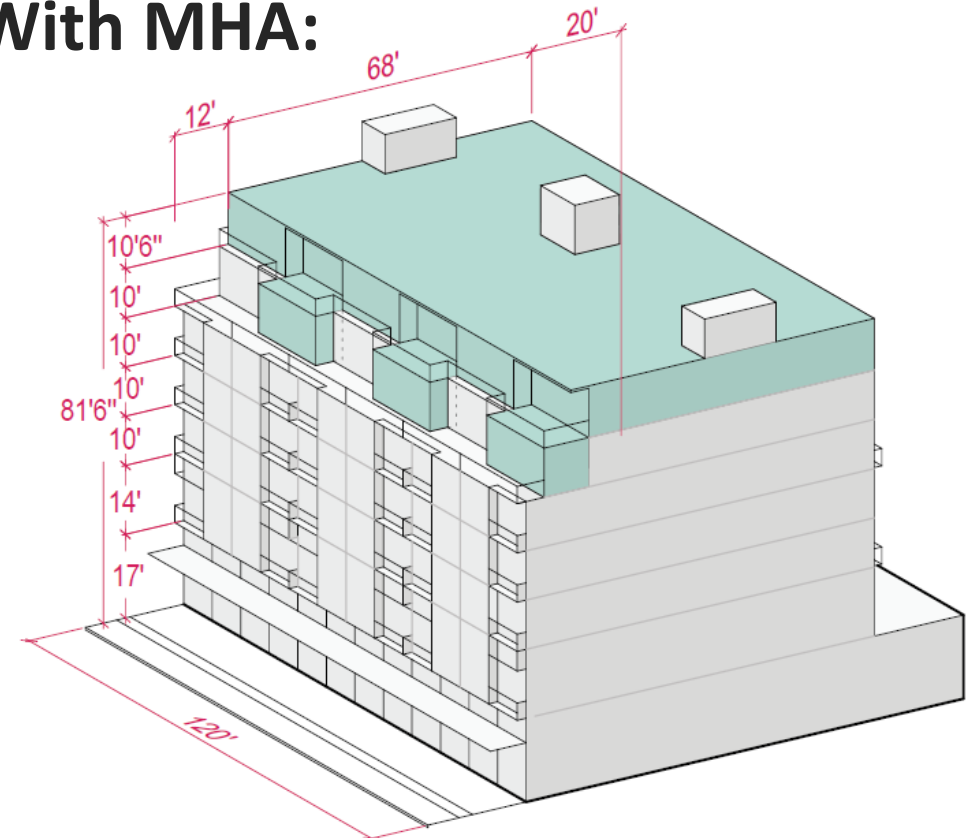
# Requirements + Rezones

### 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\*



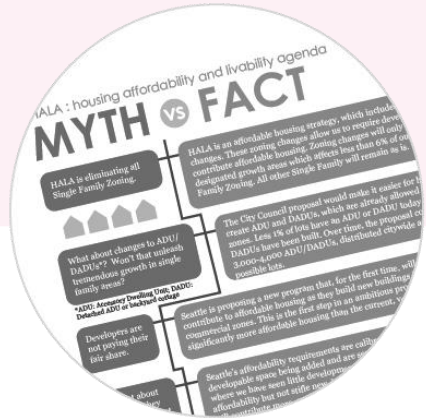
**IN-PERSON TALKS**



**GOING WHERE YOU ARE**



**SPEAKING YOUR LANGUAGE**



**ANSWERING YOUR QUESTIONS**



**YOUR INPUT SHAPED OUTCOMES**

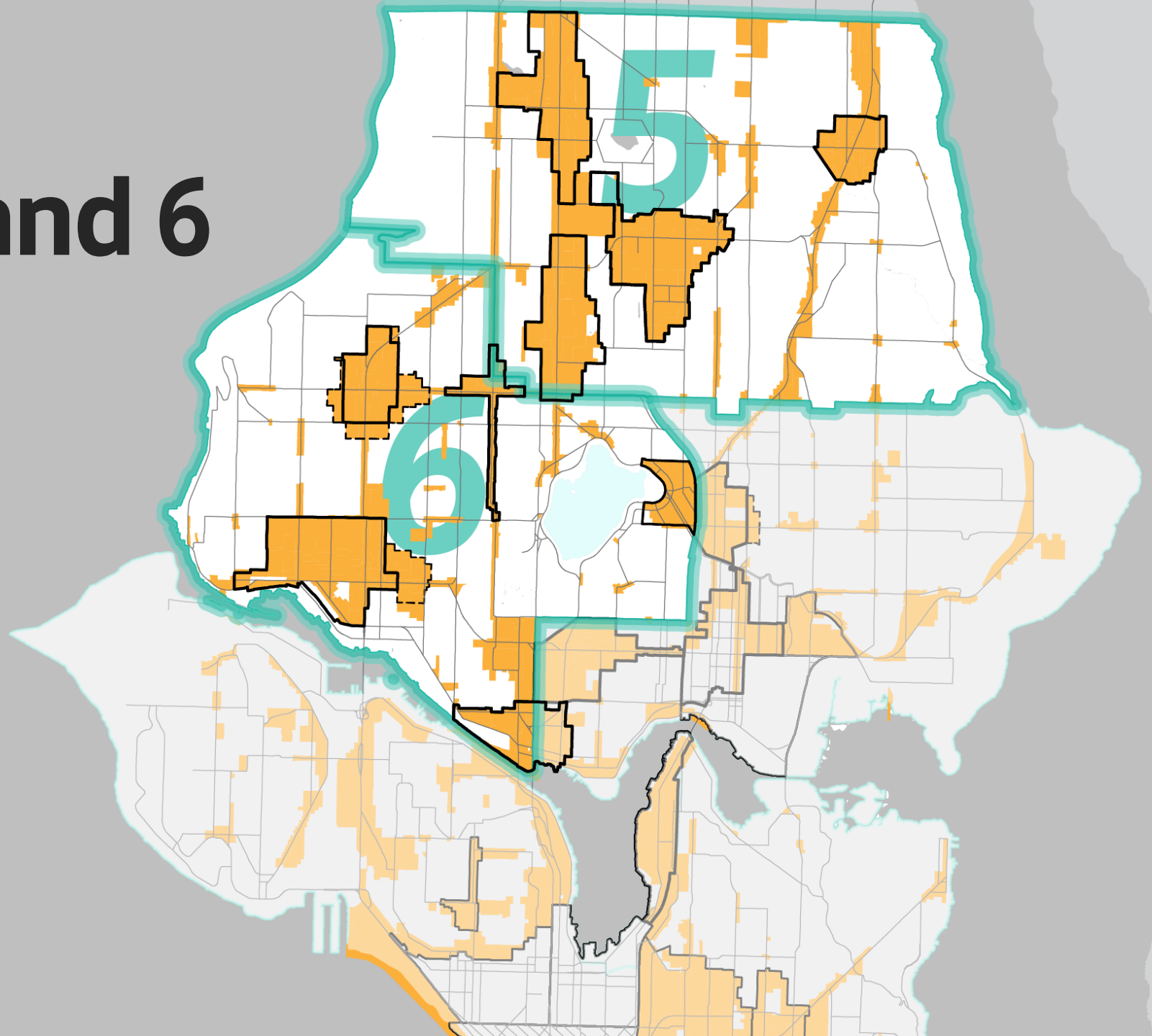
**\* Deliberate efforts to engage under-represented communities**

