



# SEATTLE CITY COUNCIL

## Select Committee on Citywide Mandatory Housing Affordability (MHA)

### Agenda

Monday, February 25, 2019

2:30 PM

(meeting may begin after City Council)

Council Chamber, City Hall  
600 4th Avenue  
Seattle, WA 98104

Rob Johnson, Chair  
M. Lorena González, Vice-Chair  
Sally Bagshaw, Member  
Bruce Harrell, Member  
Lisa Herbold, Member  
Debora Juarez, Member  
Teresa Mosqueda, Member  
Mike O'Brien, Member  
Kshama Sawant, Member

Chair Info: 206-684-8808; [Rob.Johnson@seattle.gov](mailto:Rob.Johnson@seattle.gov)  
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**SEATTLE CITY COUNCIL**  
**Select Committee on Citywide Mandatory**  
**Housing Affordability (MHA)**  
**Agenda**  
**February 25, 2019 - 2:30 PM**  
**(meeting may begin after City Council)**

**Meeting Location:**

Council Chamber, City Hall, 600 4th Avenue, Seattle, WA 98104

**Committee Website:**

<http://www.seattle.gov/council/committees/citywidemha>

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This meeting also constitutes a meeting of the City Council, provided that the meeting shall be conducted as a committee meeting under the Council Rules and Procedures, and Council action shall be limited to committee business.

*Please Note: Times listed are estimated*

**A. Call To Order**

**B. Chair's Report**

(5 minutes)

**C. Public Comment**

(20 minutes)

**D. Items of Business**

1. [CB 119444](#) **AN ORDINANCE relating to Mandatory Housing Affordability (MHA); rezoning certain land and modifying development standards throughout the City, implementing MHA requirements, and modifying existing development standards to improve livability; amending Chapter 23.32 of the Seattle Municipal Code (SMC) at pages 2, 3, 4, 5, 6, 7, 8, 9, 12, 13, 14, 15, 16, 17, 18, 19, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 48, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 70, 71, 72, 73, 74, 75, 76, 77, 78, 80, 81, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 143, 144, 145, 146, 147, 149, 150, 151, 152, 155, 156, 157, 158, 159, 160, 161, 163, 164, 165, 166, 167, 168, 170, 172, 173, 174, 175, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 195, 197, 198, 200, 203, 205, 206, 208, 215, 216, 217, 218, and 219 of the Official Land Use Map; amending Chapters 23.30, 23.34, 23.44, 23.45, 23.47A, 23.48, 23.50, 23.53, 23.54, 23.58A, 23.58B, 23.58C, 23.58D, 23.71, 23.73, 23.74, 23.76, 23.84A, 23.86, 23.91, 25.05, and 25.11 of the SMC; adding Sections 23.34.006, 23.44.009, 23.44.011, 23.44.017, 23.44.018, 23.44.019, 23.44.020, 23.45.530, 23.48.050, 23.48.340, 23.48.345, 23.48.445, 23.48.900, 23.48.905, 23.48.920, 23.48.940, and 23.48.945 to the SMC; repealing Sections 23.34.026, 23.43.006, 23.43.008, 23.43.010, 23.43.012, 23.43.040, 23.48.425, 23.48.621, 23.48.721, 23.58A.025, 23.58A.026, 23.58A.028, and 23.71.040 of the SMC; recodifying Section 23.44.018 of the SMC as Section 23.44.021; and amending the titles of Chapter 23.45 and Subchapter IV of Chapter 23.58A of the SMC.**

*Attachments:* [Full Text: CB 119444 v1](#)  
[Att 1 - Maps of Specific Rezone Areas](#)  
[Att 2 - Maps of Areas Excluded from Rezone](#)

Supporting

Documents:

[Summary and Fiscal Note](#)

[Director's Report](#)

[Central Staff Memo \(2/8/19\)](#)

[Central Staff Memo \(2/25/19\) \(pp. 1-5\)](#)

[Memo Att 1: Summary Table of Amendments \(pp. 6-13\)](#)

[Memo Att 2: Group 1 Consent Package for CB 119444 \(pp. 14-146\)](#)

