

Mandatory Housing Affordability Citywide Implementation

a program of the Housing Affordability and Livability Agenda



Seattle City Council
Select Committee
on Citywide MHA

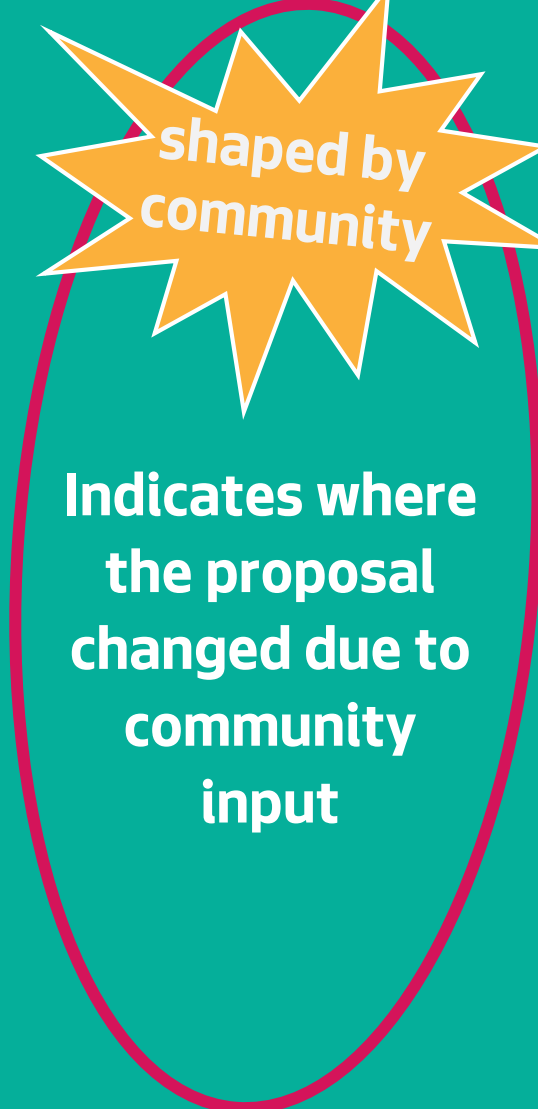
March 12, 2018 | 10:30 a.m.