# 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 Districts 5 and 6

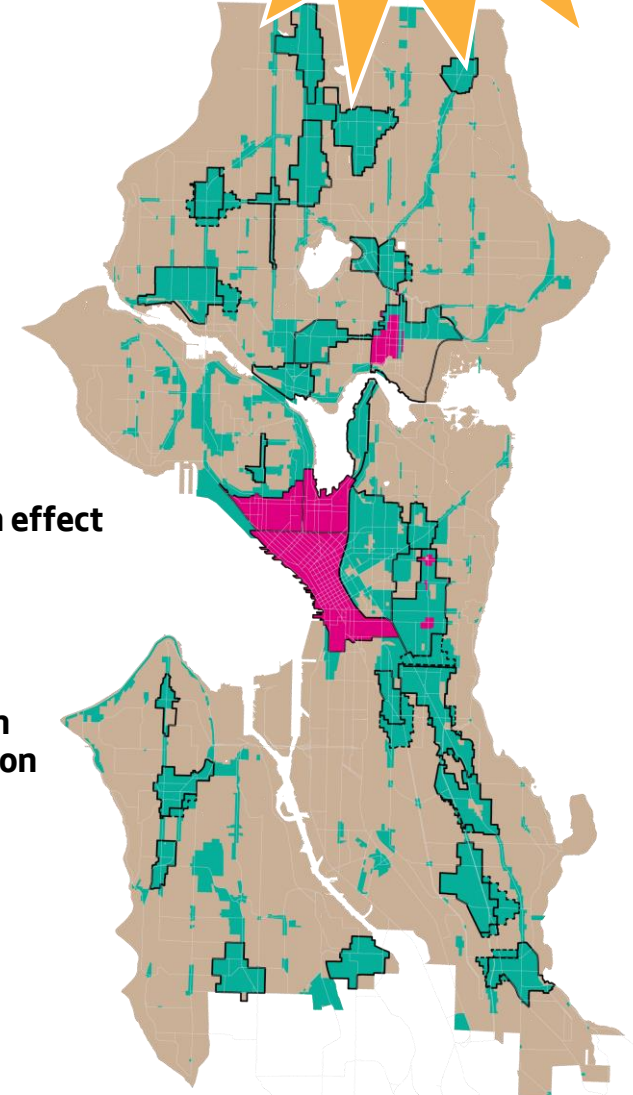
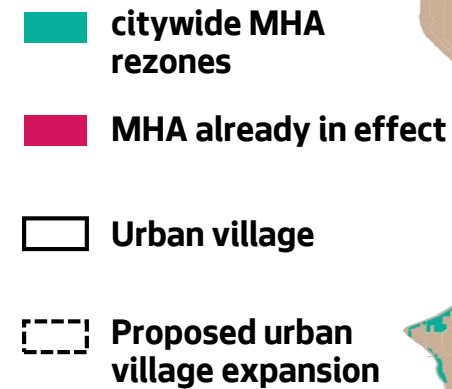


