

Mandatory Housing Affordability Citywide Implementation

a program of the Housing Affordability and Livability Agenda



Seattle City Council
Select Committee
on Citywide MHA

Special Meeting
April 16, 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

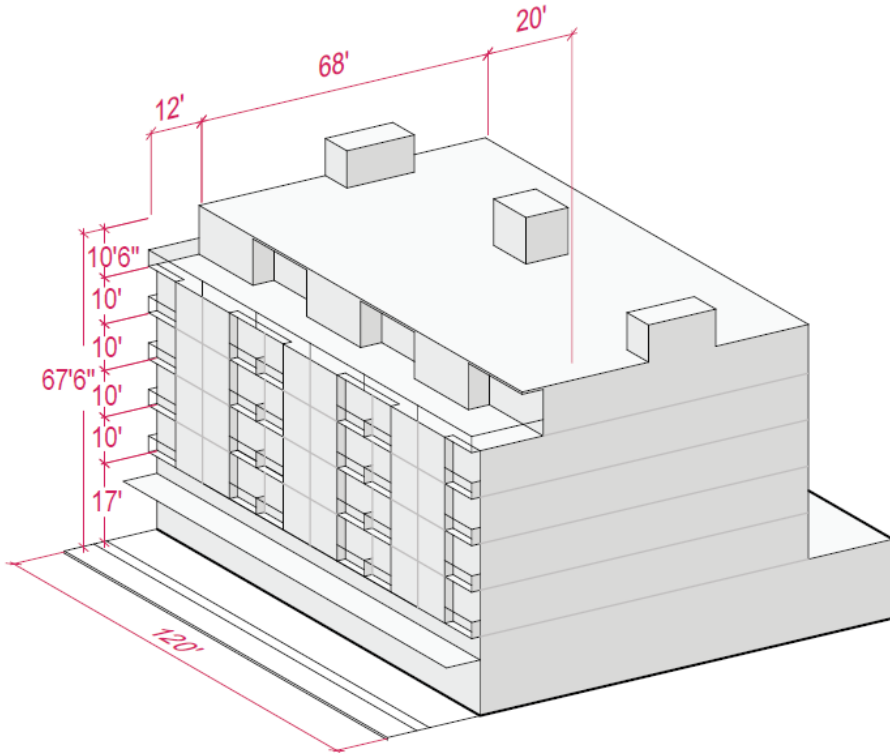
- Two ways to comply with MHA:
 - *Performance*: create new affordable homes on-site
 - *Payment*: contribute to affordable housing fund to create high-quality affordable units throughout the city