Presentation Overview

1. Engagement Overview
2. Proposed Zoning for Districts 5 and 6



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*

shaped by
community



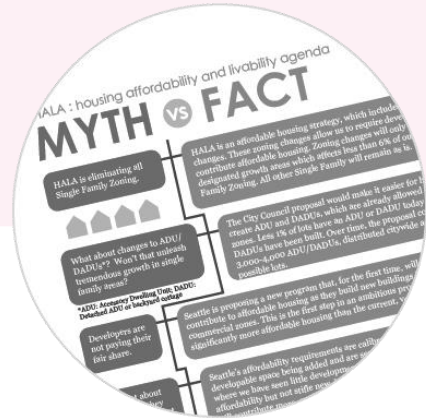
IN-PERSON
TALKS



GOING WHERE
YOU ARE



SPEAKING YOUR
LANGUAGE



ANSWERING
YOUR QUESTIONS

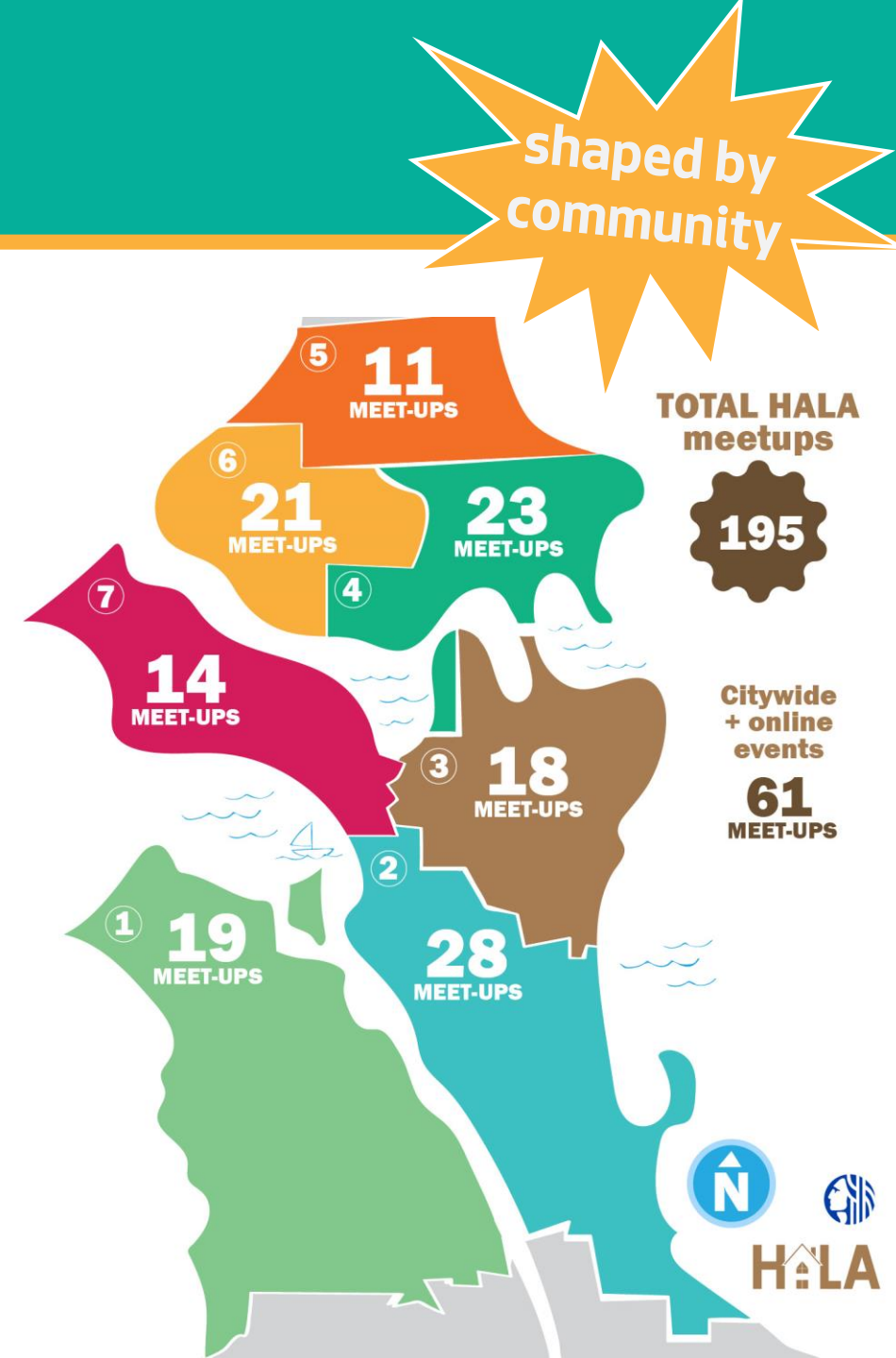


YOUR INPUT SHAPED
OUTCOMES

* 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

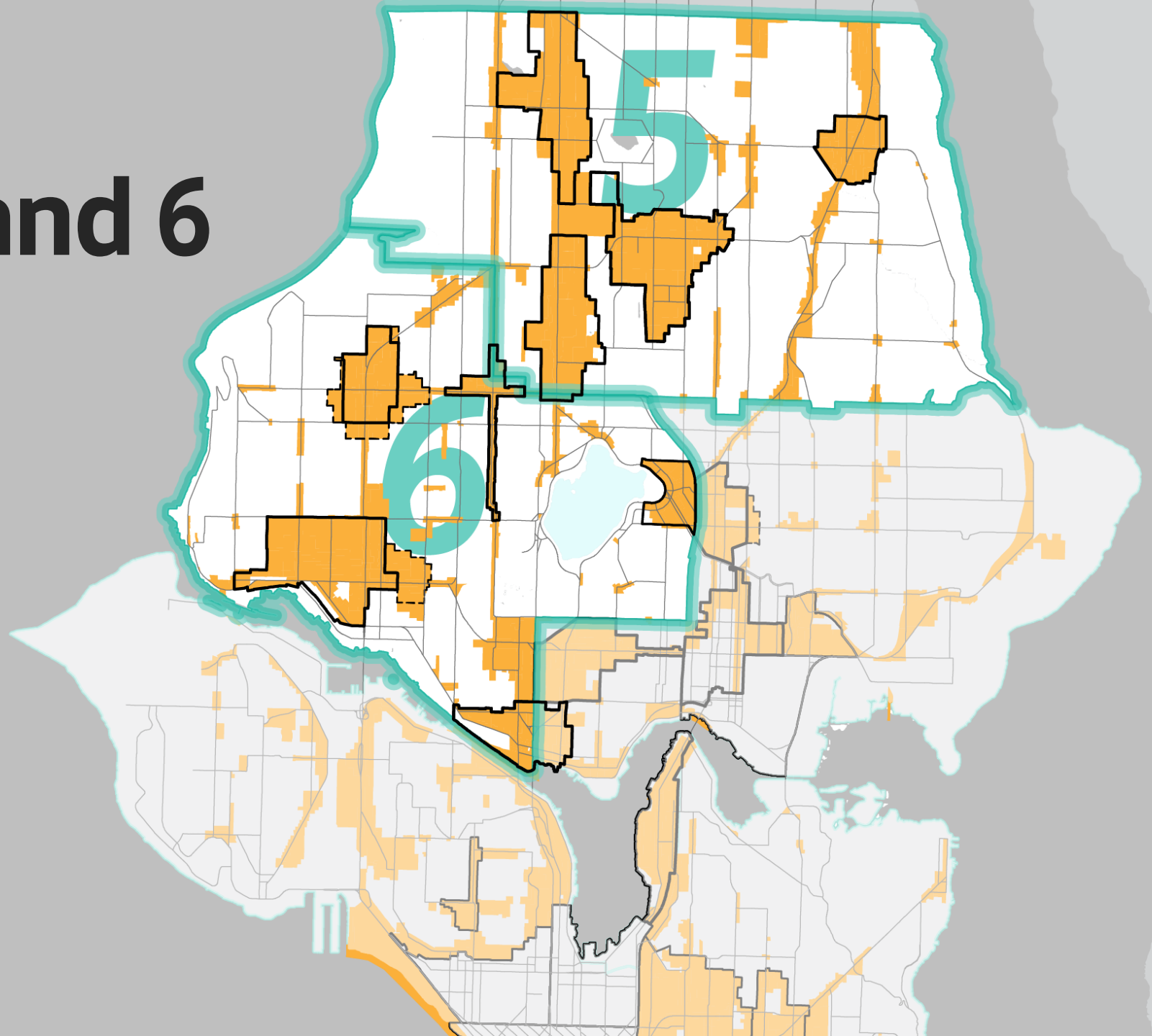


How engagement shaped the proposal



- ▶ 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 5 and 6

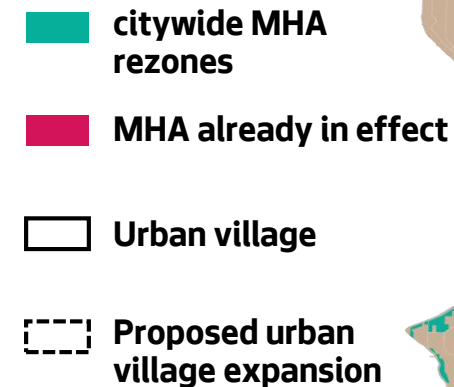


Comprehensive rezones

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community

Propose comprehensive MHA rezones and new affordability requirements in:

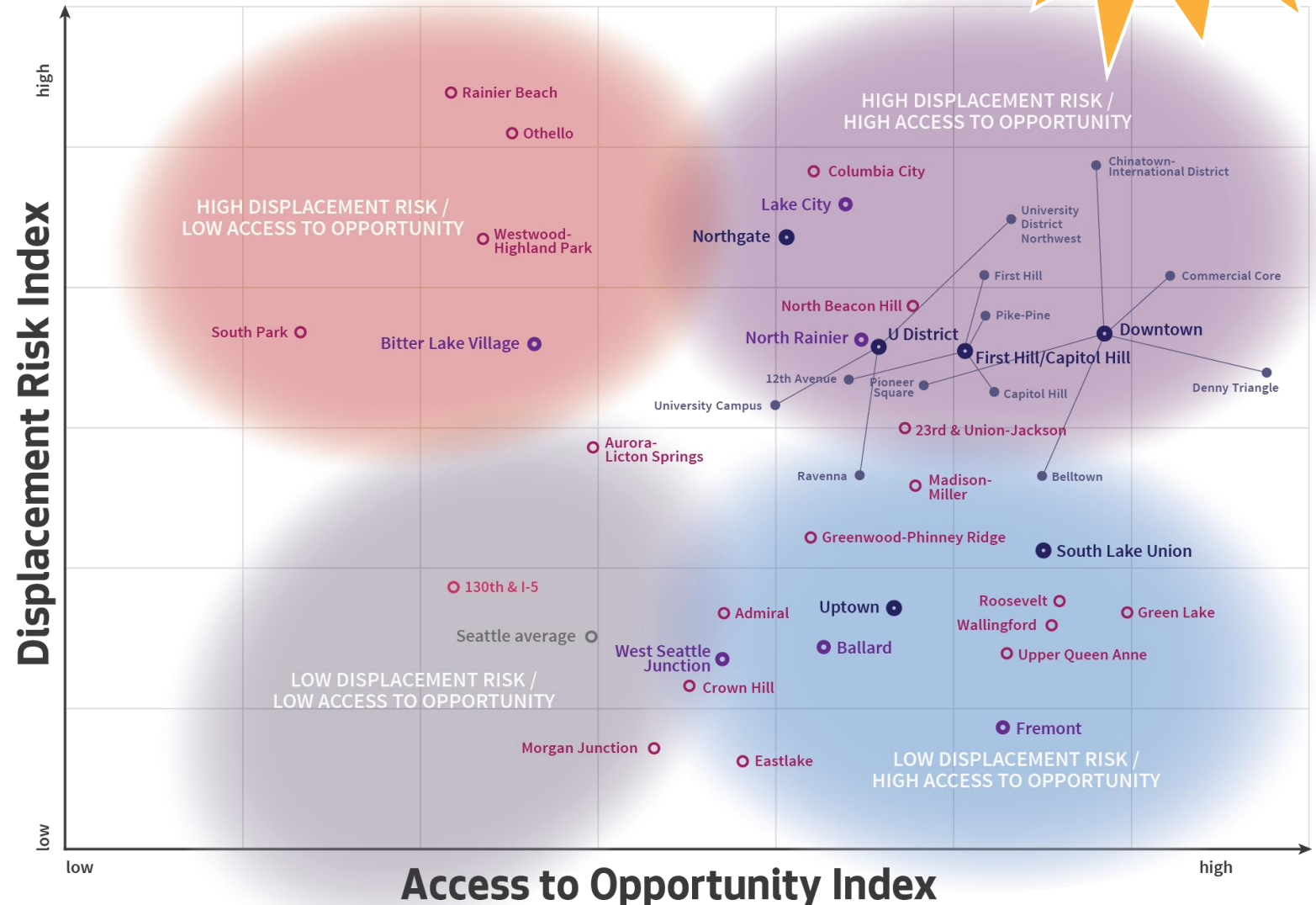
- ▶ all urban villages and urban village expansion areas
- ▶ all areas outside urban villages with multifamily and commercial zoning