# Comprehensive rezones



## 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

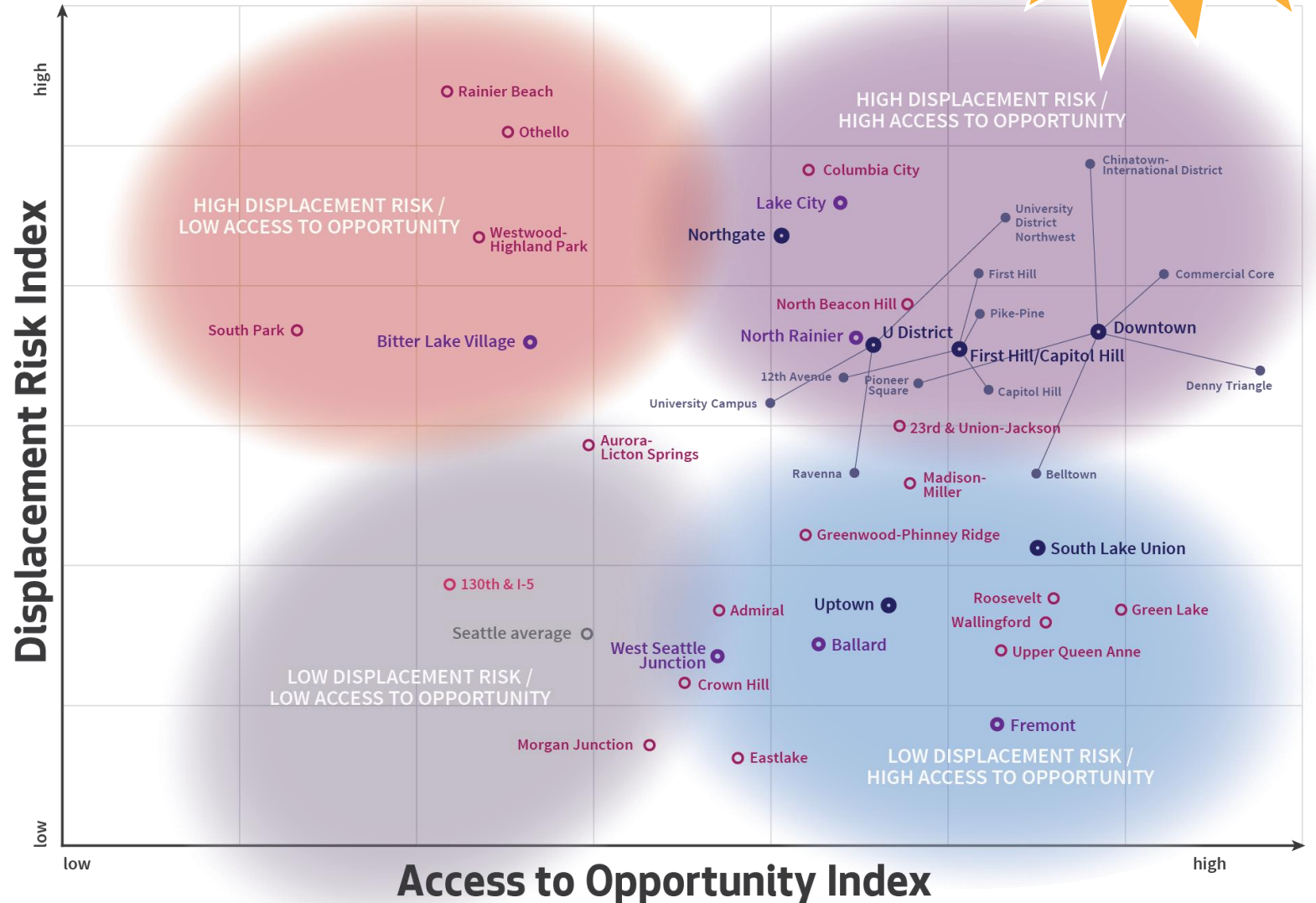




# Use Growth & Equity Analysis



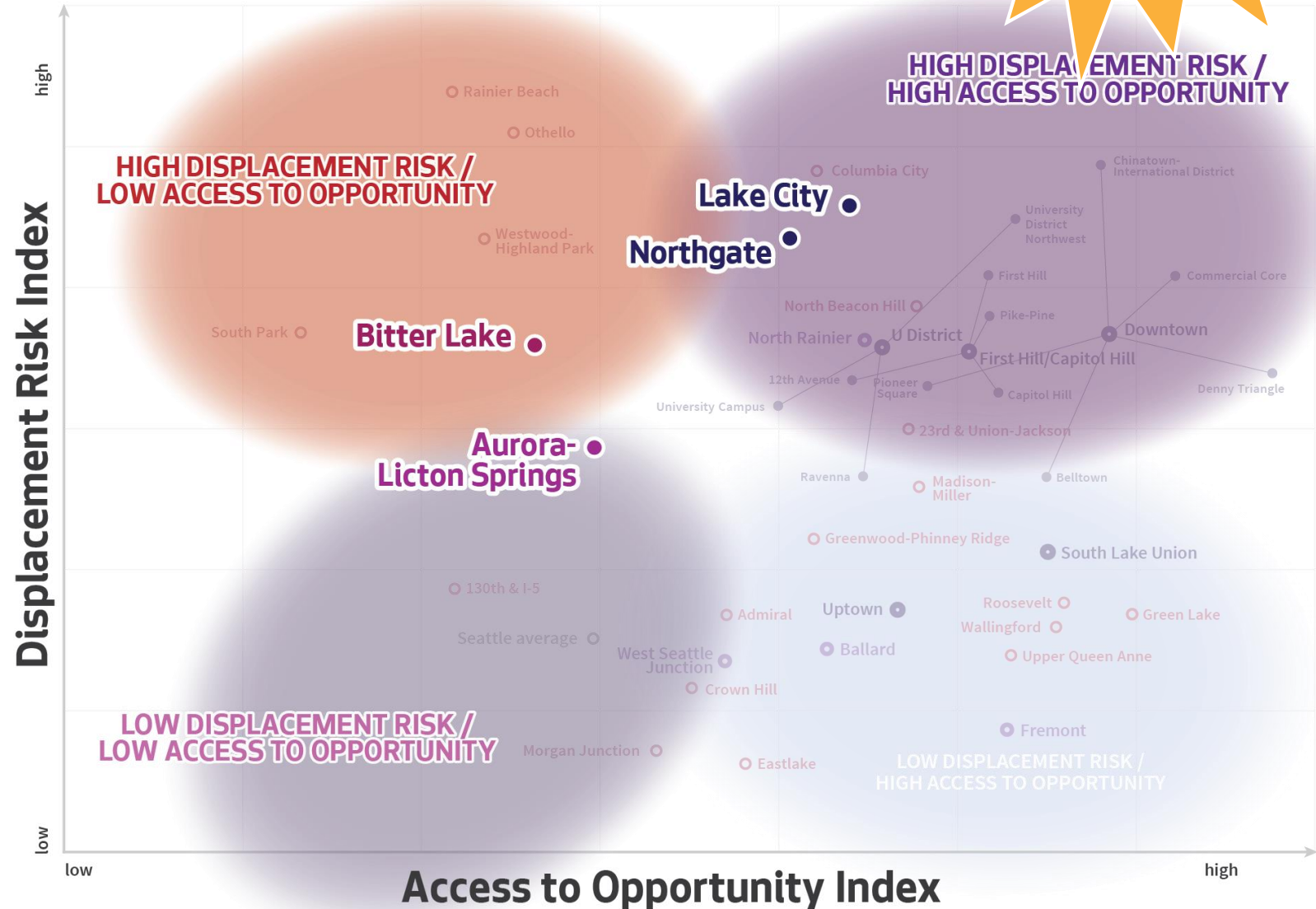
Vary scale of zoning changes based on displacement risk and access to opportunity



# District 5: Growth & Equity Analysis



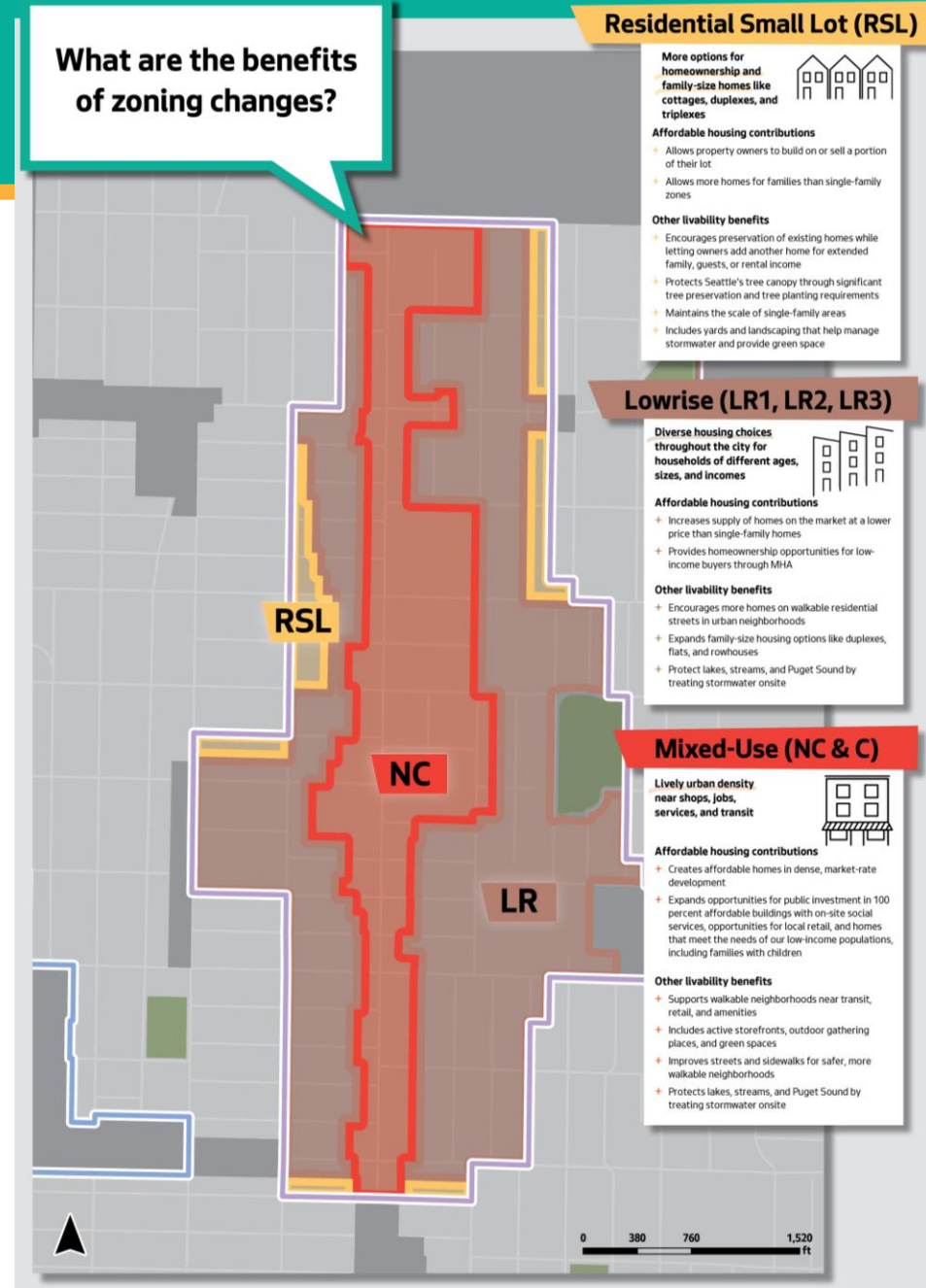
The four District 5 urban villages have varying levels of **risk of displacement** and **access to opportunity**



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- ▶ Primary principle: In communities with low access to opportunity, propose mostly (M) increases, with limited (M1) and (M2) to support other community principles
- ▶ Most multifamily areas retain same LR zone (M)
- ▶ Conversion of all C to NC to promote walkable community along Aurora corridor
- ▶ Moderate amount of single-family zoning, proposed to RSL or LR

What are the benefits of zoning changes?