How MHA Works

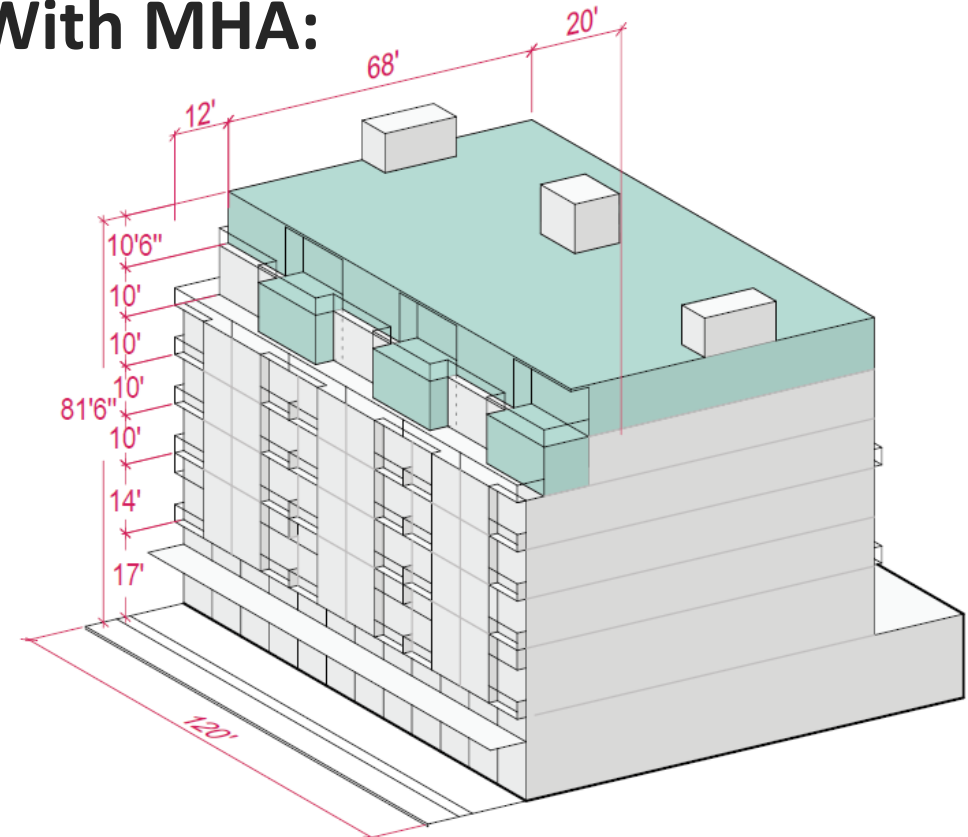
Requirements + Rezones

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*

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community



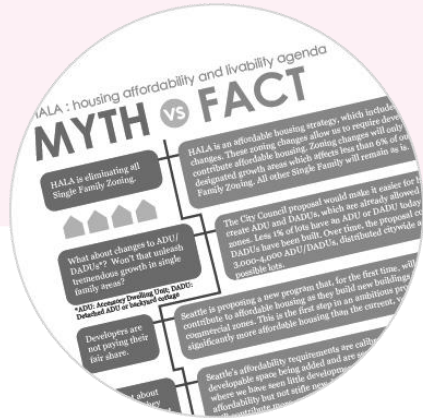
IN-PERSON
TALKS



GOING WHERE
YOU ARE



SPEAKING YOUR
LANGUAGE



ANSWERING
YOUR QUESTIONS



YOUR INPUT SHAPED
OUTCOMES

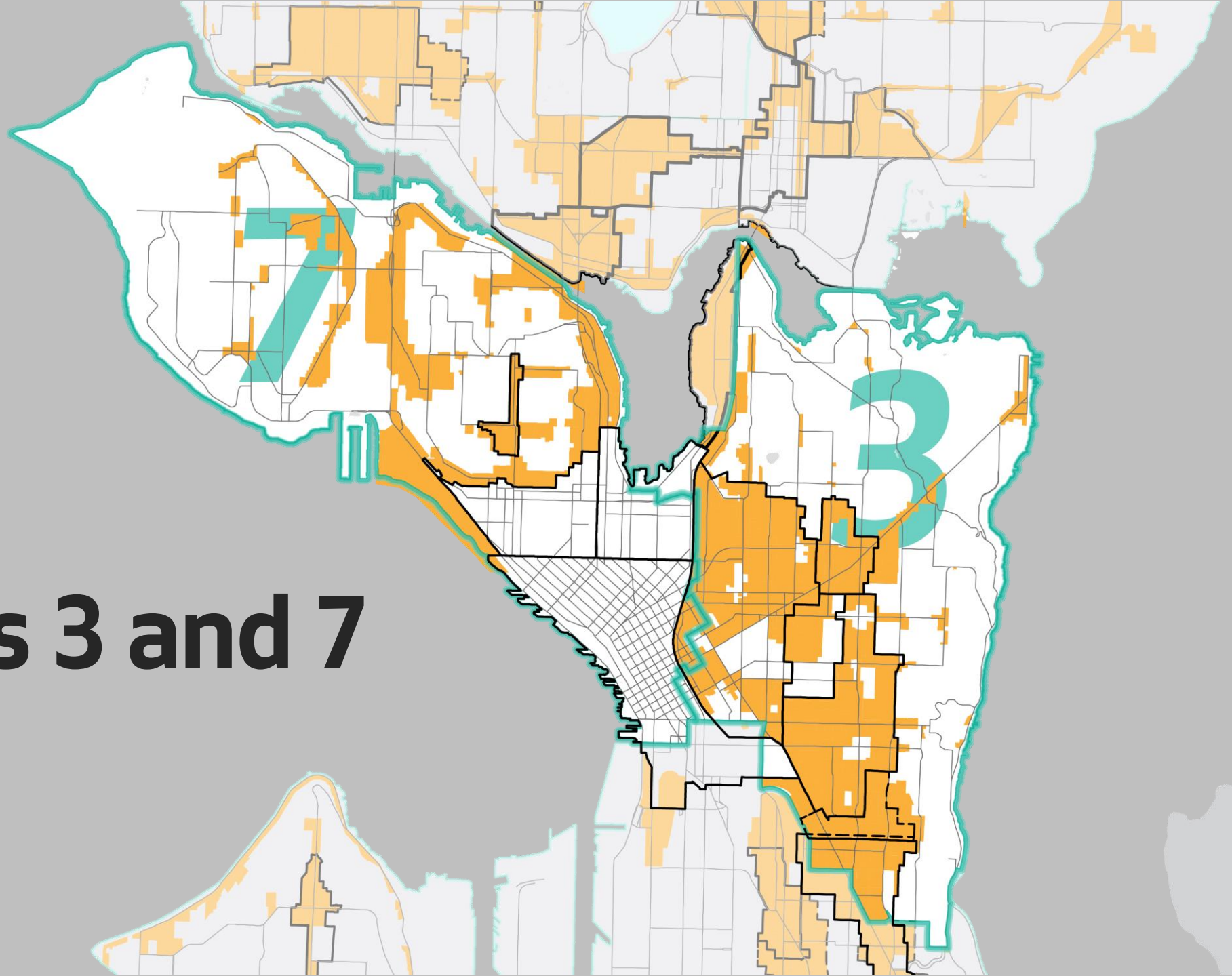
* Deliberate efforts to
engage under-represented
communities

