

Mandatory Housing Affordability Citywide Implementation

a program of the Housing Affordability and Livability Agenda



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

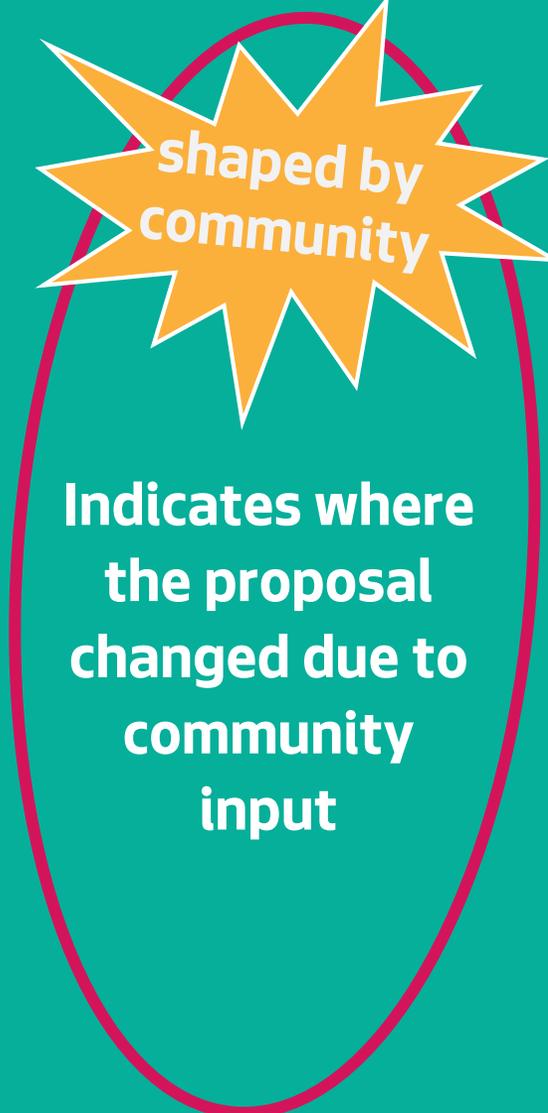
April 16, 2018 | 10:30 a.m.