Use *Growth & Equity Analysis*

shaped by
community

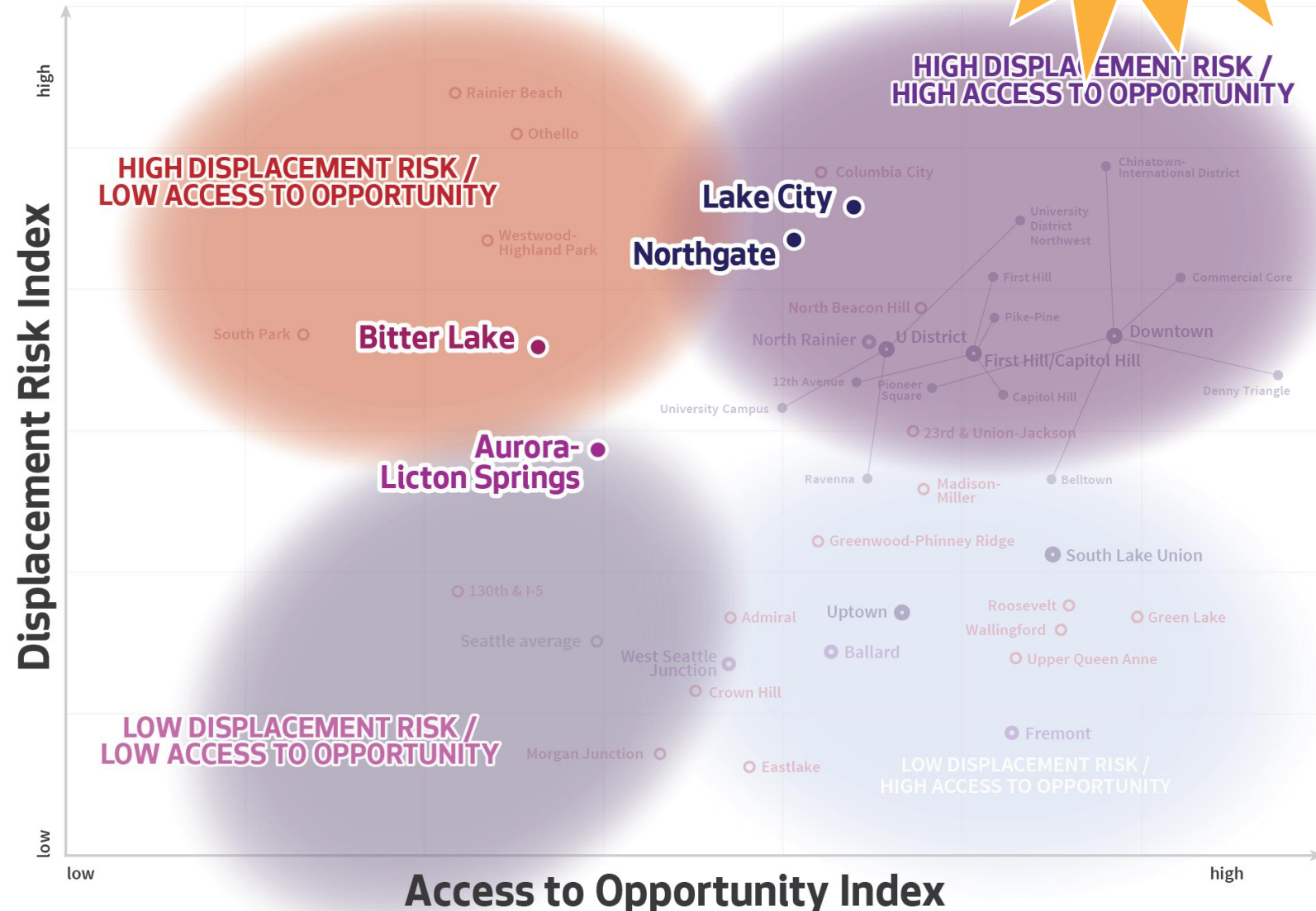
Vary scale of zoning
changes based on
displacement risk
and **access to
opportunity**