[Memo Att 3: Group 2 Individual Votes for CB 119444 \(pp. 147-182\)](#)

[Memo Att 4: Group 3 Consent Package for CB 119443 \(pp. 183-201\)](#)

[Memo Att 5: Individual Votes for CB 119443 \(pp. 202-228\)](#)

[Memo Att 6: Draft Companion Resolution \(pp. 229-241\)](#)

[Memo Att 7: Potential effects of Proposed Amendments and Small Commercial Spaces \(pp. 242-248\)](#)

**Discussion and Possible Vote** (120 minutes)

**Presenters:** Aly Pennucci, Eric McConaghy, Ketil Freeman, Lish Whitson, and Yolanda Ho, Council Central Staff

2. [CB 119443](#) **AN ORDINANCE** relating to land use; amending the Seattle Comprehensive Plan to incorporate changes related to Mandatory Housing Affordability as proposed as part of the 2019 Comprehensive Plan annual amendment process.

Attachments: [Att 1 – Amendments to Growth Strategy Element](#)  
[Att 2 – Amendments to Neighborhood Plans](#)  
[Att 3 - Amendments to the Future Land Use Map in 23rd & Union Jackson](#)  
[Att 4 - Amendments to the Future Land Use Map in Ballard](#)  
[Att 5 - Amendments to the Future Land Use Map in Columbia City](#)  
[Att 6 - Amendments to the Future Land Use Map in Crown Hill](#)  
[Att 7 - Amendments to the Future Land Use Map in North Beacon Hill](#)  
[Att 8 - Amendments to the Future Land Use Map in North Rainier](#)  
[Att 9 - Amendments to the Future Land Use Map in Othello](#)  
[Att 10 - Amendments to the Future Land Use Map in Rainier Beach](#)  
[Att 11 - Amendments to the Future Land Use Map in Roosevelt](#)  
[Att 12 - Amendments to the Future Land Use Map in West Seattle Junction](#)

Supporting Documents: [Summary and Fiscal Note](#)  
[Neighborhood Plan Element Updates Director's Report](#)  
[Central Staff Memo \(pp. 1-5\)](#)  
[Memo Att 1: Summary Table of Amendments \(pp. 6-13\)](#)  
[Memo Att 2: Group 1 Consent Package for CB 119444 \(pp. 14 -146\)](#)  
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[Memo Att 6: Draft Companion Resolution \(pp. 229-241\)](#)  
[Memo Att 7: Potential effects of Proposed Amendments and Small](#)

**Discussion and Possible Vote** (20 minutes)

**Presenters:** Aly Pennucci, Eric McConaghy, Ketil Freeman, Lish

Whitson, and Yolanda Ho, Council Central Staff

3.     [CB 119445](#)     **AN ORDINANCE relating to land use and zoning; amending Chapter 23.32 of the Seattle Municipal Code at page 28 of the Official Land Use Map to rezone land in the Northgate Urban Center; amending Sections 23.30.010, 23.48.002, 23.48.040, 23.48.055, 23.48.085, 23.58B.040, 23.58B.050, 23.58C.040, 23.58C.050, 23.71.004, 23.84A.025, 23.84A.038, 23.84A.048, and 25.05.800 of the Seattle Municipal Code; and adding a new Subchapter VII to Chapter 23.48 of the Seattle Municipal Code, consisting of Sections 23.48.802, 23.48.805, 23.48.820, 23.48.825, 23.48.827, 23.48.835, 23.48.840, 23.48.841, 23.48.845, 23.48.846, 23.48.847, 23.48.850, 23.48.852, 23.48.880, and 23.48.885.**

Attachments:    [Full Text: CB 119445 v1](#)  
                      [Att 1 – Seattle Mixed Northgate Rezone Map](#)

Supporting  
Documents:    [Summary and Fiscal Note](#)  
                      [Mayor's Letter](#)  
                      [Director's Report](#)  
                      [Central Staff Memo \(pp. 1-5\)](#)

**Discussion and Possible Vote** (20 minutes)

**Presenters:** Aly Pennucci, Eric McConaghy, Ketil Freeman, Lish Whitson, and Yolanda Ho, Council Central Staff

## E. Adjournment