Presentation Overview

1. Engagement Overview
2. Proposed Zoning for Districts 3 and 7



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*



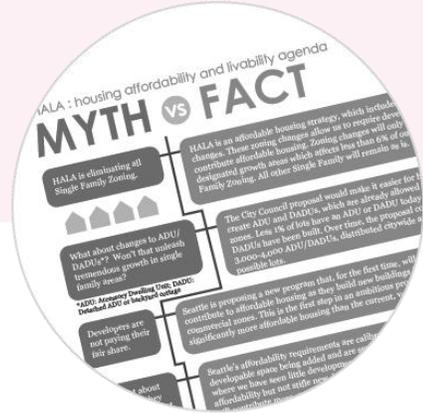
IN-PERSON TALKS



GOING WHERE YOU ARE



SPEAKING YOUR LANGUAGE



ANSWERING YOUR QUESTIONS

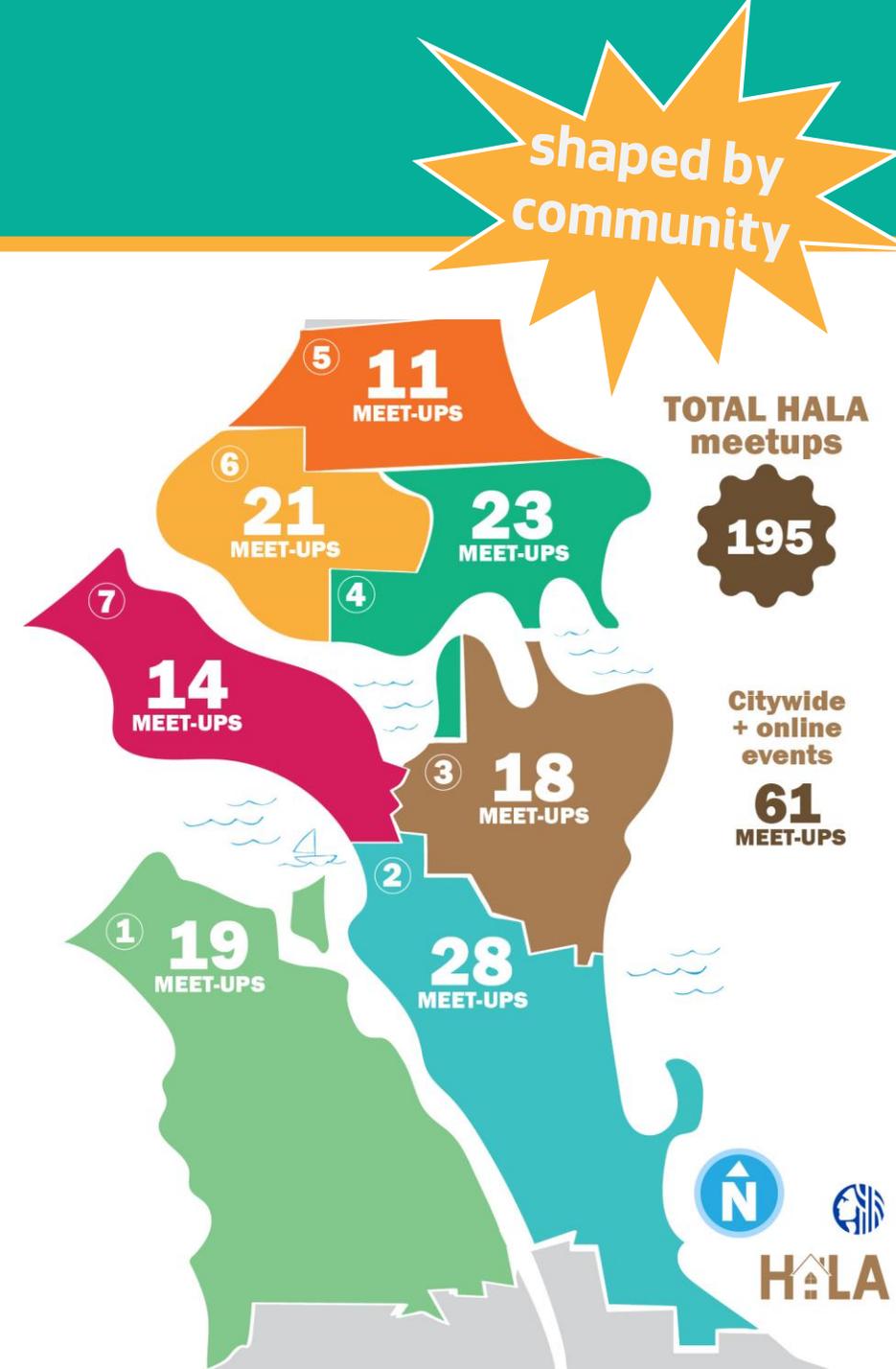


YOUR INPUT SHAPED OUTCOMES

*** 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

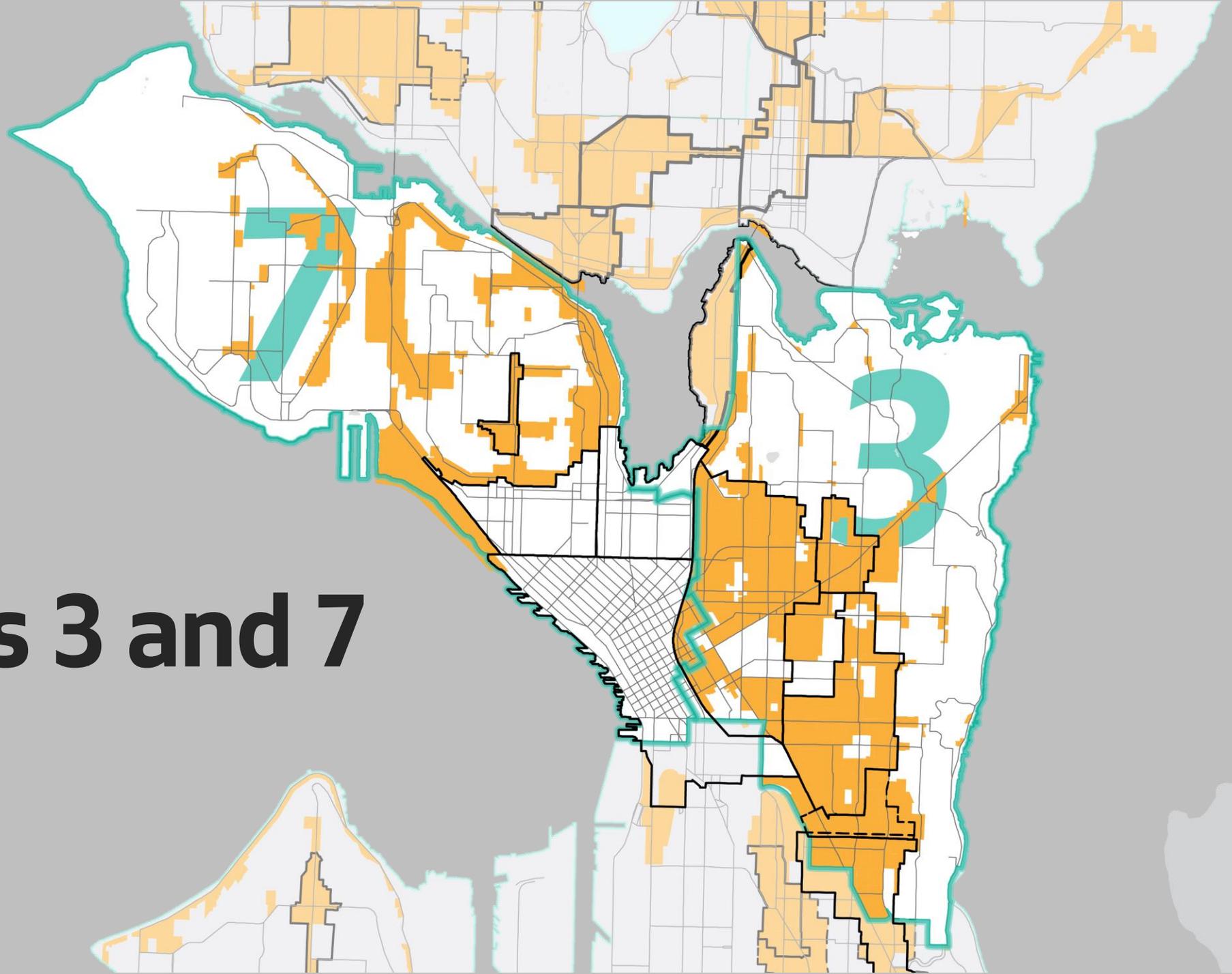


How engagement shaped the proposal



- ▶ 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 Districts 3 and 7

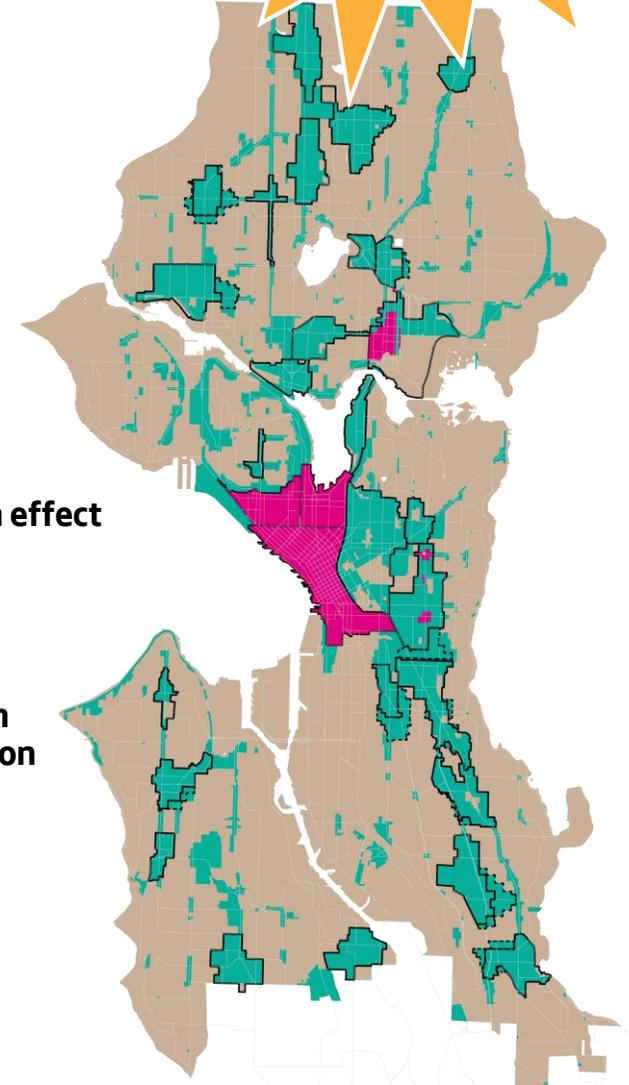
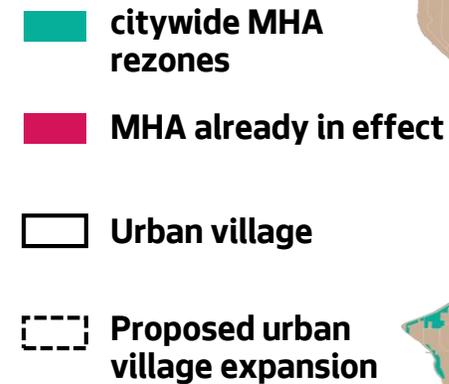