District 5: Growth & Equity Analysis

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

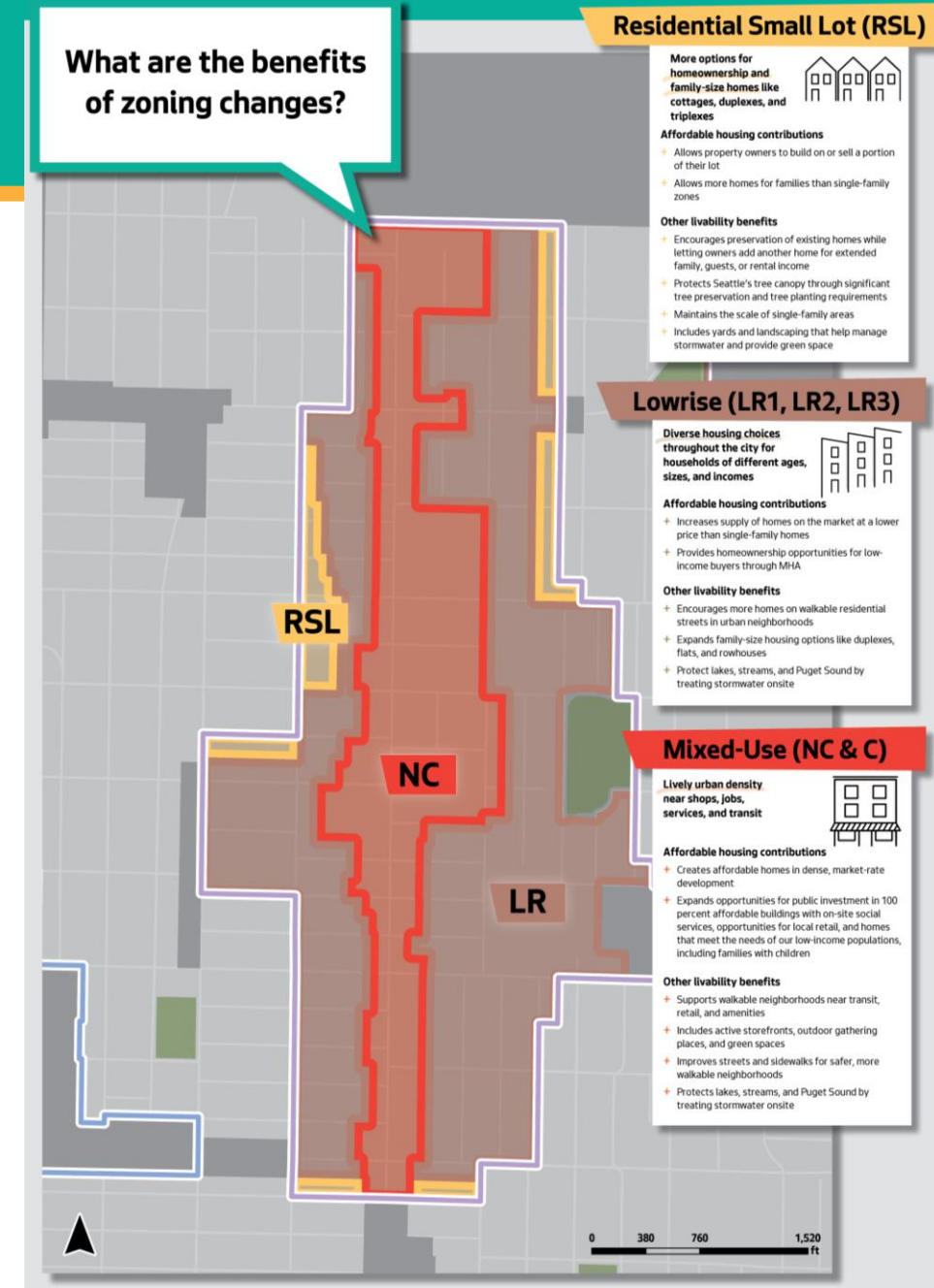


CITYWIDE MHA PROPOSAL

Aurora-Liction Springs

shaped by
community

- ▶ 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

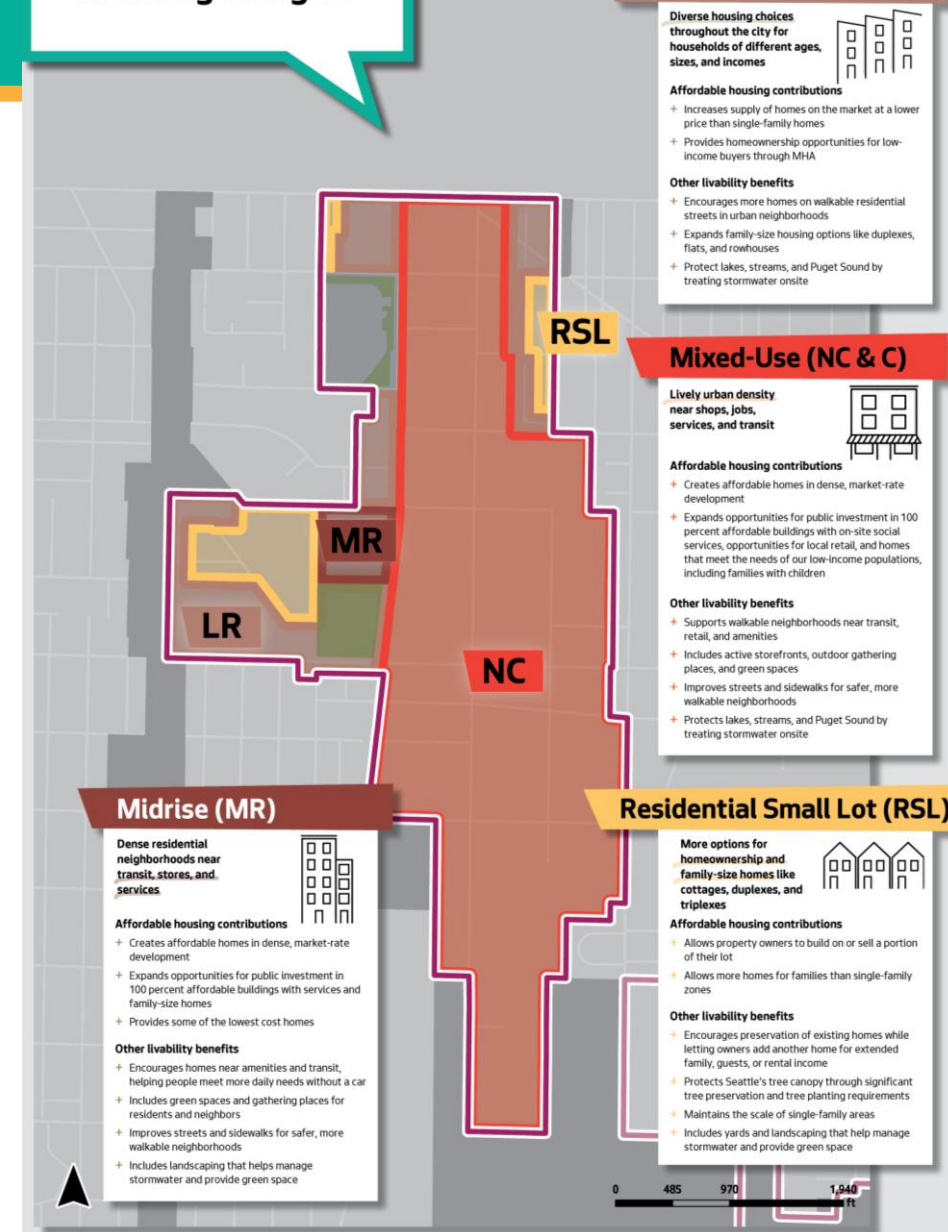


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community

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 130th Street; retain C elsewhere
- ▶ Very little single-family zoning in the urban village

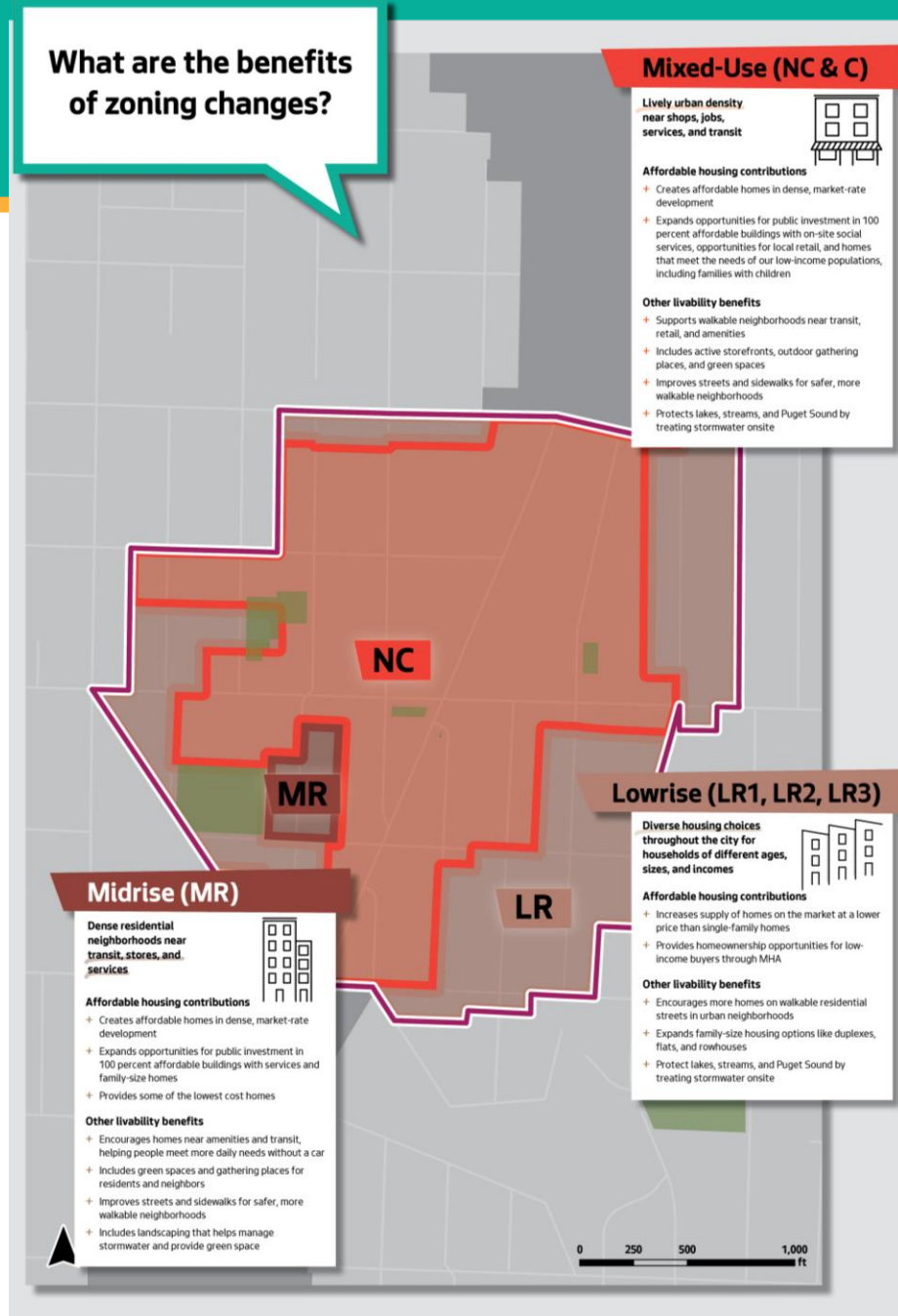
What are the benefits of zoning changes?



