



SEATTLE CITY COUNCIL

Select Committee on Citywide Mandatory Housing Affordability (MHA)

Agenda

Monday, April 16, 2018

6:00 PM

Special Meeting - Public Hearing

Seattle Central College, Broadway Performance Hall
1625 Broadway Avenue
Seattle, WA 98122

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
[Watch Council Meetings Live](#) [View Past Council Meetings](#)
Council Chamber Listen Line: 206-684-8566

For accessibility information and for accommodation requests, please call
206-684-8888 (TTY Relay 7-1-1), email CouncilAgenda@seattle.gov, or visit
<http://seattle.gov/cityclerk/accommodations>.



SEATTLE CITY COUNCIL
Select Committee on Citywide Mandatory
Housing Affordability (MHA)
Agenda
April 16, 2018 - 6:00 PM
Special Meeting - Public Hearing

Meeting Location:

Seattle Central College, Broadway Performance Hall, 1625 Broadway Avenue, Seattle, WA 9

Committee Website:

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

This meeting also constitutes a meeting of the Full 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. Items of Business

1. [CB 119184](#) **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 Sections 23.30.010, 23.34.008, 23.34.010, 23.34.011, 23.34.012, 23.34.024, 23.44.002, 23.44.006, 23.44.008, 23.44.010, 23.44.012, 23.44.014, 23.44.016, 23.44.022, 23.44.024, 23.44.034, 23.44.041, 23.44.042, 23.45.502, 23.45.508, 23.45.509, 23.45.510, 23.45.512, 23.45.514, 23.45.516, 23.45.517, 23.45.518, 23.45.520, 23.45.522, 23.45.529, 23.45.536, 23.45.545, 23.47A.002, 23.47A.005, 23.47A.008, 23.47A.009, 23.47A.012, 23.47A.013, 23.47A.014, 23.47A.017, 23.48.002, 23.48.021, 23.48.025, 23.48.040, 23.48.055, 23.48.300, 23.48.320, 23.48.325, 23.48.400, 23.48.420, 23.48.421, 23.48.620, 23.48.623, 23.48.627, 23.48.635, 23.48.640, 23.48.645, 23.48.646, 23.48.650, 23.50.020, 23.50.026, 23.50.028, 23.50.053, 23.50.055, 23.53.006, 23.53.025, 23.54.015, 23.54.040, 23.58A.002, 23.58A.014, 23.58B.040, 23.58B.050, 23.58C.040, 23.58C.050, 23.58D.002, 23.58D.006, 23.71.030, 23.73.009, 23.73.010, 23.73.014, 23.73.024, 23.74.010, 23.76.060, 23.84A.002, 23.84A.048, 23.86.002, 23.86.007, 23.86.012, 23.86.014, 23.86.015, 23.86.016, 23.86.019, 23.91.002, and 25.11.060 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 119184 v1](#)
[Att 1 - Maps of Specific Rezone Areas](#)
[Att 2 - Maps of Areas Excluded from Rezone](#)

Supporting Documents: [Summary and Fiscal Note](#)
[Mayor's Letter](#)
[Director's Report](#)
[Presentation \(04/16/18\)](#)
[Presentation \(04/16/18\)](#)

Public Hearing

Presenter: Sara Maxana, Mayor's Office

The hearing begins at 6:00 p.m. and will continue until all in-person comments have been received. Members of groups, organizations, or coalitions with similar interests are encouraged to combine their presentations. Group presentations with four or more people will be limited to up to five (5) minutes. Individual comments will be limited to up to two (2) minutes.

D. Adjournment

Notice of a City Council Public Hearing regarding rezones and amendments to the Seattle Municipal Code, implementing Mandatory Housing Affordability (MHA) throughout the city.

Monday, April 16, 2018 at 6:00 p.m.

Seattle Central College (Broadway Performance Hall)

1625 Broadway

Seattle, WA 98122

The Seattle City Council is considering proposed legislation to amend Seattle's land use and zoning code to apply Mandatory Housing Affordability (MHA) requirements in existing multifamily and commercial zones in Seattle, areas currently zoned Single Family in existing urban villages, and areas zoned Single Family in potential urban village expansion areas identified in the Seattle 2035 Comprehensive Planning process.