Comprehensive rezones



Propose comprehensive MHA rezones and new affordability requirements in:

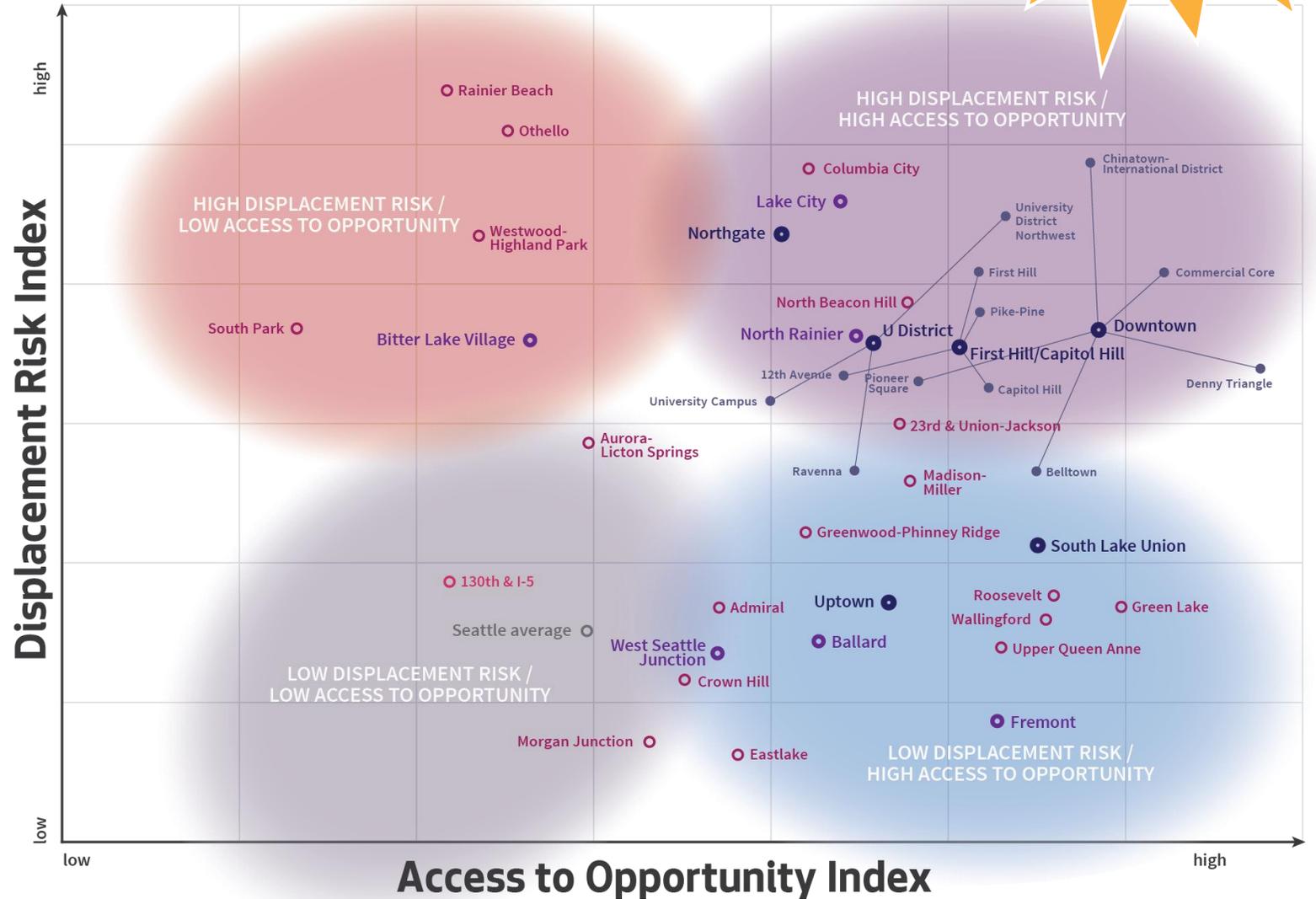
- ▶ all urban villages and urban village expansion areas
- ▶ all areas outside urban villages with multifamily and commercial zoning