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community

- ▶ 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

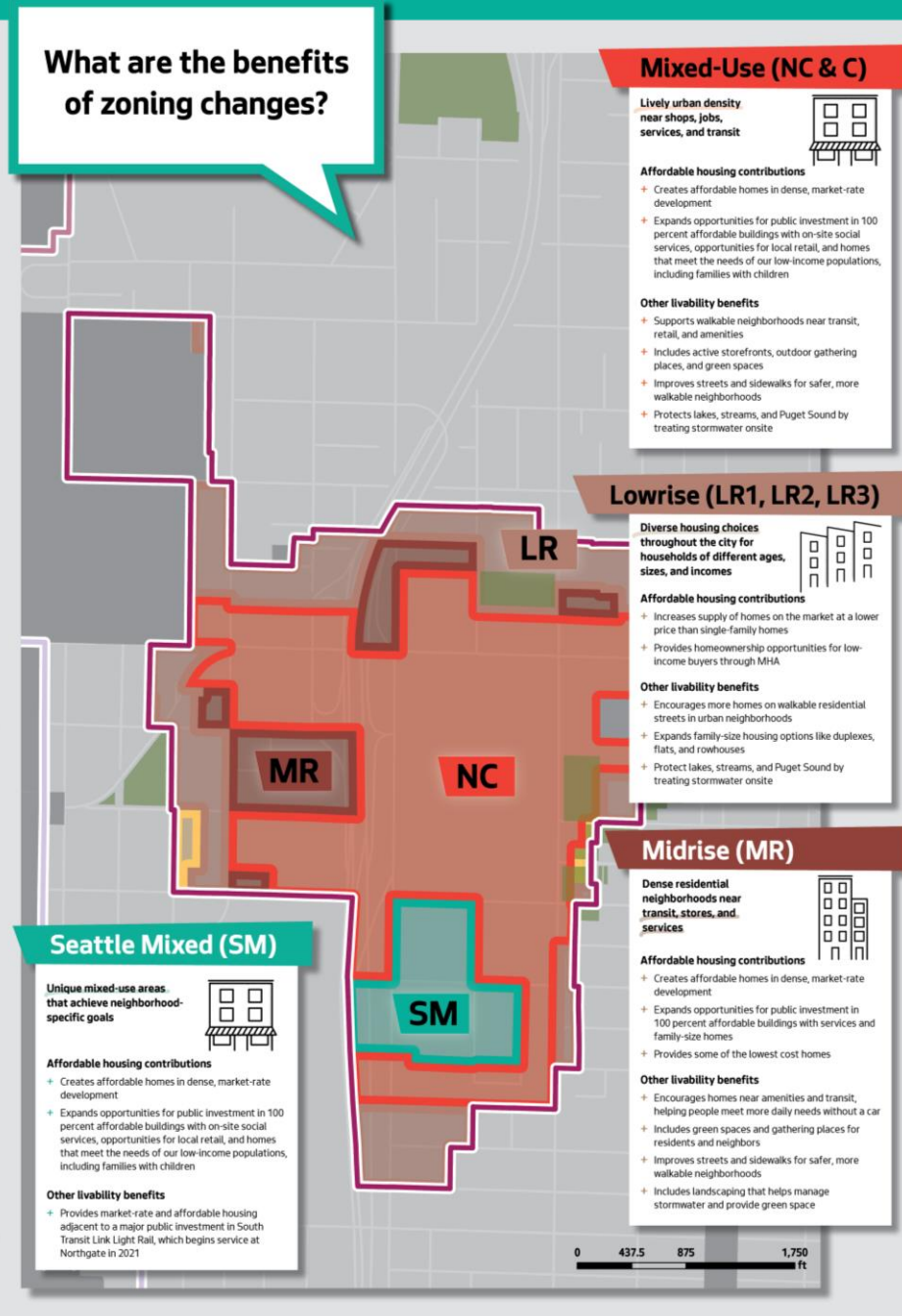
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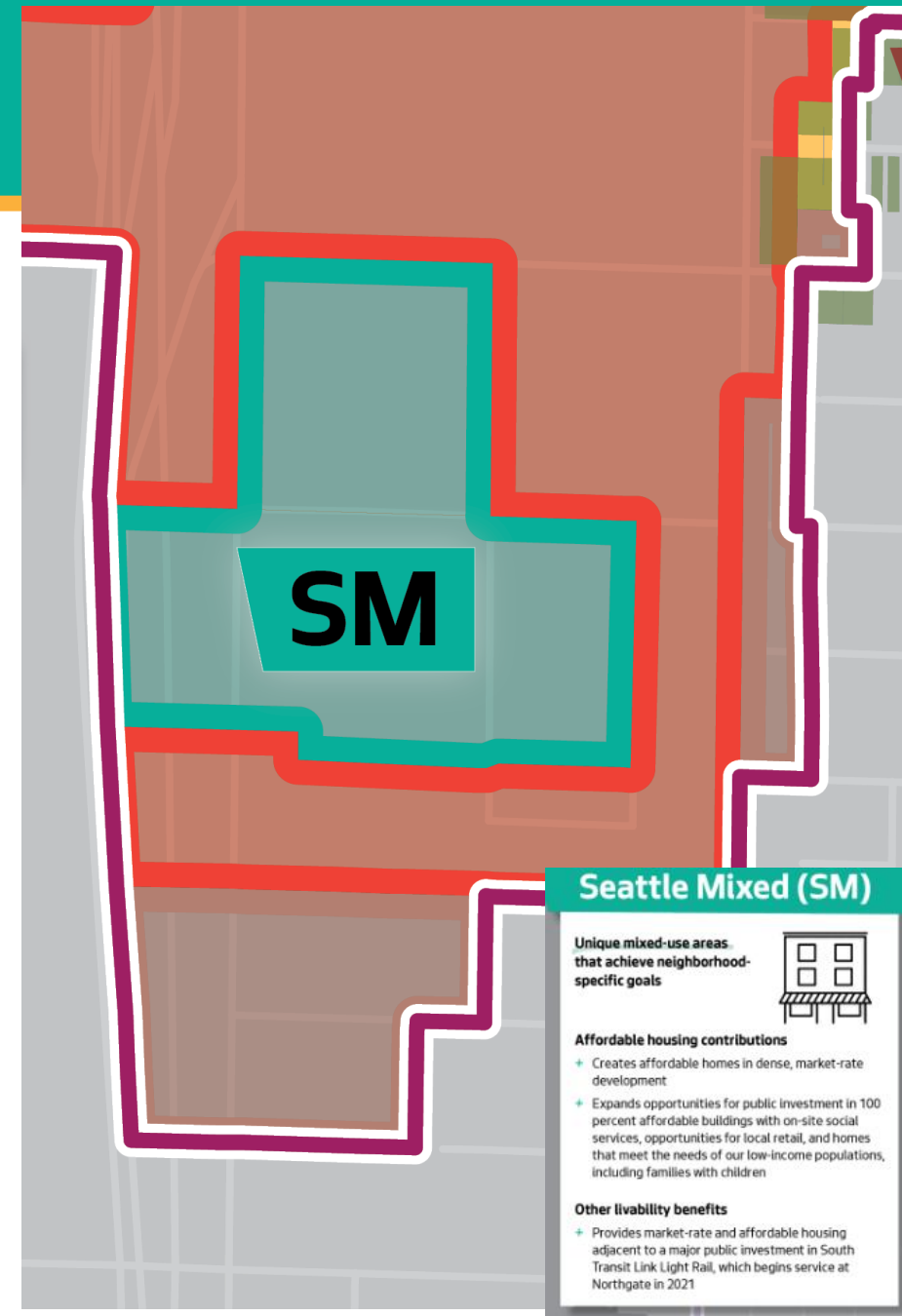
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- ▶ Most multifamily areas retain same LR zone (M)
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What are the benefits of zoning changes?