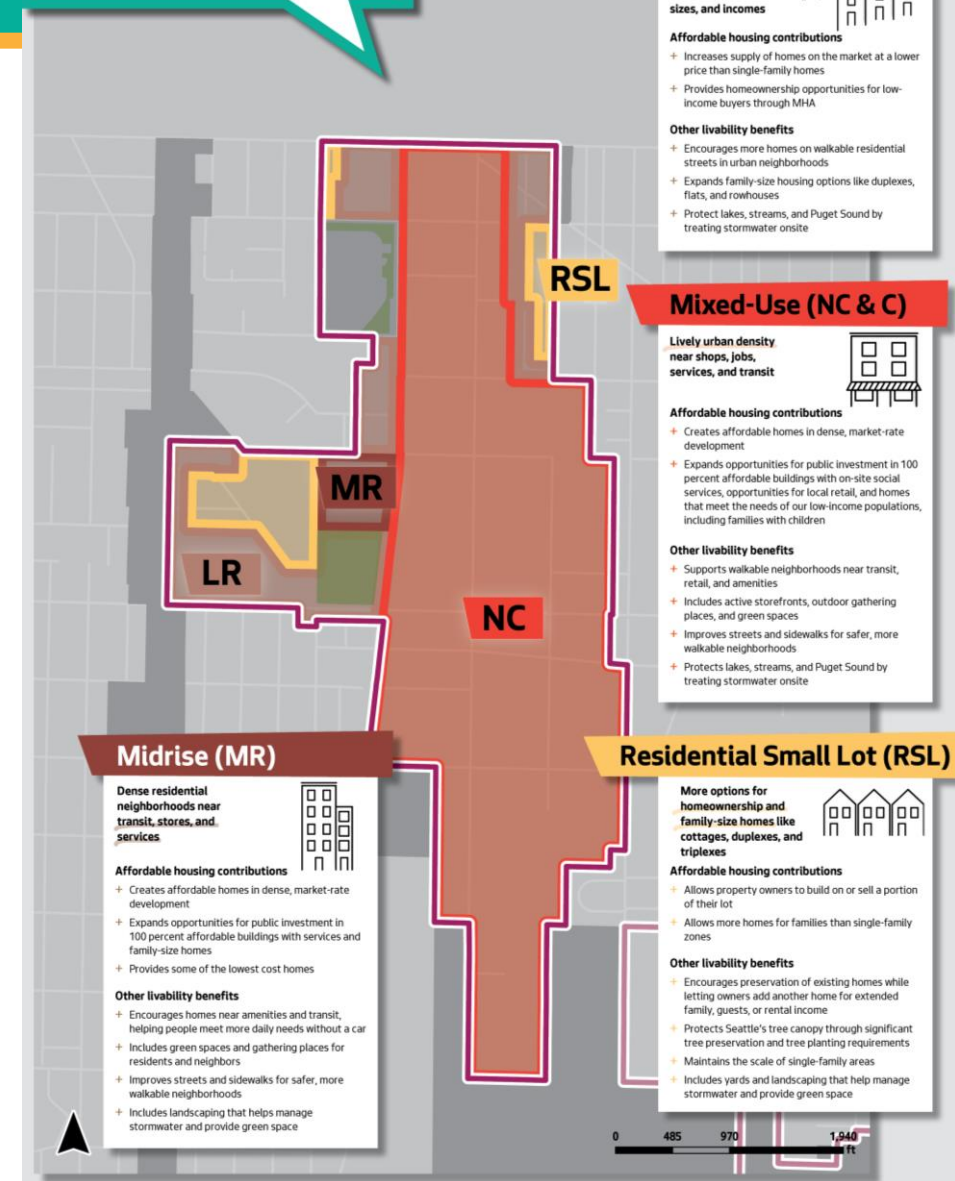


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# Bitter Lake

- ▶ Primary principle: In communities with high risk of displacement, propose (M) increases throughout urban village, except near frequent transit
- ▶ Most multifamily areas retain same LR zone (M)
- ▶ Targeted conversion of C to NC to promote walkable community at N 130<sup>th</sup> Street; retain C elsewhere
- ▶ Very little single-family zoning in the urban village

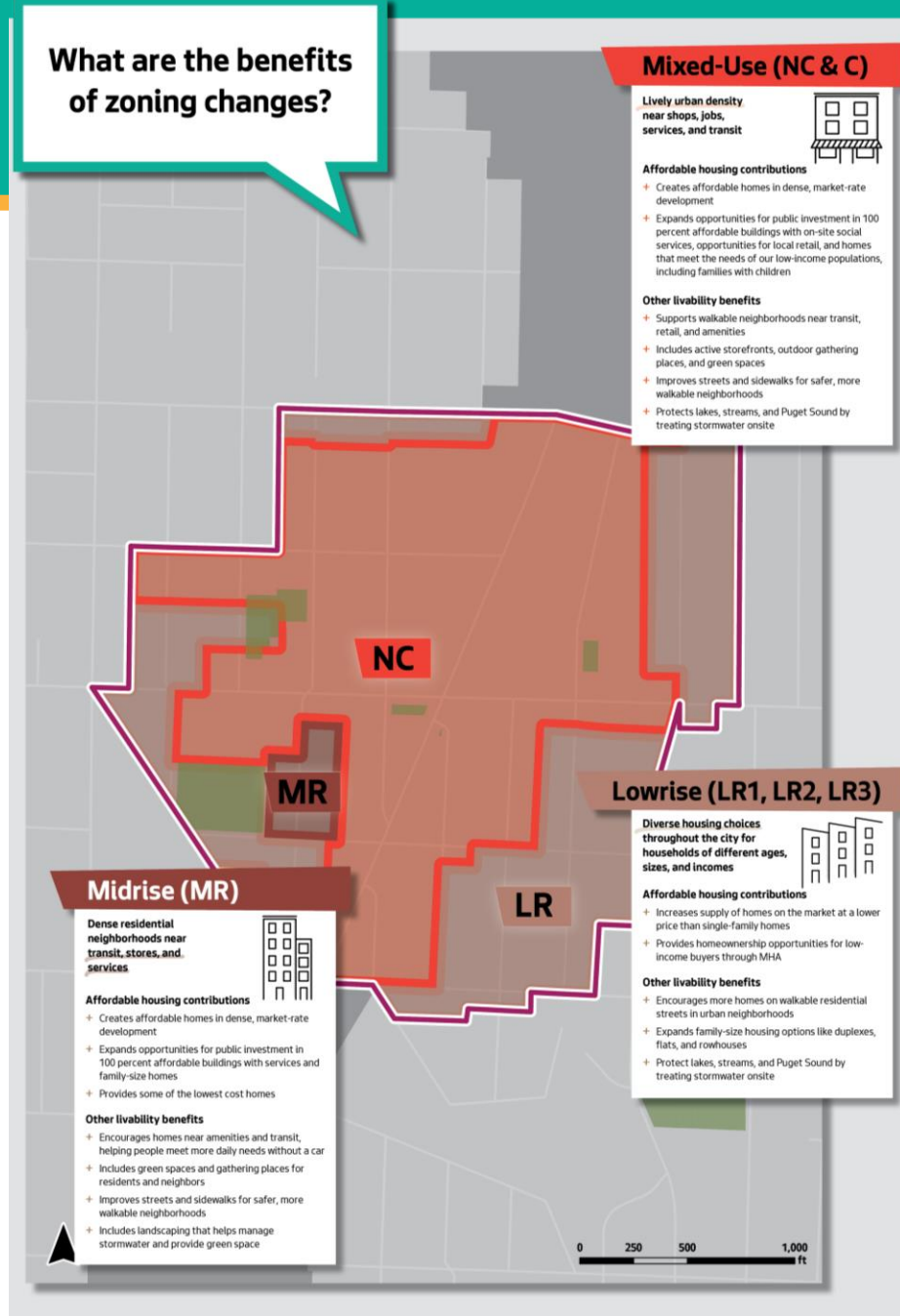
## What are the benefits of zoning changes?