Use Growth & Equity Analysis



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

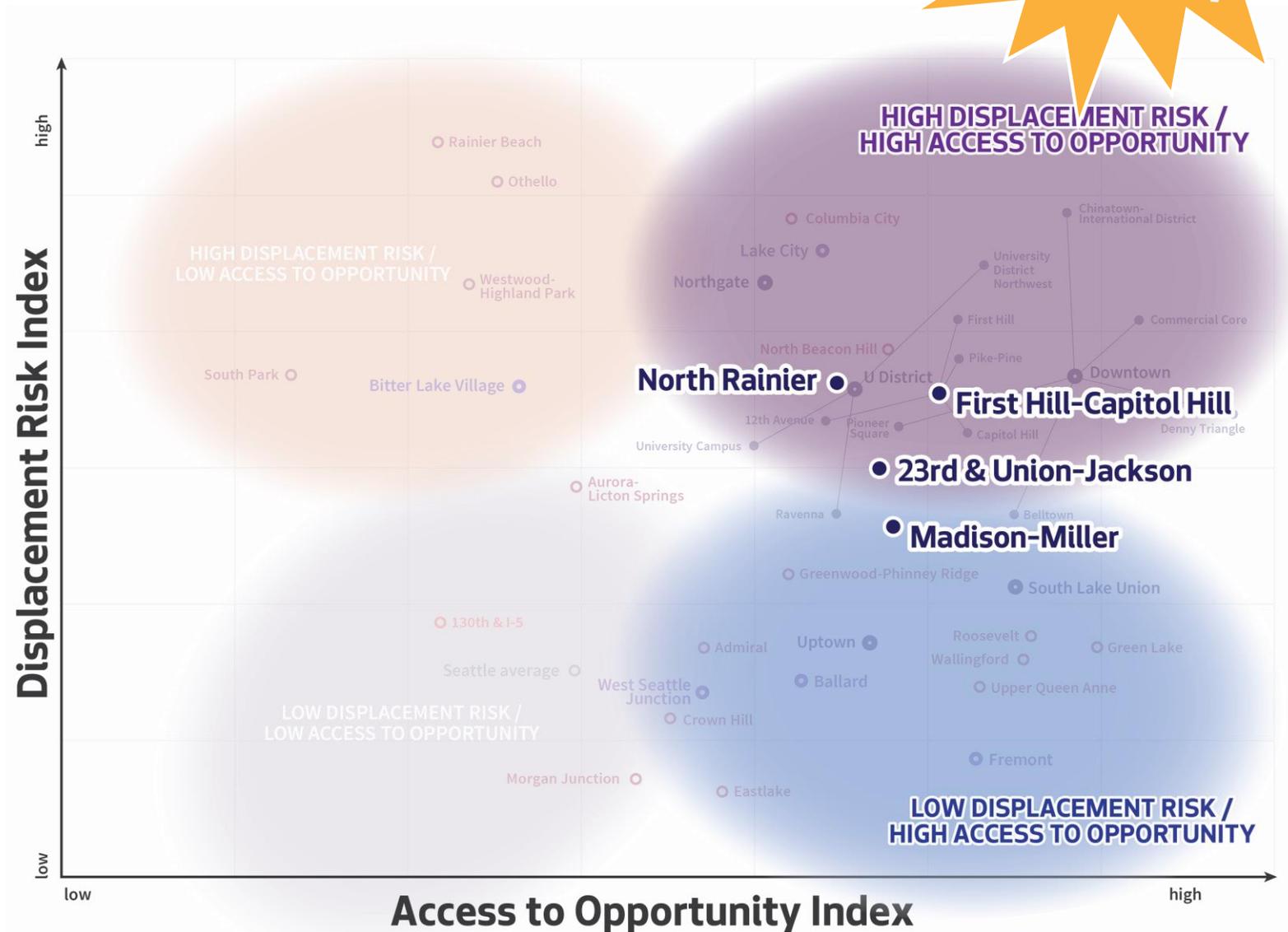


District 3: Growth & Equity Analysis



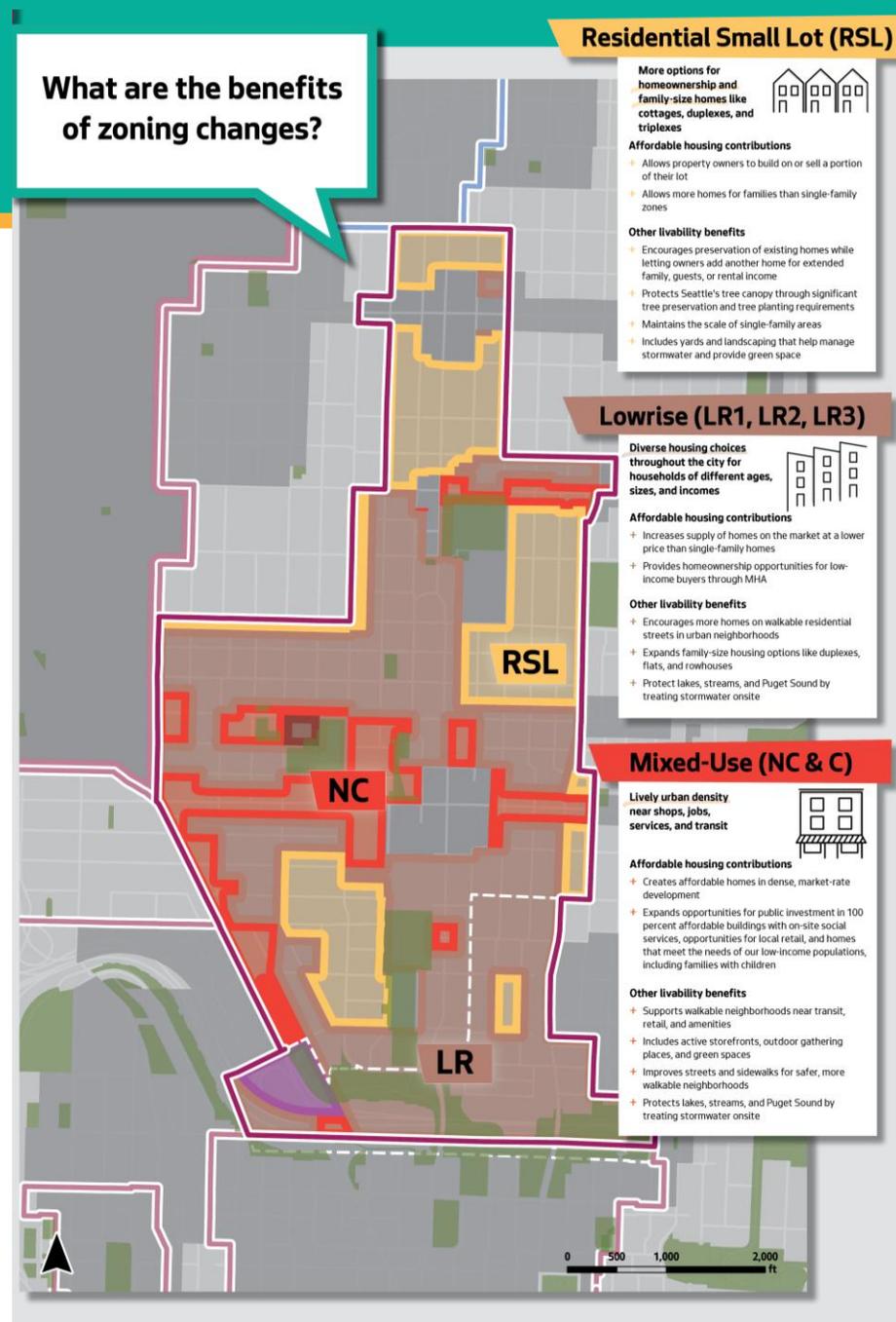
Most District 3 urban villages have **high risk of displacement**.