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community

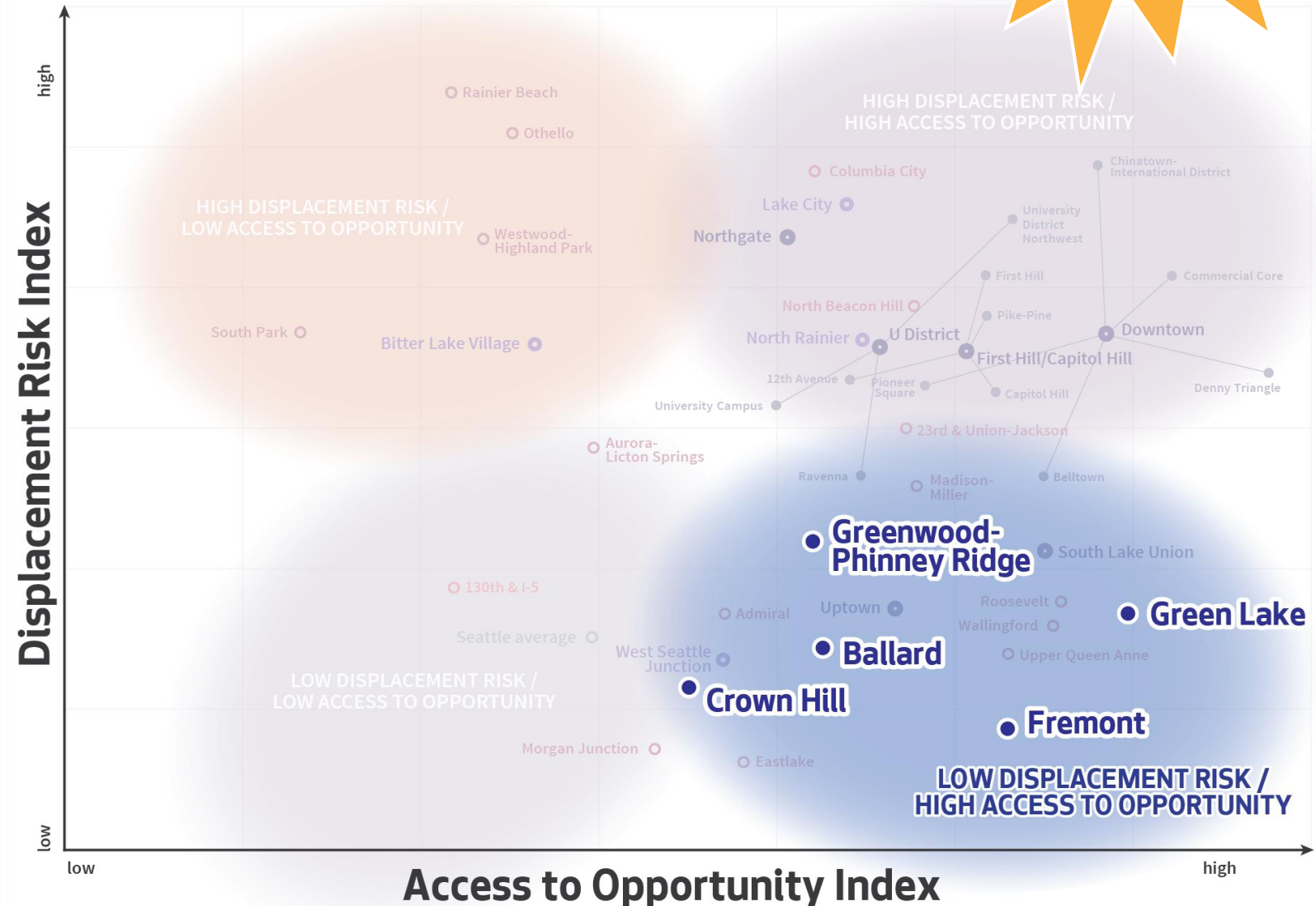
- ▶ Primary principle: In high risk of displacement communities, propose some (M1) or (M2) within 5 minutes of frequent transit
- ▶ Consistent with recent community planning process
- ▶ Separate legislation forthcoming late March or early April



District 6: Growth & Equity Analysis

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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

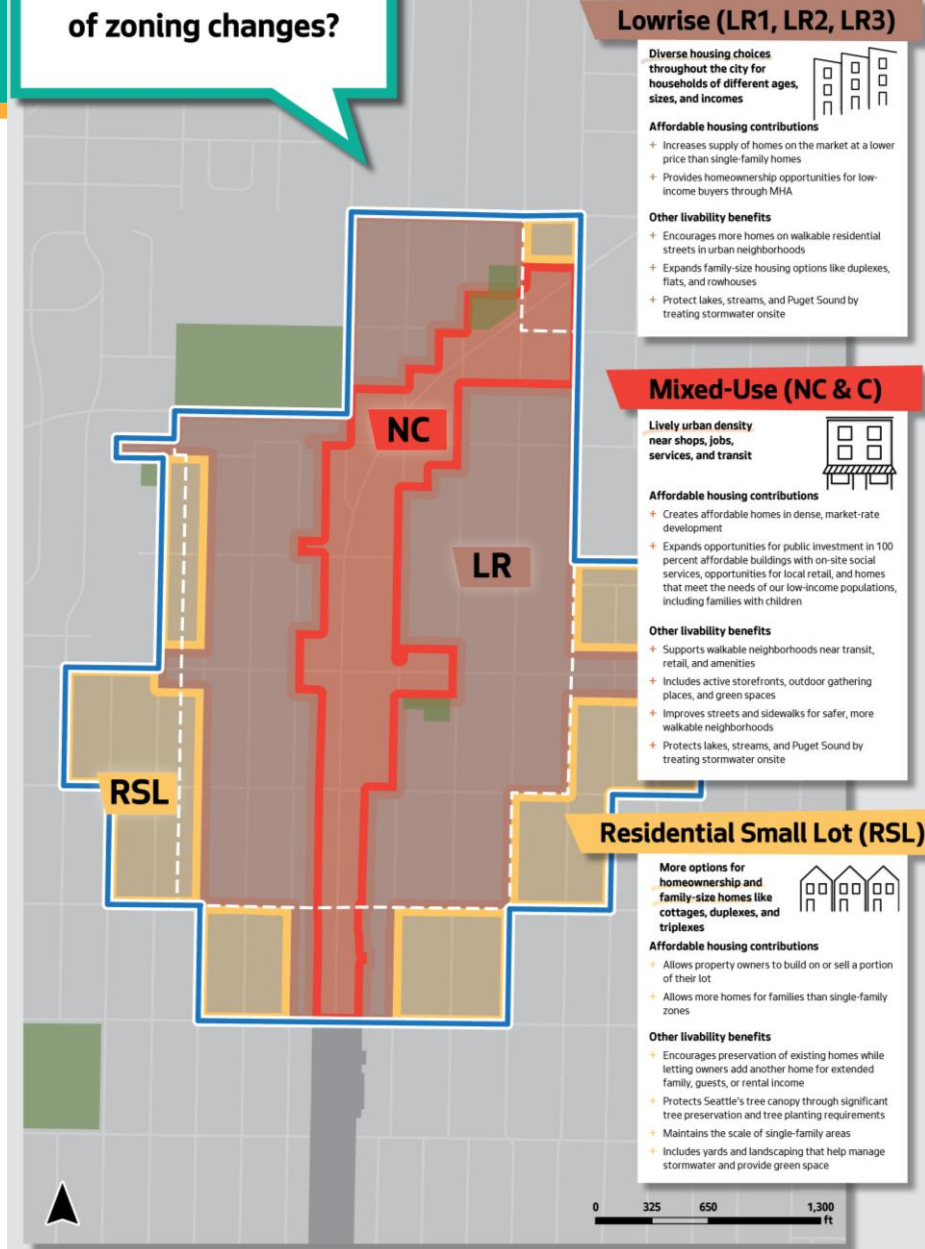
- + Supports walkable neighborhoods near transit, retail, and amenities
- + Includes active storefronts, outdoor gathering places, and green spaces
- + Improves streets and sidewalks for safer, more walkable neighborhoods
- + Protects lakes, streams, and Puget Sound by treating stormwater onsite