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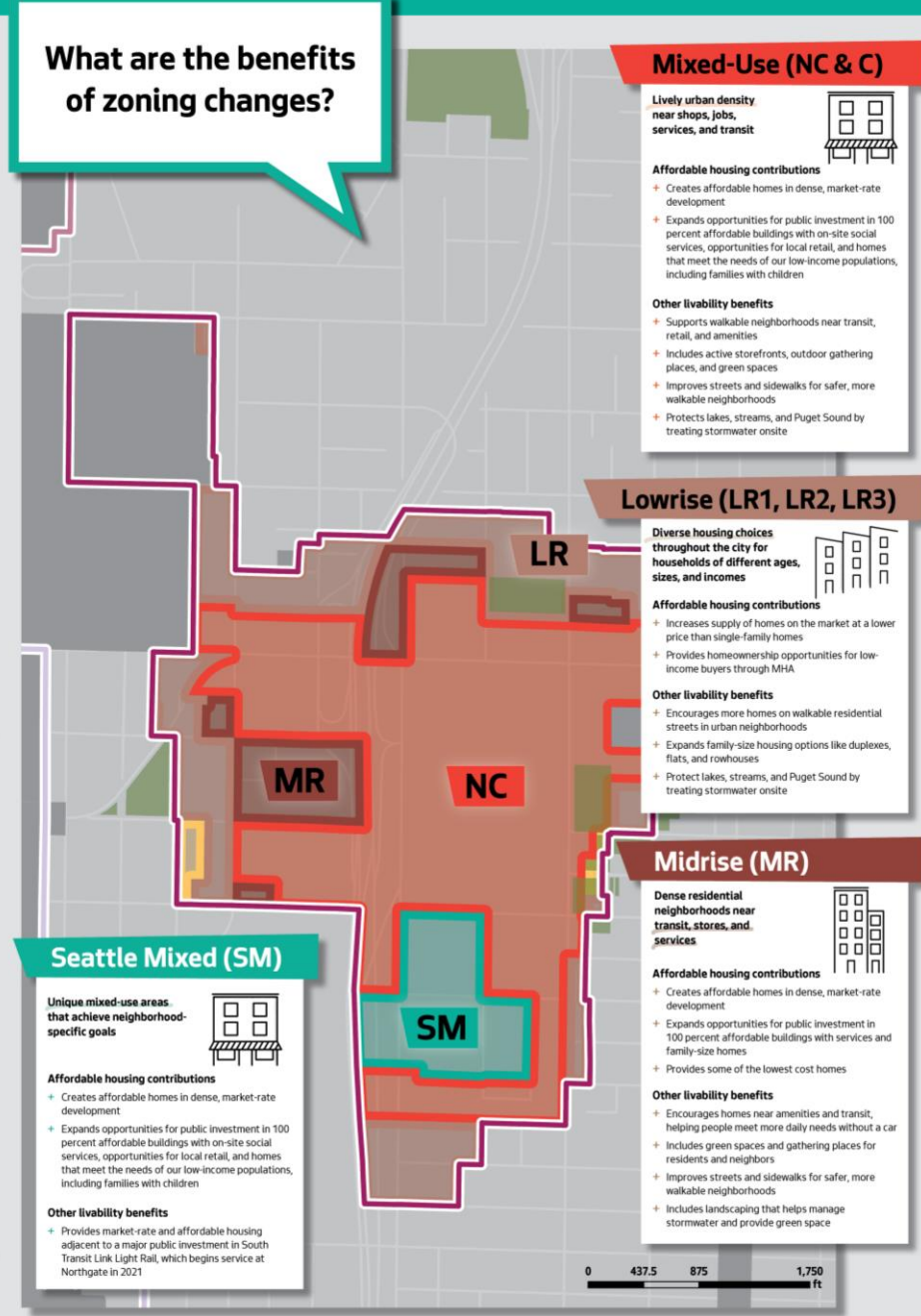
- ▶ Primary principle: In communities with high risk of displacement, propose (M) increases throughout urban village, except near frequent transit
- ▶ Most multifamily areas retain same LR zone (M)
- ▶ Consistent with recent community planning process
- ▶ Very little single-family zoning in the urban village

### What are the benefits of zoning changes?



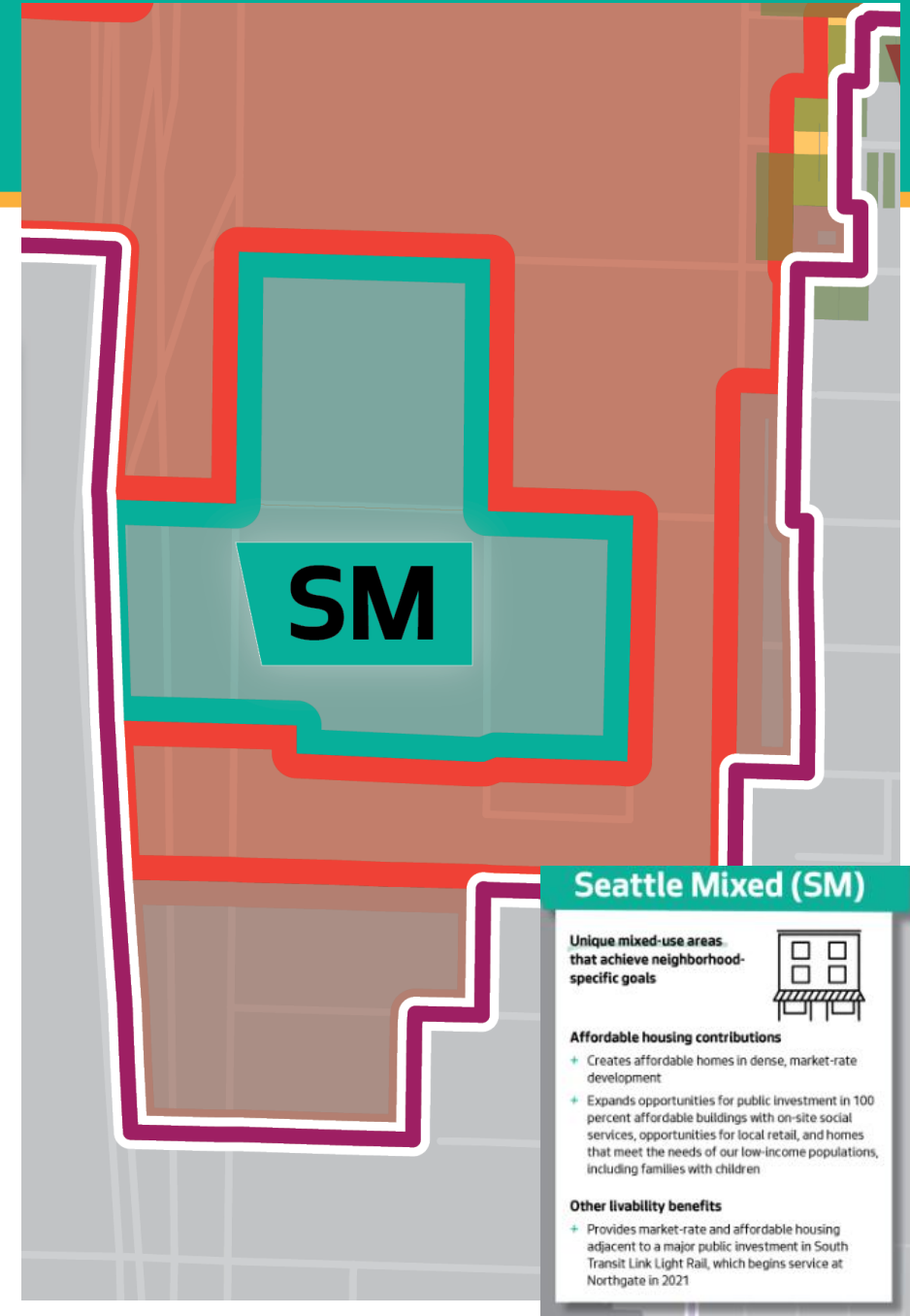
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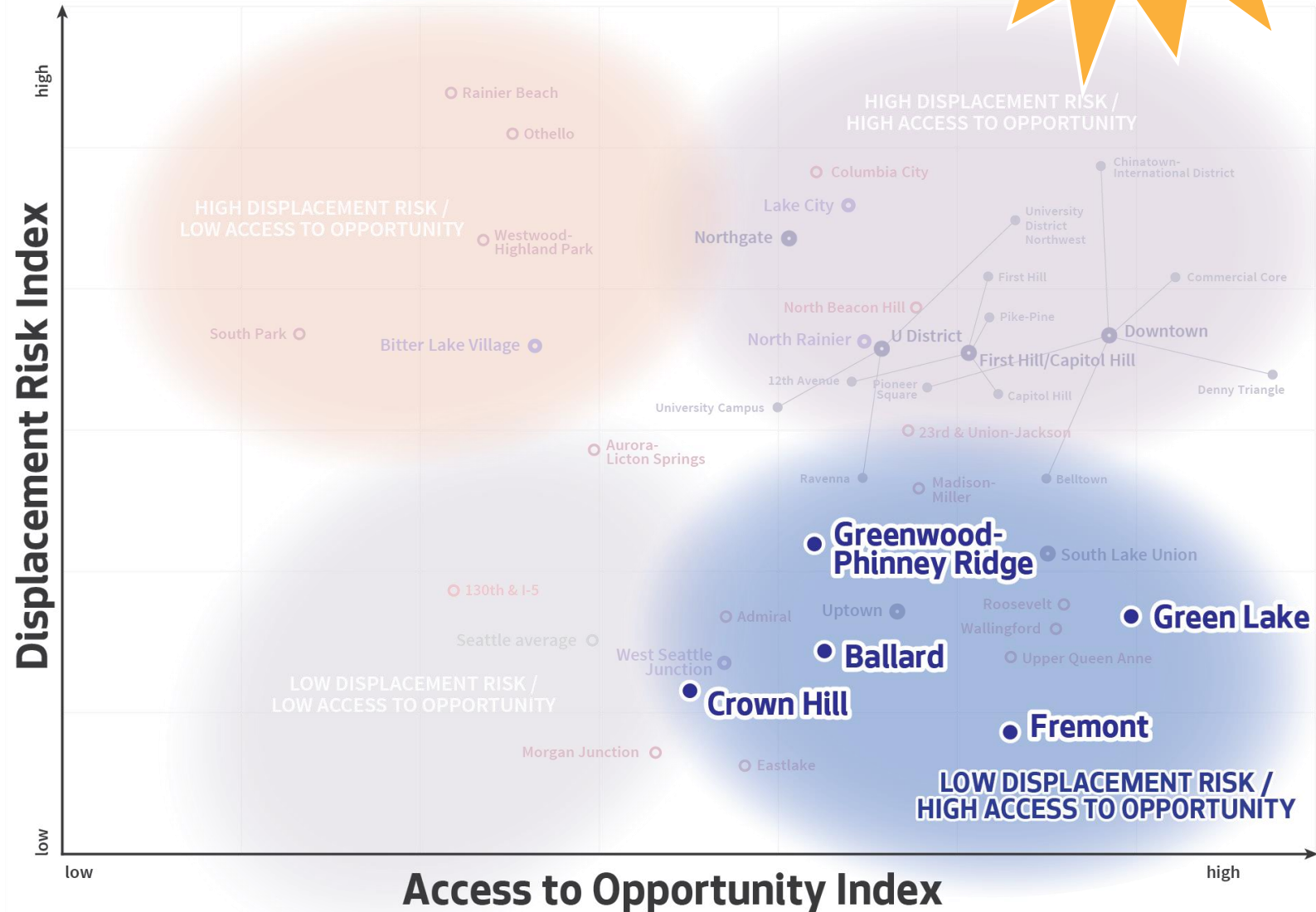
- ▶ Primary principle: In high risk of displacement communities, propose some (M1) or (M2) within 5 minutes of frequent transit
- ▶ Consistent with recent community planning process
- ▶ Separate legislation forthcoming late March or early April