All have **high access to opportunity**



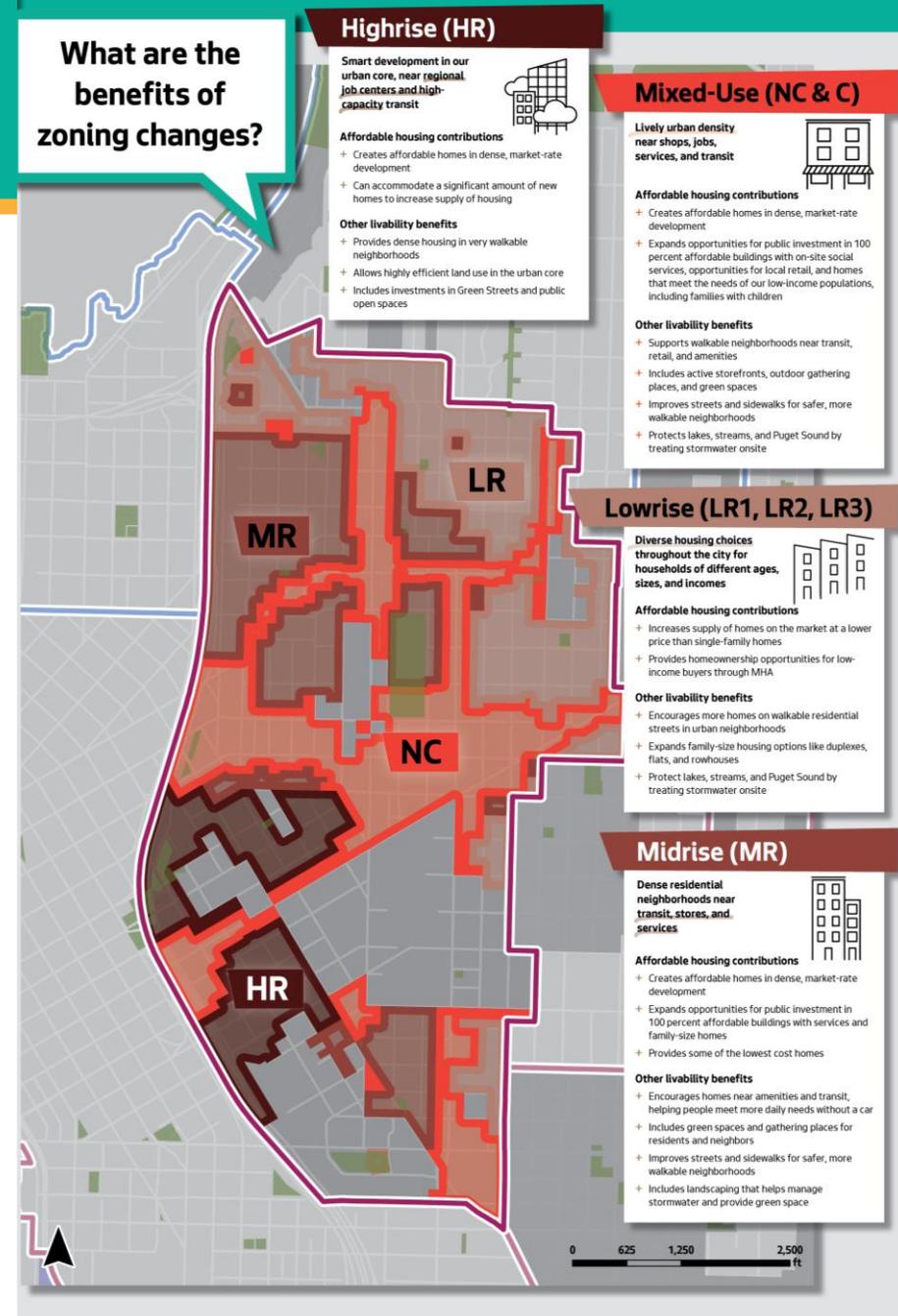
shaped by
community

- ▶ **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
- ▶ Rezones for nodes at 23rd & Union, Cherry, Jackson adopted in 2017
- ▶ Existing single-family proposed to RSL
- ▶ Support larger rezones for known 100% affordable projects



shaped by
community

- ▶ **Primary principle:** In communities with high risk of displacement, propose (M) increases throughout urban village, except near frequent transit
- ▶ No single-family zoning in urban village
- ▶ No changes to institutional overlays
- ▶ Proposed development standards to encourage slender towers in HR zone
- ▶ Current proposal replaces existing voluntary First Hill incentive zoning program with MHA



shaped by
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
- ▶ Support mixed-use node at future Madison BRT stations
- ▶ Encourage more housing choices along 19th Ave corridor between Madison and community center, park

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

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

Midrise (MR)