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 3 and 7

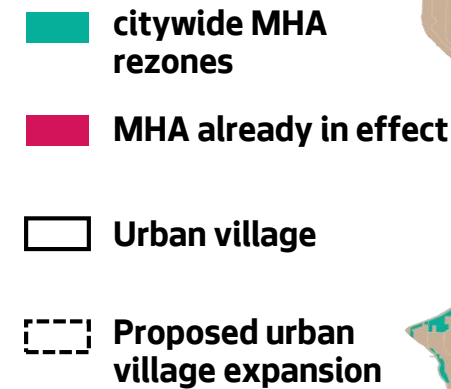


Comprehensive rezones

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Propose comprehensive MHA rezones and new affordability requirements in:

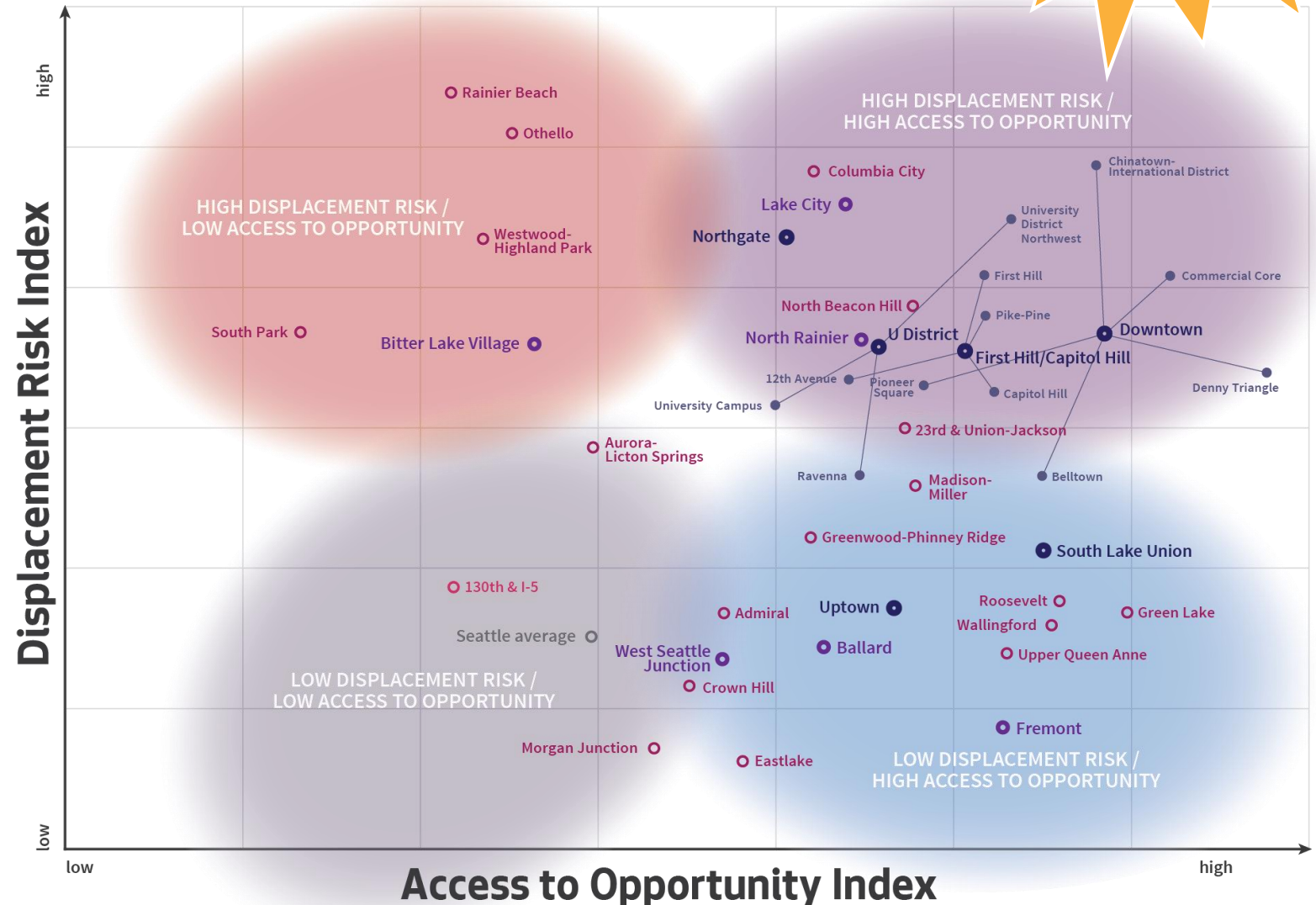
- ▶ all urban villages and urban village expansion areas
- ▶ all areas outside urban villages with multifamily and commercial zoning