0 600 1,200 2,400 ft

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community

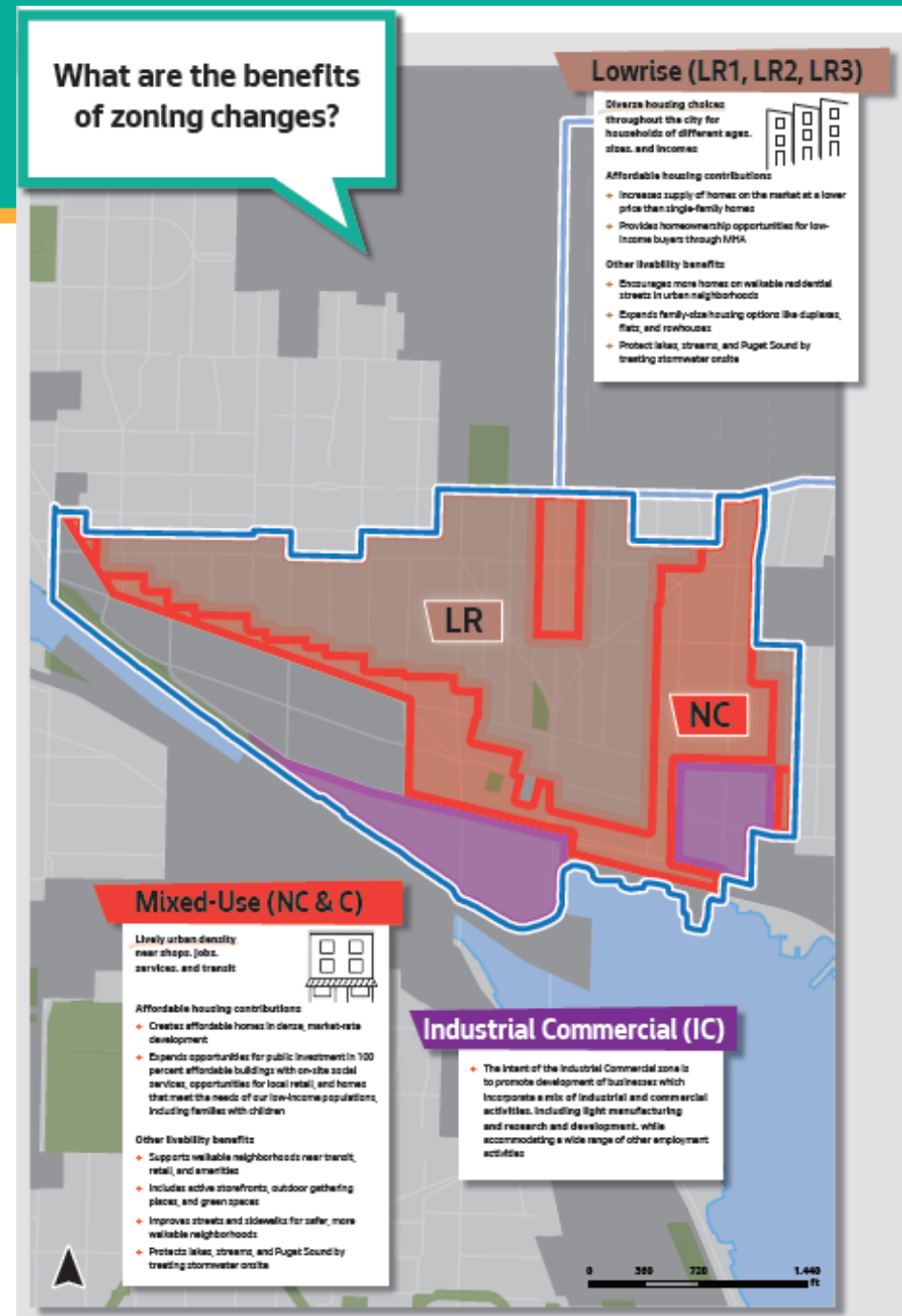
- ▶ Primary principles:
 - ▶ In communities with high access to opportunity and low risk of displacement, propose more (M1/M2) to support transit and other community principles
 - ▶ Expand urban village to include 10 minute walkshed to frequent transit
- ▶ Convert all C to NC to promote walkable community along 15th 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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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
- ▶ 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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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 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?

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

Mixed-Use (NC & C)

Lively urban density
near shops, jobs,
services, and transit

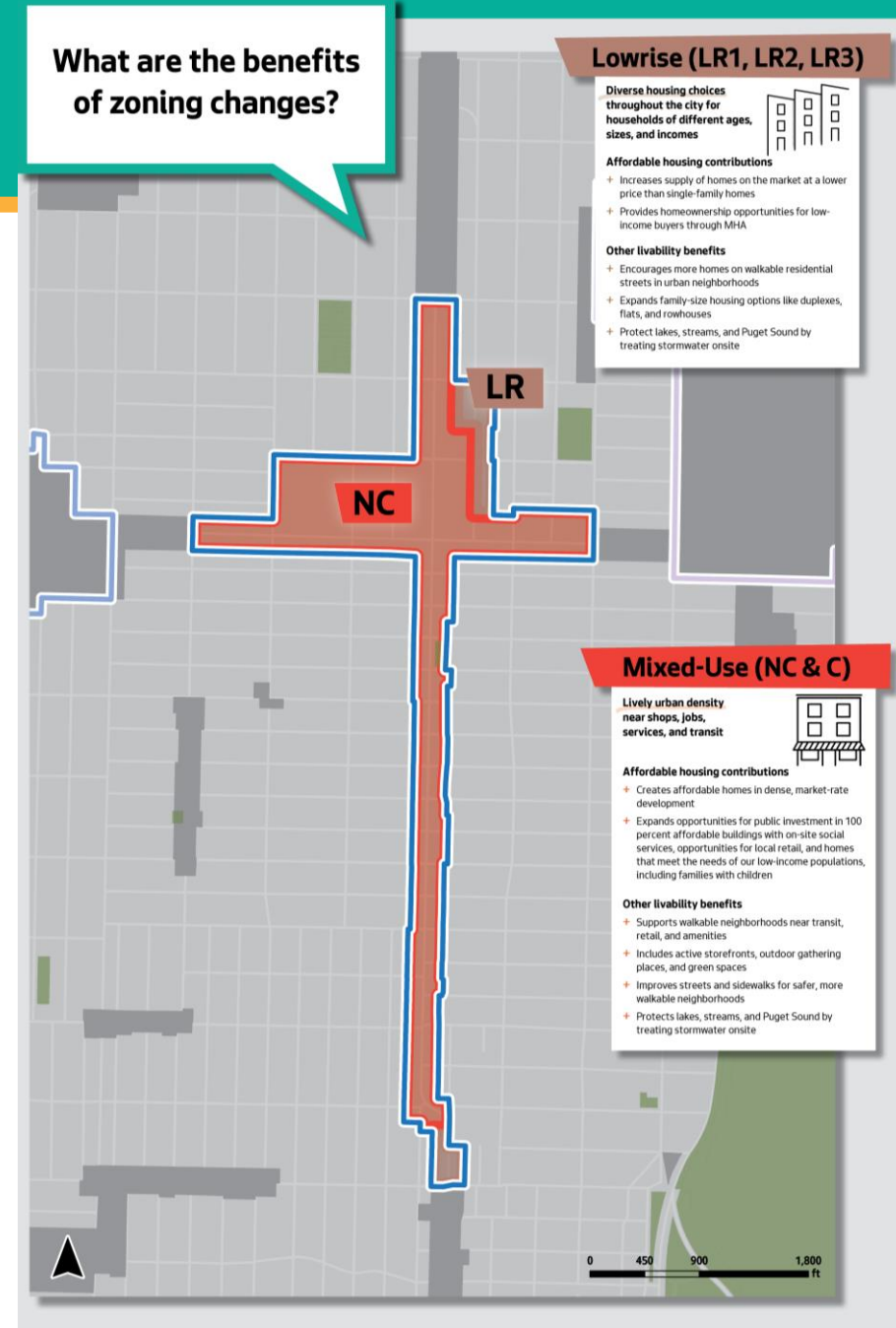


Affordable housing contributions

- + 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
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CITYWIDE MHA PROPOSAL

Green Lake

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
- ▶ 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

What are the benefits of zoning changes?