Dense residential neighborhoods near transit, stores, and services

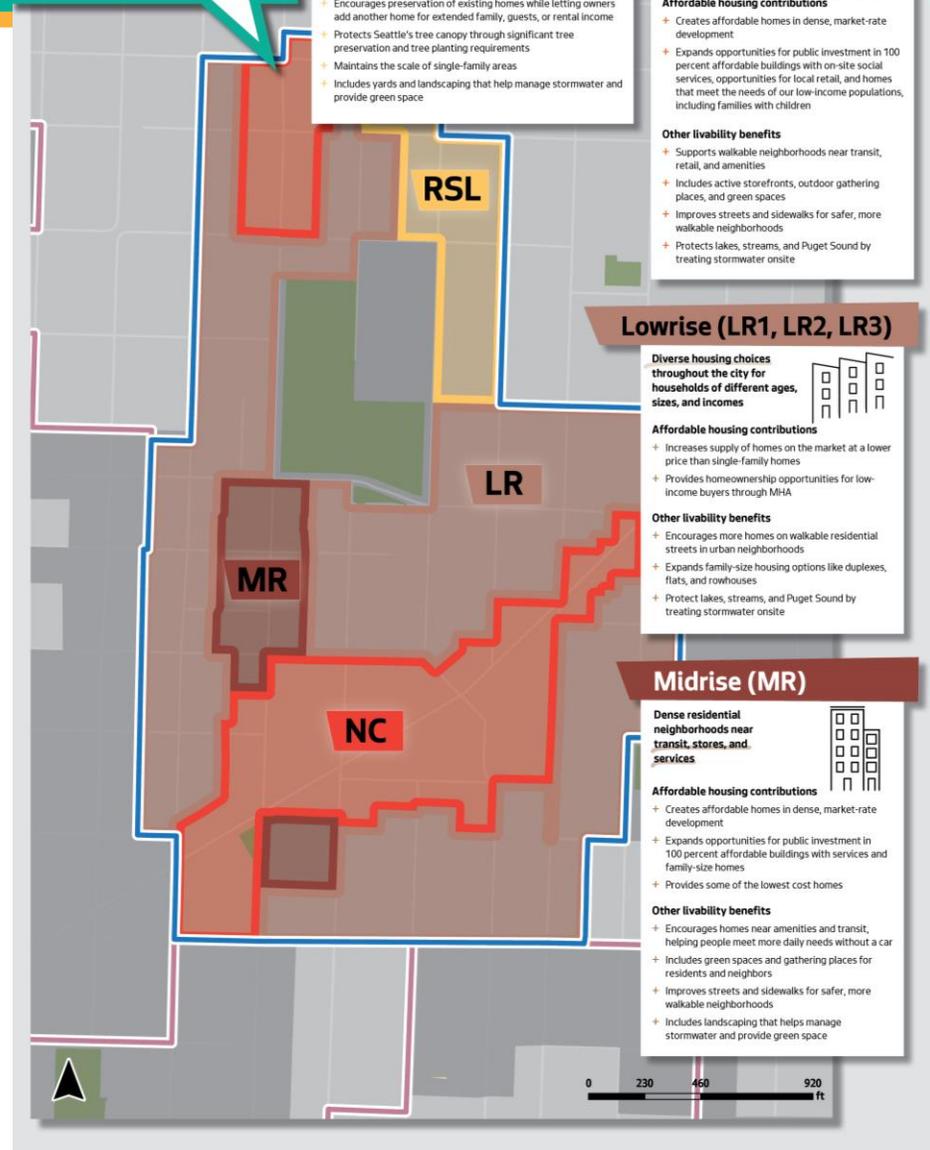


Affordable housing contributions

- 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

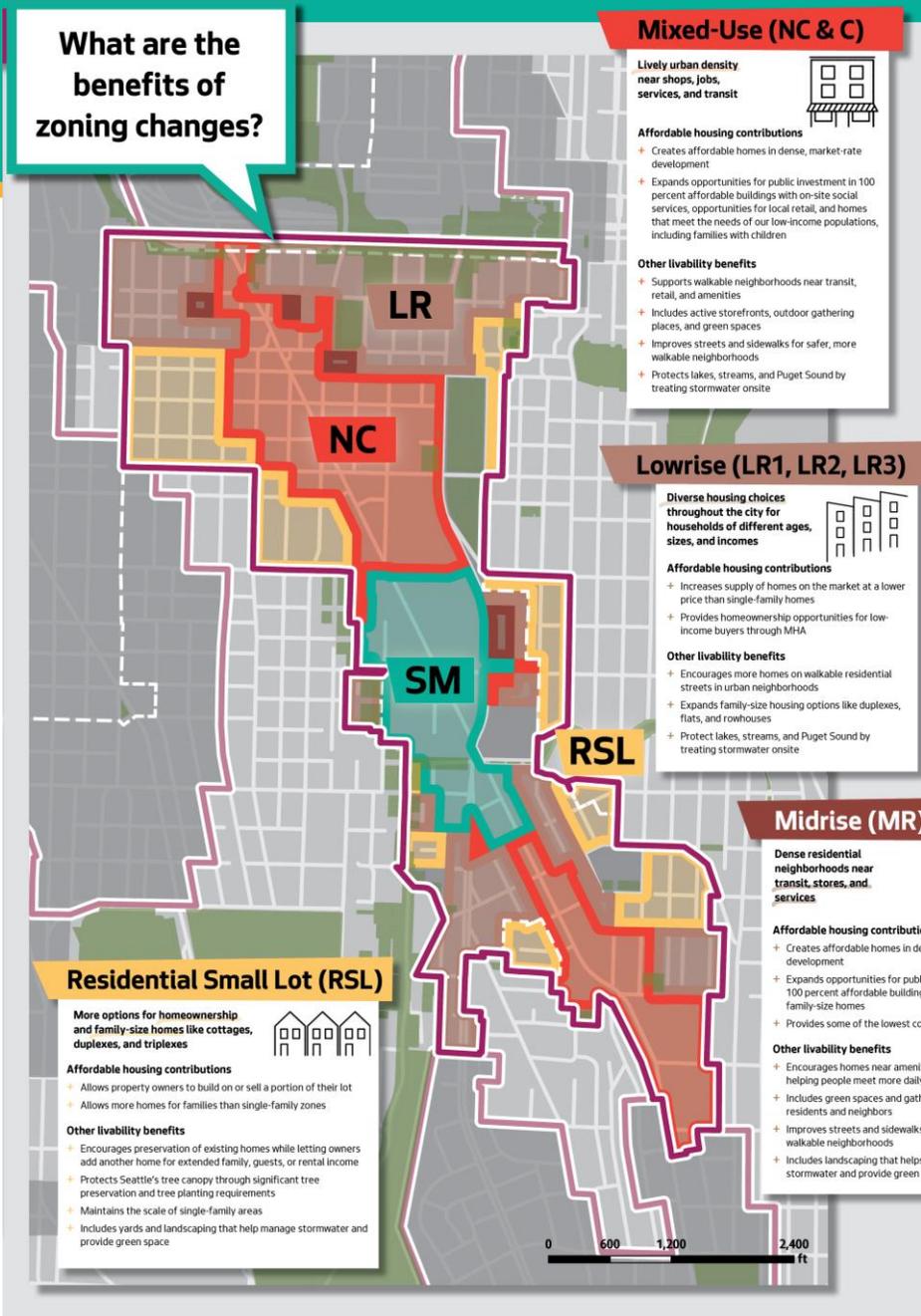
- Encourages homes near amenities and transit, helping people meet more daily needs without a car
- Includes green spaces and gathering places for residents and neighbors
- Improves streets and sidewalks for safer, more walkable neighborhoods
- Includes landscaping that helps manage stormwater and provide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