Use *Growth & Equity Analysis*

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

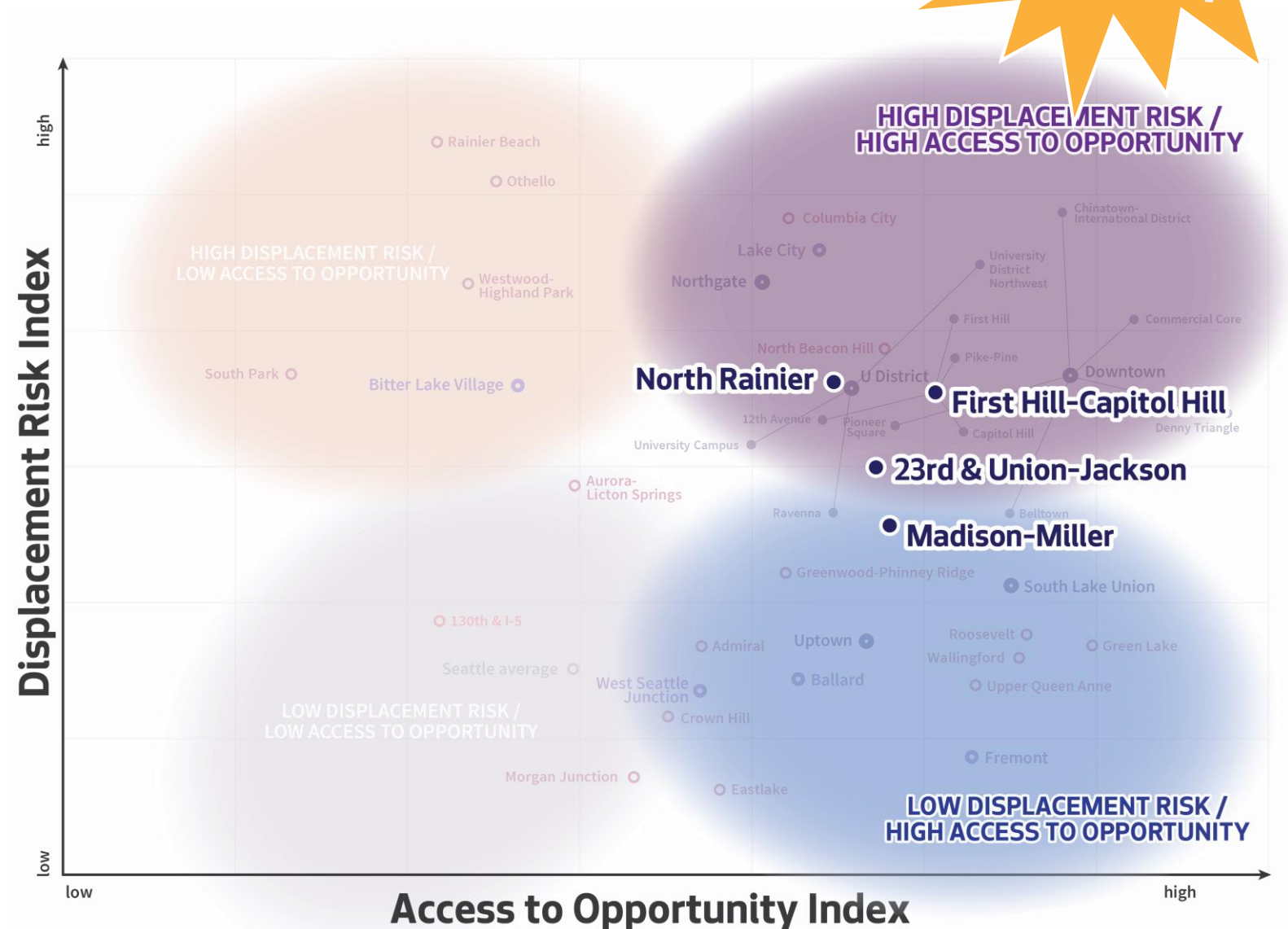


District 3: Growth & Equity Analysis

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

All have **high access to opportunity**



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► **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

What are the benefits of zoning changes?