# District 6: Growth & Equity Analysis



The five District 6 urban villages have **low risk of displacement** and **high access to opportunity**





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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
- ▶ No proposed changes to historic Ballard Ave, institutional overlay, and general industrial zones
- ▶ Some amount of single-family zoning, proposed to RSL or LR

## What are the benefits of zoning changes?

### 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

### 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 percent affordable buildings with services and family-size homes
- + Provides some of the lowest cost homes

#### Other livability benefits

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

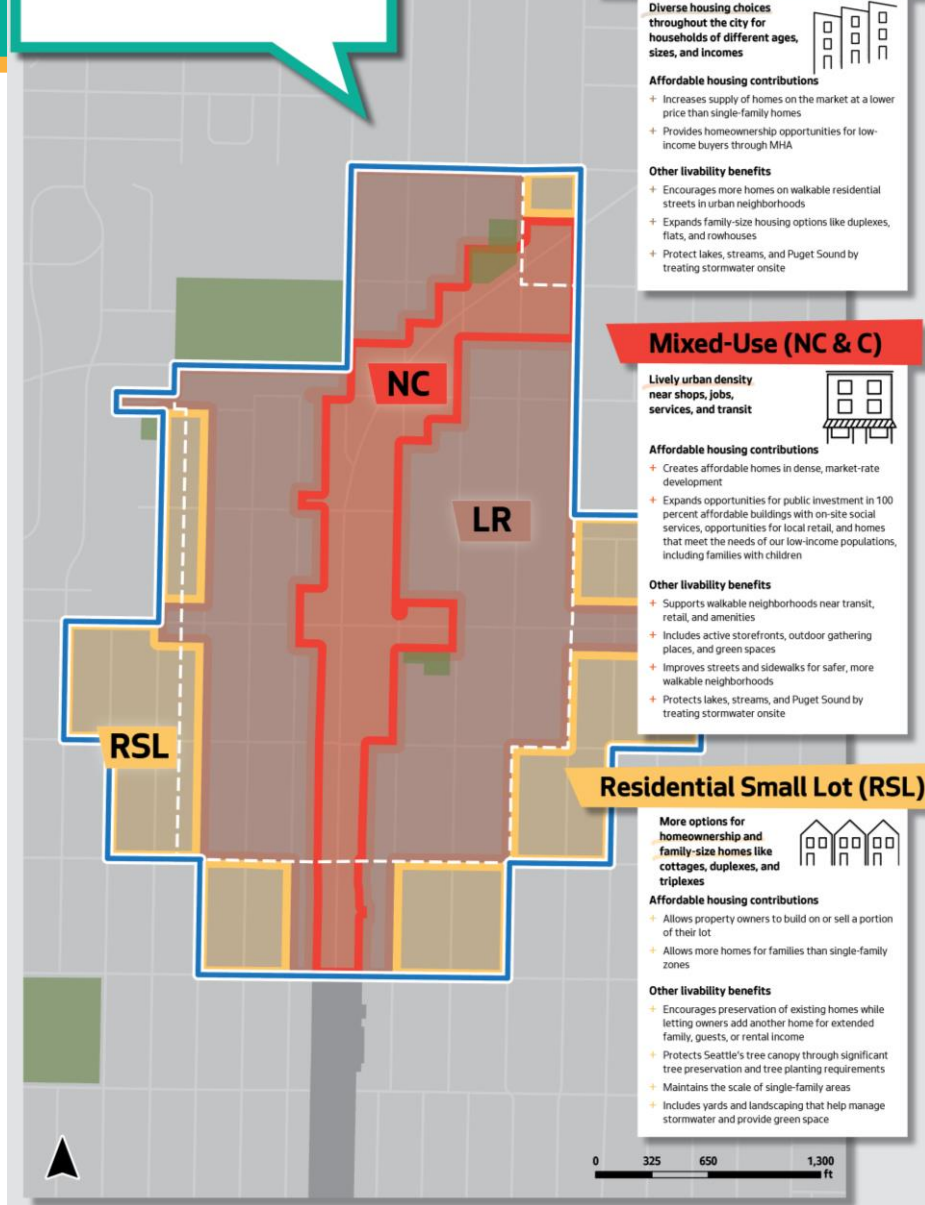
- + Supports walkable neighborhoods near transit, retail, and amenities
- + Includes active storefronts, outdoor gathering places, and green spaces
- + Improves streets and sidewalks for safer, more walkable neighborhoods
- + Protects lakes, streams, and Puget Sound by treating stormwater onsite