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' of I-90
- ▶ Support mixed-use nodes at Mt. Baker and future Judkins Park light rail stations

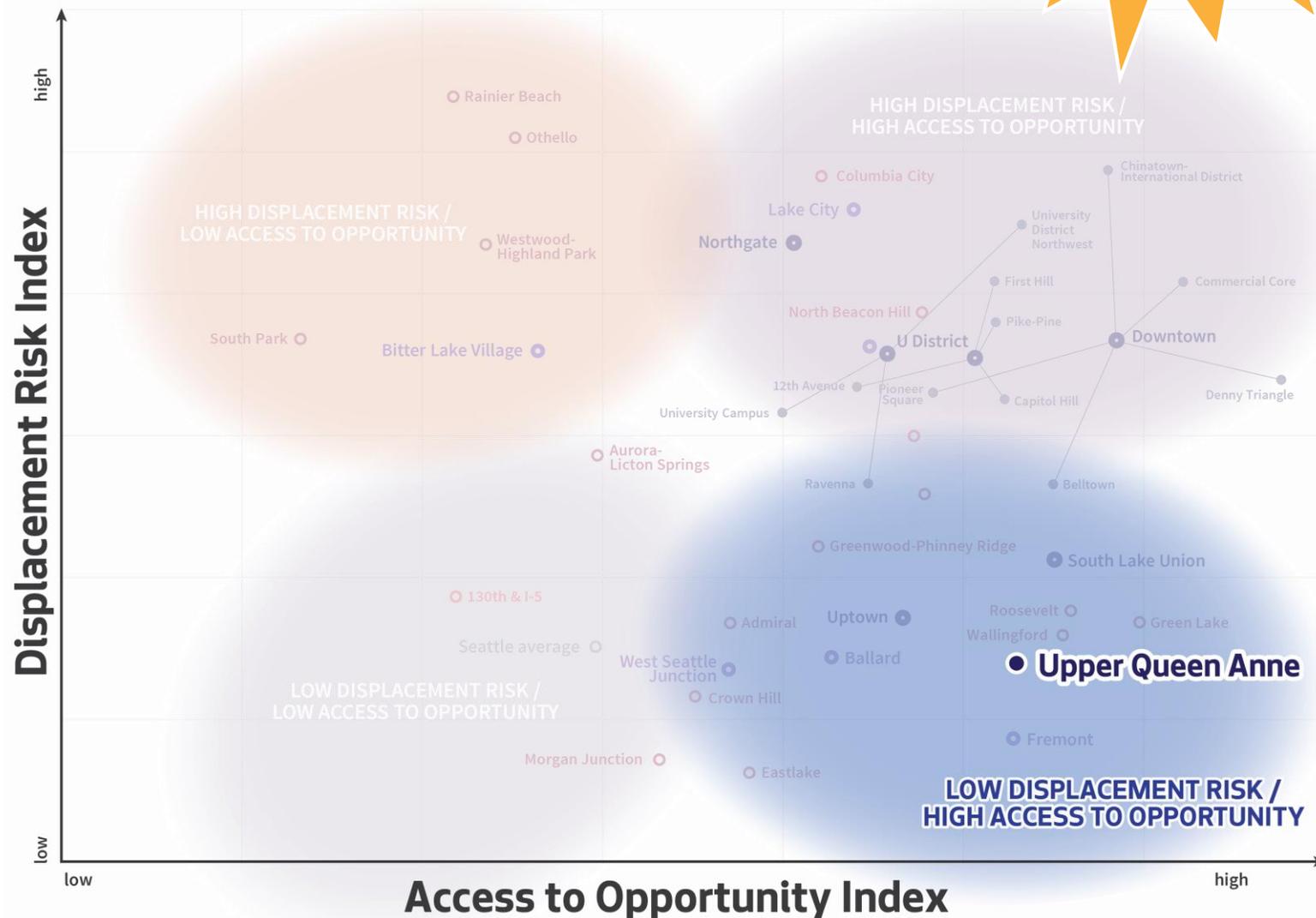


District 7: Growth & Equity Analysis



Council adopted rezones for D7 Urban Centers (Downtown, South Lake Union, and Uptown) in 2017.