Residential Small Lot (RSL)

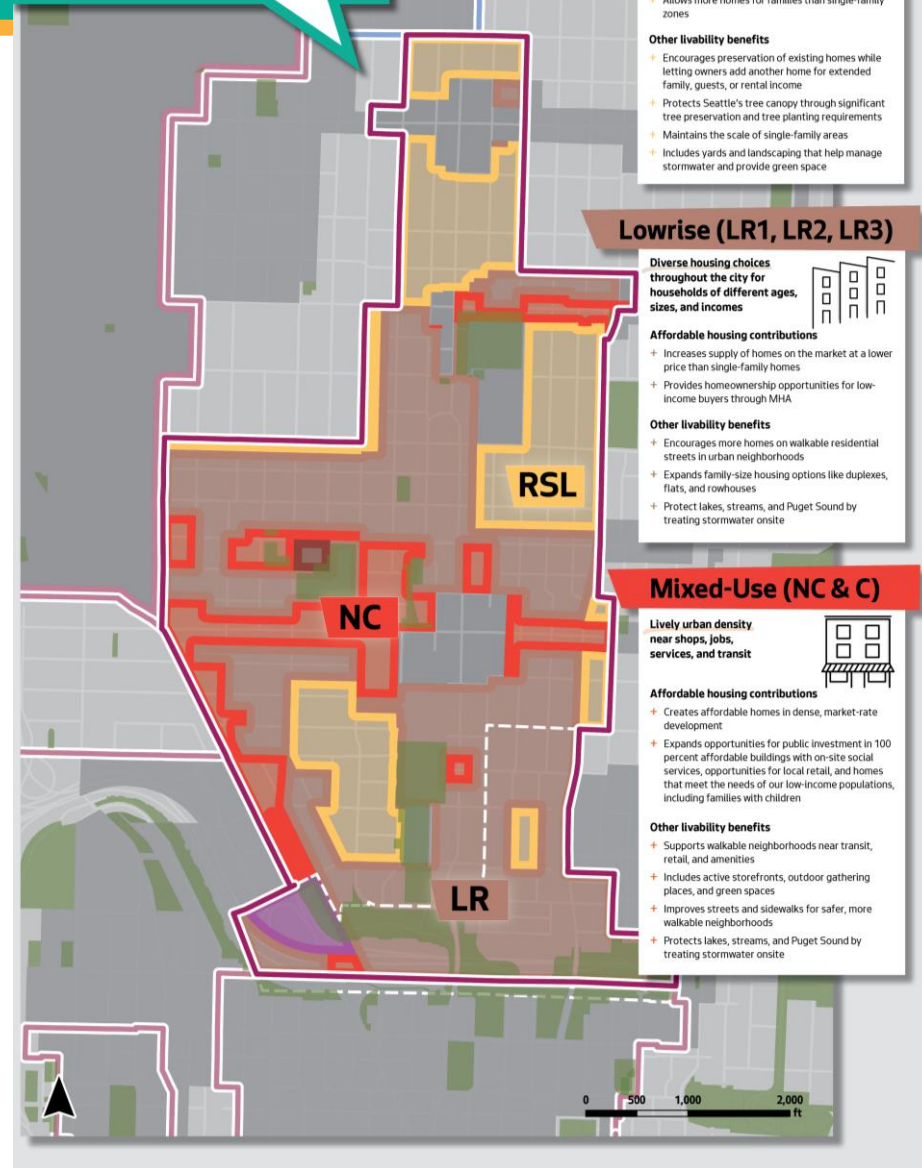
- More options for homeownership and family-size homes like cottages, duplexes, and triplexes
- Affordable housing contributions**
- Allows property owners to build on or sell a portion of their lot
 - Allows more homes for families than single-family zones
- Other livability benefits**
- Encourages 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