0 600 1,200 2,400  
ft

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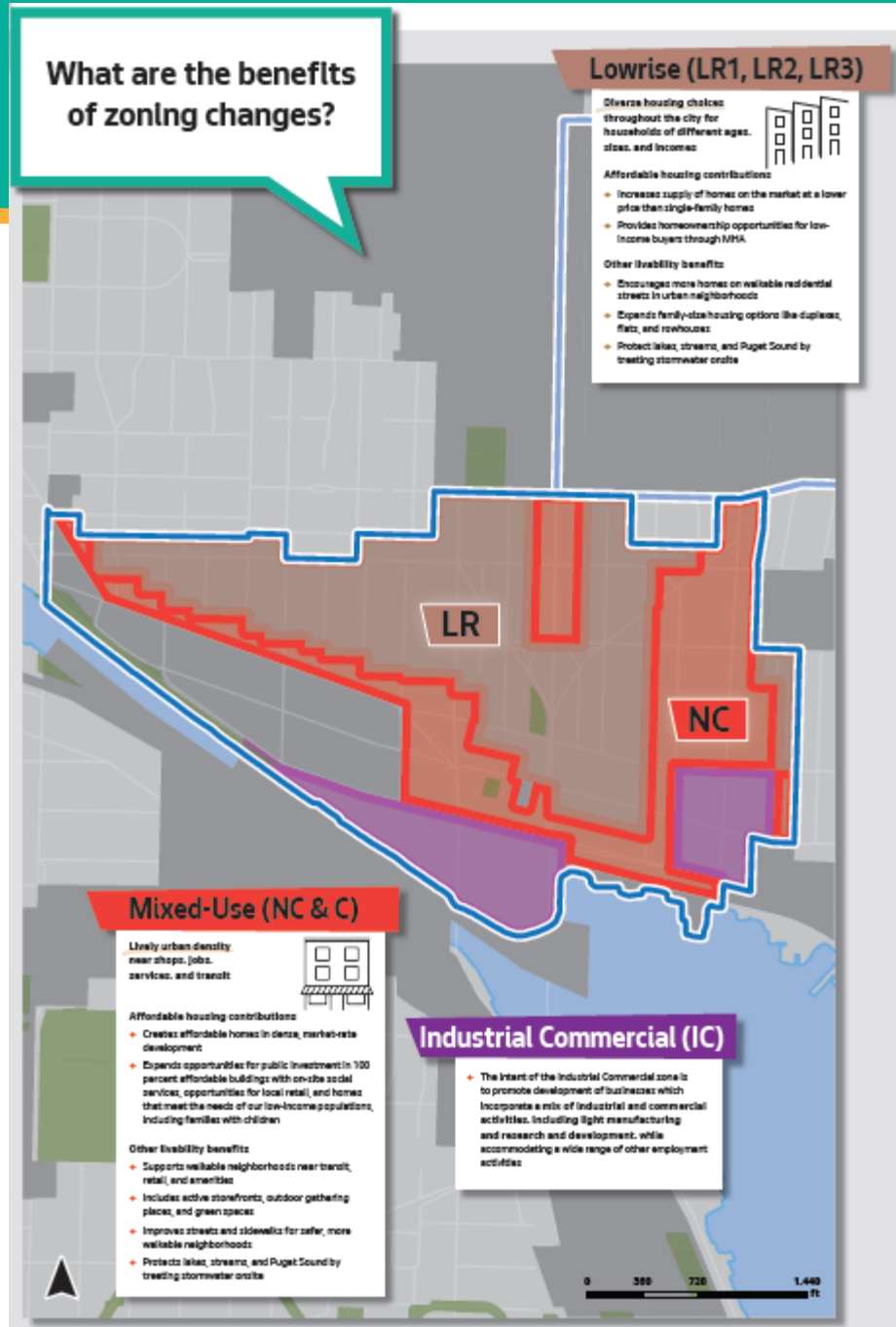
- ▶ Primary principles:
  - ▶ In communities with high access to opportunity and low risk of displacement, propose more (M1/M2) to support transit and other community principles
  - ▶ Expand urban village to include 10 minute walkshed to frequent transit
- ▶ Convert all C to NC to promote walkable community along 15<sup>th</sup> Ave NW and Holman Rd NW corridors
- ▶ Larger amount of single-family zoning, proposed to RSL or LR

What are the benefits of zoning changes?



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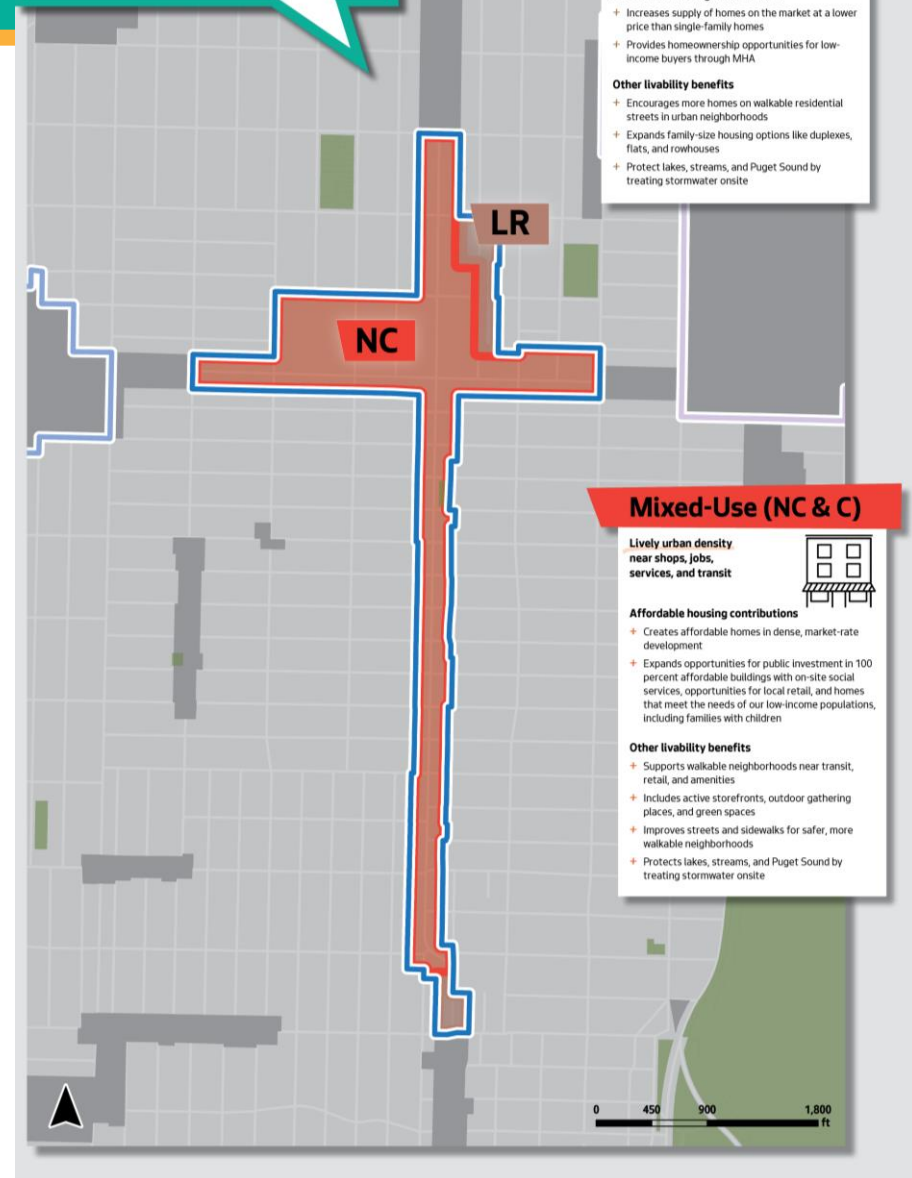
- ▶ Primary principle: In communities with high access to opportunity and low risk of displacement, propose more (M1/M2) to support transit and other community principles
- ▶ Convert C to NC to promote walkable community along Stone Way
- ▶ Two- and three-story height increase in some NC and LR near center of community
- ▶ No single-family zones in urban village
- ▶ Minimize increases within 500' of Aurora
- ▶ No proposed changes to general industrial zones