The City Council's Select Committee on Mandatory Housing Affordability will hold a series of public hearings during the first half of 2018 to take comments on the proposed changes to land use and zoning regulations. This hearing will focus on changes affecting property in District 3 (District 3 includes all or portions of 15th Ave E / Volunteer Park, Broadmoor, Broadway, Capitol Hill, Central Area, Colman, Denny Blaine, First Hill, Garfield, Harborview, Jackson Place, Judkins, Leschi, Little Saigon, Madison Park, Madrona, Miller, Montlake, Mount Baker, North Beacon Hill, Pike/Pine, South Lake Union, Squire Park, and Yesler Terrace) and District 7 (District 7 includes all or portions of Belltown, Briarcliff, Cascade, Chinatown/ID, Denny Regrade, Downtown, First Hill, Interbay, Magnolia, Pike Place Market, Pioneer Square, Queen Anne, South Lake Union, Uptown, West Edge, and Westlake).

The legislation would: make area-wide revisions to the official zoning map in the areas shown on the map; apply MHA requirements in the rezoned areas, requiring new commercial or multi-family development in the affected zones to contribute to affordable housing; add development capacity in the form of an increase in the amount of allowed height and/or floor area for buildings in zones where the MHA requirements would apply; modify or introduce new development standards to address design issues with current development and accommodate new building types; modify or introduce new requirements to apply MHA to contract rezones; modify certain rezone criteria in the Land Use Code; modify certain land use definitions; and modify or introduce new requirements for certain measurements, such as floor area ratio and green factor.

For those who wish to speak or provide public comment, sign-up sheets will be available starting at 5:30 p.m. The hearings will continue until all in-person comments have been received. In the interest of time, members of groups, organizations, or coalitions with similar interests are encouraged to combine their presentations. Group presentations with four or more people will be limited to up to five (5) minutes. Individual comments will be limited to two (2) minutes or less. The Select Committee hearing will be webcast live at <http://www.seattle.gov/council/watch-council-live>.

Information Available

Citywide Mandatory Housing Affordability Legislation

Information regarding the proposal, including CB 119184, is available at www.seattle.gov/council/committees/citywidemha.

Citywide Mandatory Housing Affordability Development

Information regarding the development of the proposal, including additional resources, is available at <https://www.seattle.gov/hala/about>.

Questions regarding the proposal may be directed to Ketil Freeman of the City Council Central Staff at (206) 684-8178 or via email at ketil.freeman@seattle.gov, or to Geoff Wentlandt of the Office of Planning and Community Development (OPCD) at 206-684-3586 or via email at geoffrey.wentlandt@seattle.gov.

Written Comments

Written comments on the proposal will be accepted until the Full Council takes final action on the proposal, which is not anticipated to occur before July 2018. Please send comments to Spencer Williams in Councilmember Rob Johnson's office via e-mail at citywidemha@seattle.gov; to all councilmembers at council@seattle.gov; or by mail to:

Councilmember Rob Johnson
PO Box 34025
Seattle, WA 98124-4025

All comments received are considered public records.

Transportation and Parking

Broadway Performance Hall is readily accessible by public transportation by the First Hill Streetcar; Buses 9, 11, 43, 49, 60 and Link Light Rail . For drivers, Seattle Central College operates a 500-space parking garage at 1609 Harvard Ave across the street from the Broadway Performance Hall. Street-side parking is also available in the area.

Request for Accommodations

Broadway Performance Hall is ADA accessible. Print and communications and other accommodations may be provided by contacting customer support at (206) 684-8888; or TTY Relay 7-1-1; or visit <http://seattle.gov/cityclerk/accommodations>. Every effort will be made to accommodate each request.

Childcare Provided

Parents or guardians attending the Public Hearing and who wish to utilize the complimentary childcare, please RSVP with spencer.williams@seattle.gov. On the day of the hearing, check in at the sign-in table for childcare. Childcare will be provided by A-List Nanny Services.