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

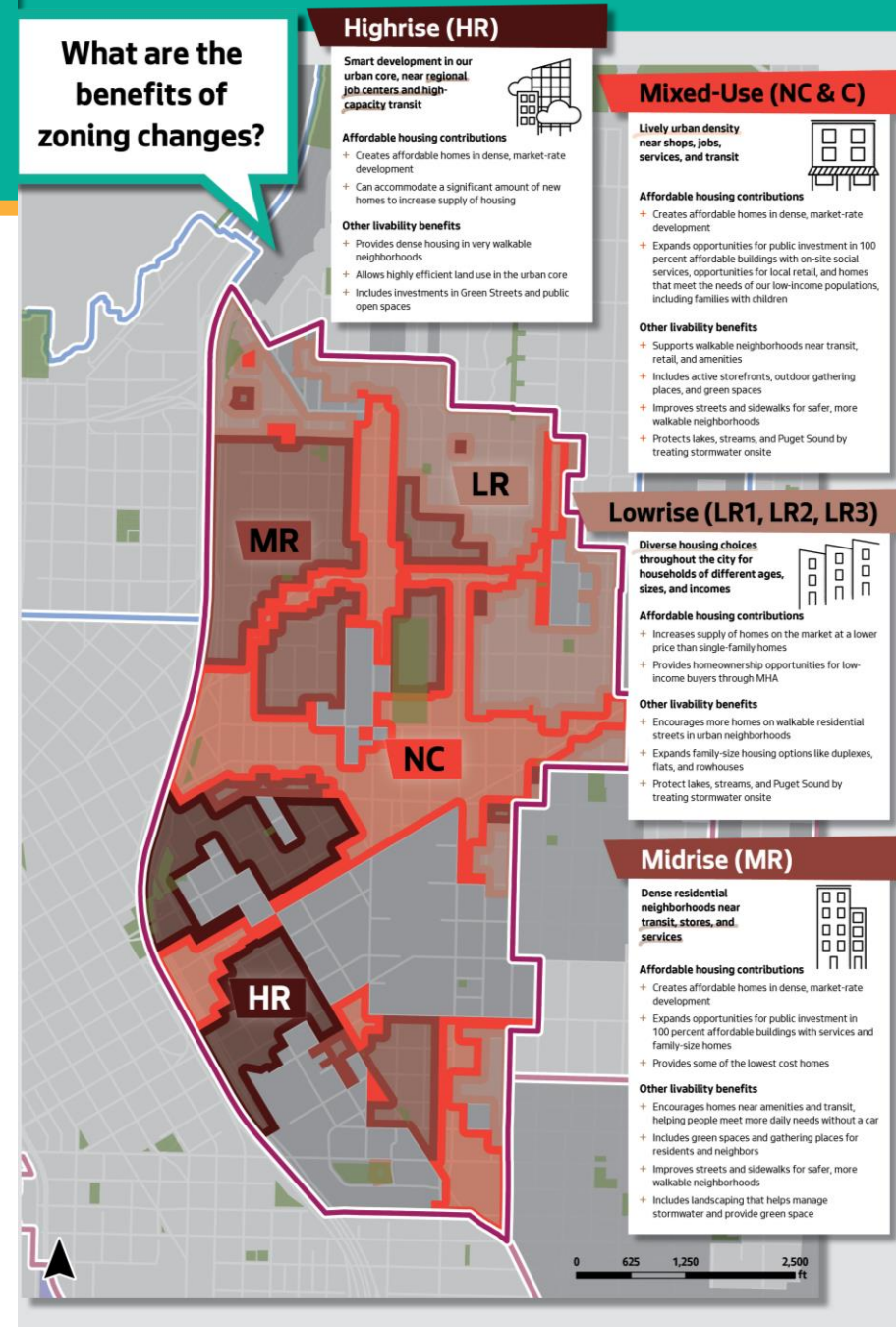
Mixed-Use (NC & C)