Mixed-Use (NC & C)

Lively urban density near shops, jobs, services, and transit



Affordable housing contributions

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Lowrise (LR1, LR2, LR3)

Diverse housing choices throughout the city for households of different ages, sizes, and incomes



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Midrise (MR)

Dense residential neighborhoods near transit, stores, and services

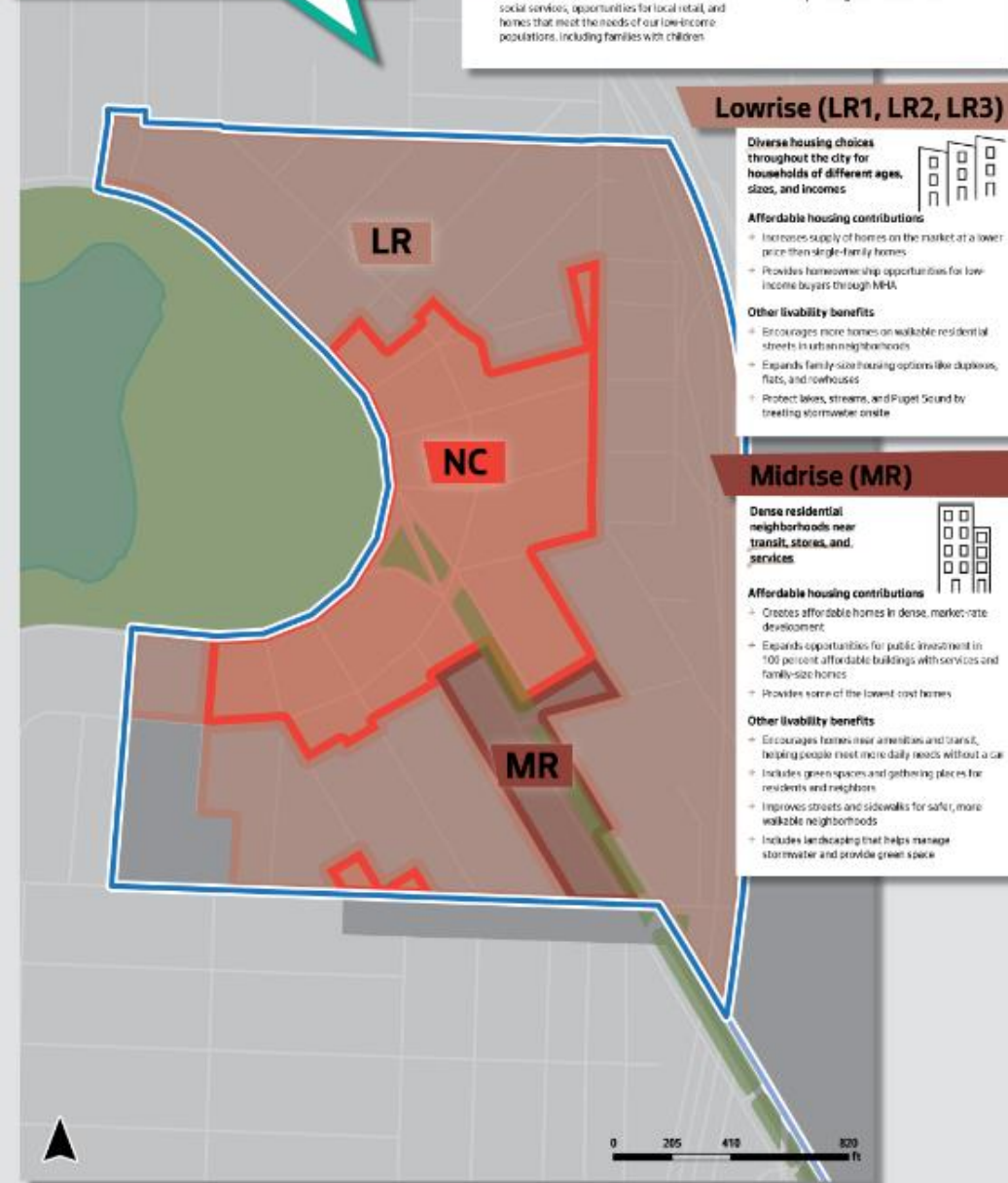


Affordable housing contributions

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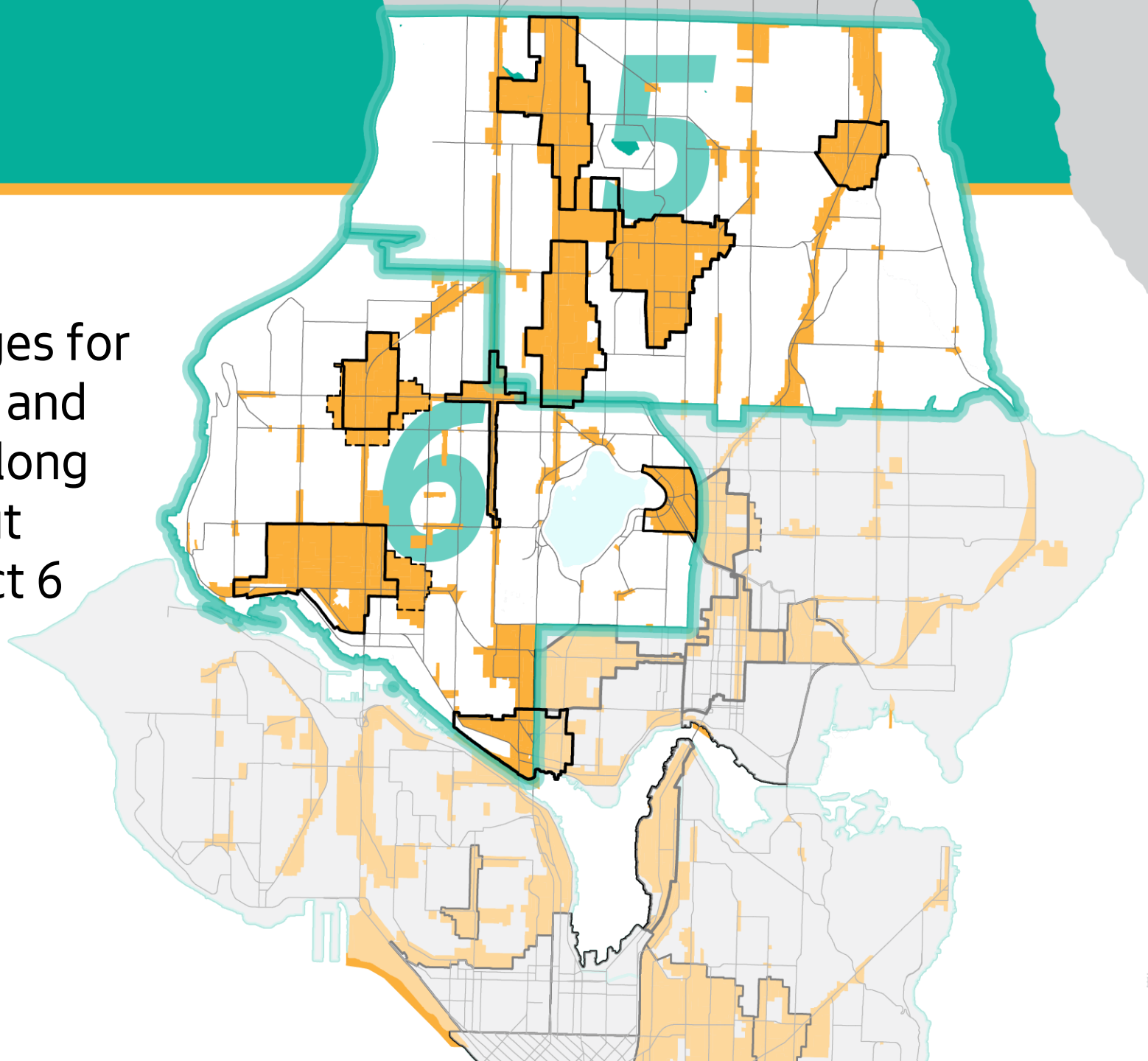
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shaped by
community

- ▶ 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

Mandatory Housing Affordability



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

thank you.