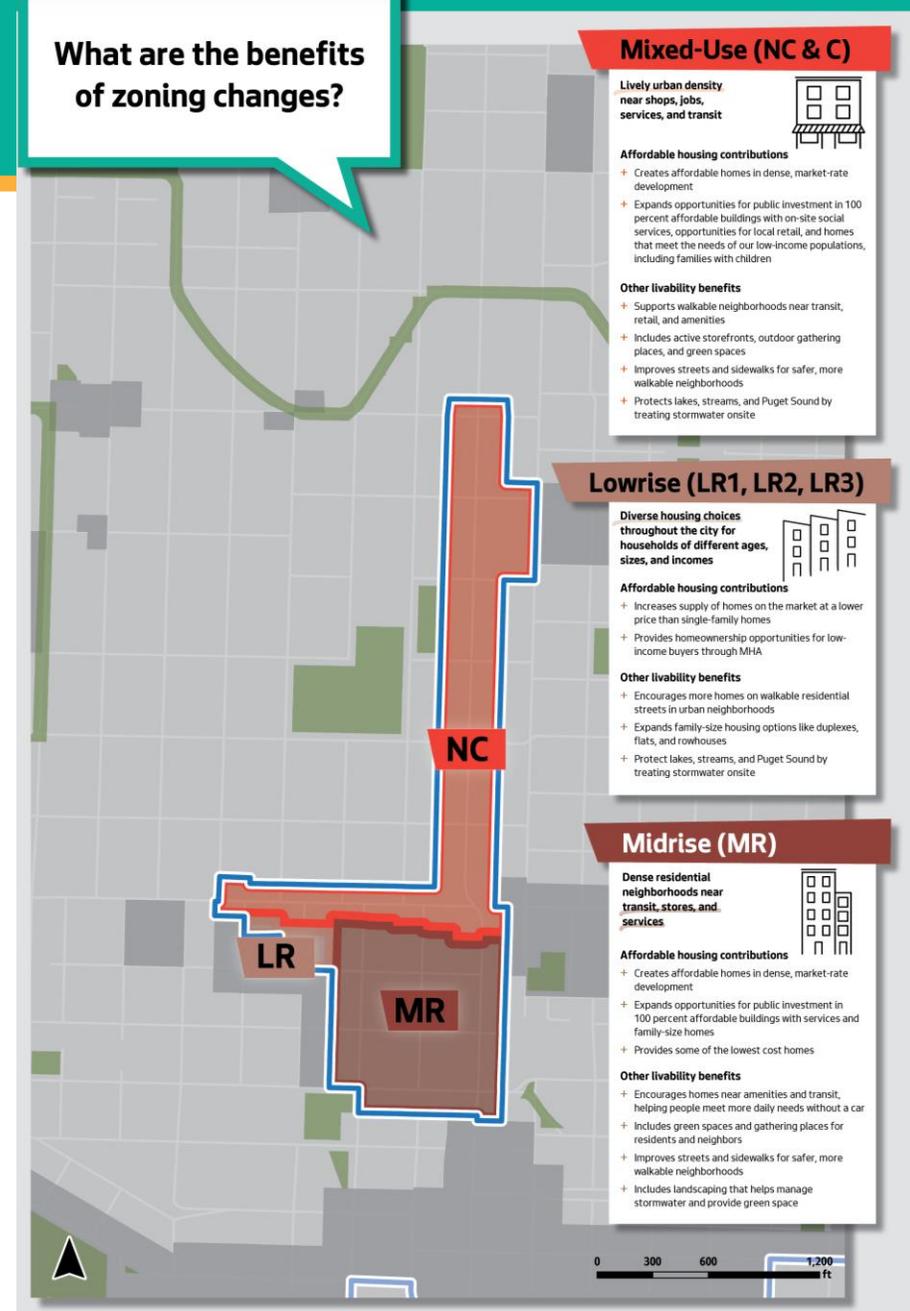
District 7 has one urban village, Upper Queen Anne, where **risk of displacement is low** and **access to opportunity is high**.



shaped by
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
- ▶ No single-family zoning in urban village currently
- ▶ No proposed urban village expansion because Upper Queen Anne did not meet frequent transit threshold at time of EIS

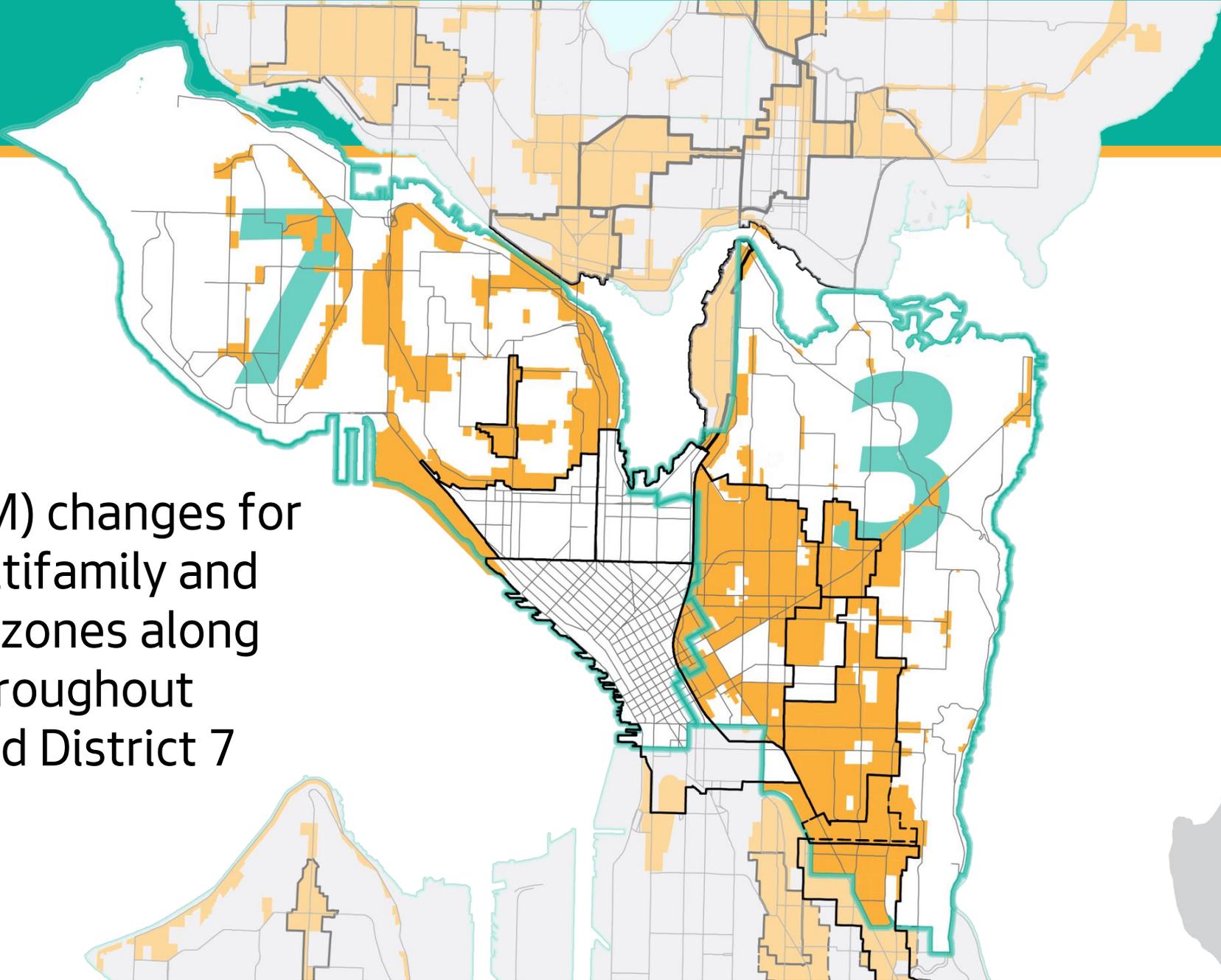
What are the benefits of zoning changes?



Outside urban villages

shaped by
community

- ▶ Proposed (M) changes for existing multifamily and commercial zones along corridors throughout District 3 and District 7



Mandatory Housing Affordability



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

thank you.