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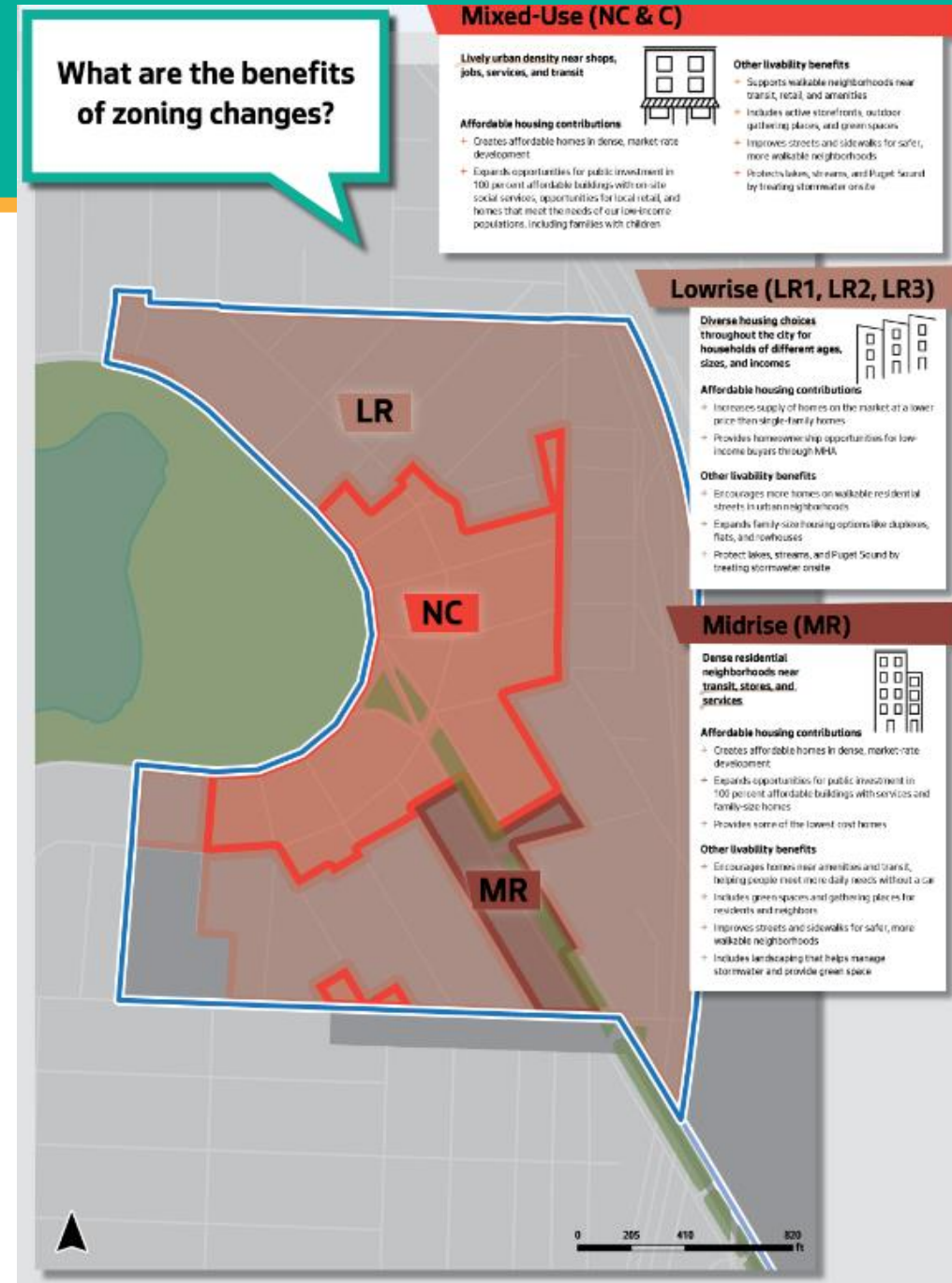
- ▶ Primary principle: In communities with high access to opportunity and low risk of displacement, propose more (M1/M2) to support transit and other community principles
- ▶ No proposed urban village expansion because G-PR did not meet frequent transit threshold at time of EIS
- ▶ No single-family zoning in the urban village

What are the benefits  
of zoning changes?



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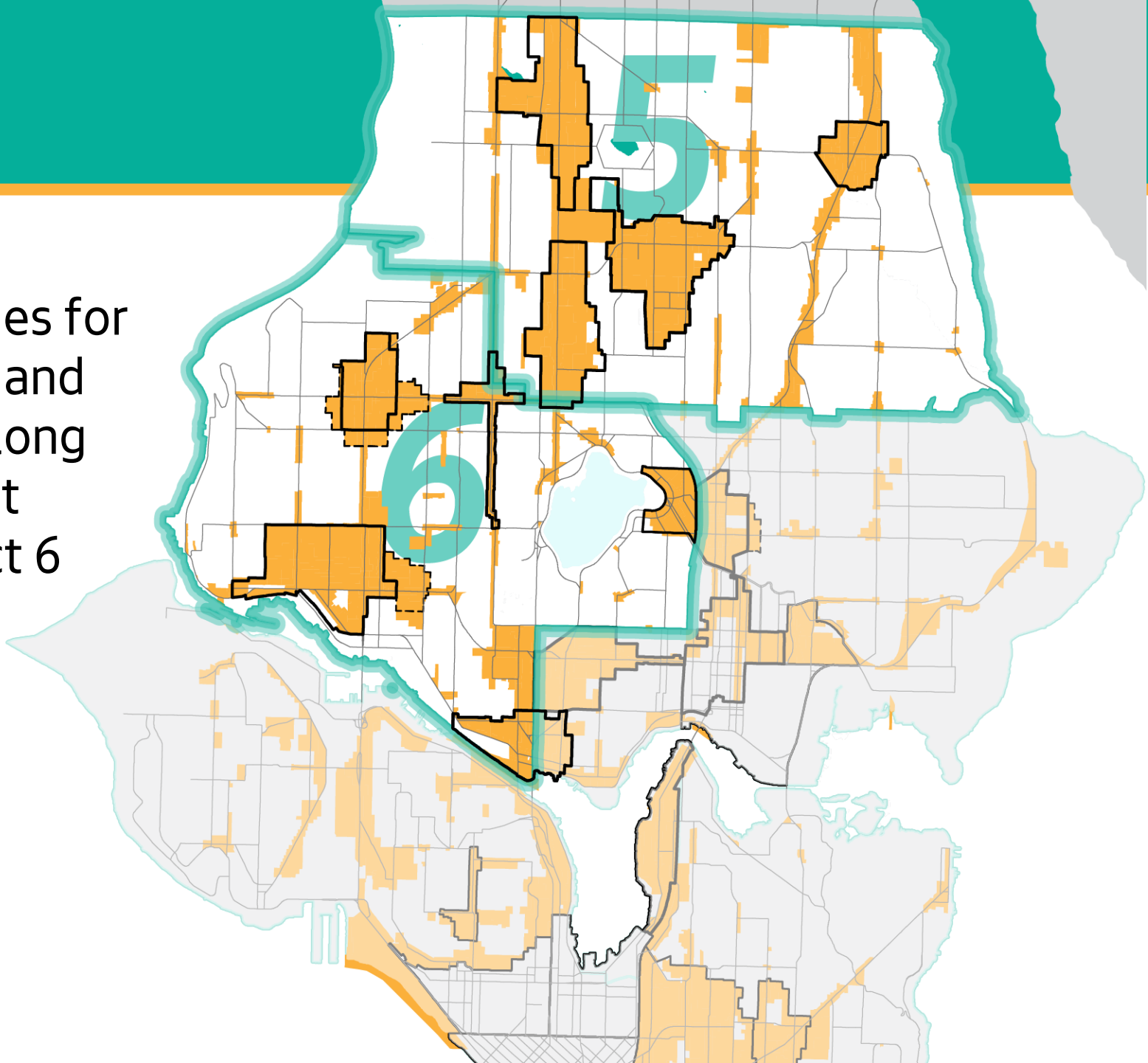
- ▶ Primary principle: In communities with high access to opportunity and low risk of displacement, propose more (M1/M2) to support transit and other community principles
- ▶ Two- and three-story height increase in some NC and LR along Green Lake Way and Ravenna Blvd
- ▶ Some amount of single-family zoning, proposed to LR
- ▶ Minimize increases within 500' of I-5



# Outside urban villages

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- ▶ Proposed (M) changes for existing multifamily and commercial zones along corridors throughout District 5 and District 6



# Highlight: Converting C to NC



- ▶ Comprehensive Plan calls for NC in urban villages
- ▶ Only proposing conversion inside urban villages with strong community call for NC zoning
  - Limited rezones of 9.5% of the City's 1555 acres of C-zoned land to NC
- ▶ Most current commercial uses may continue in NC
  - NC zoning would limit high-intensity uses in redevelopment
  - Existing nonconforming uses could continue indefinitely, but not expand
- ▶ Additional engagement work necessary before considering more comprehensive conversions in future

## 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.