- 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 neighborhood
 - Protects lakes, streams, and Puget Sound by treating stormwater onsite



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- ▶ **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



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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
- ▶ 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
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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

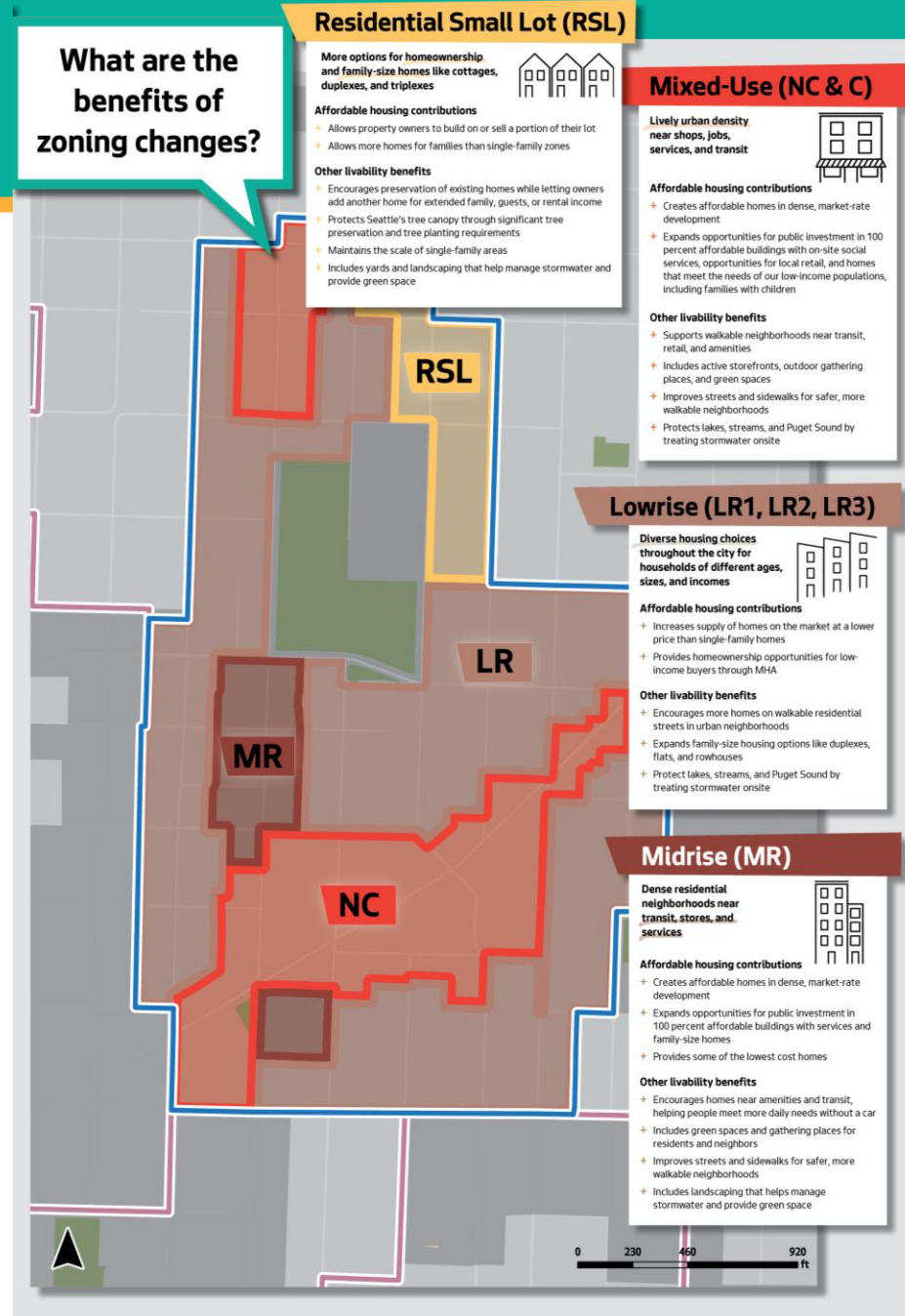


Affordable housing contributions

- 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

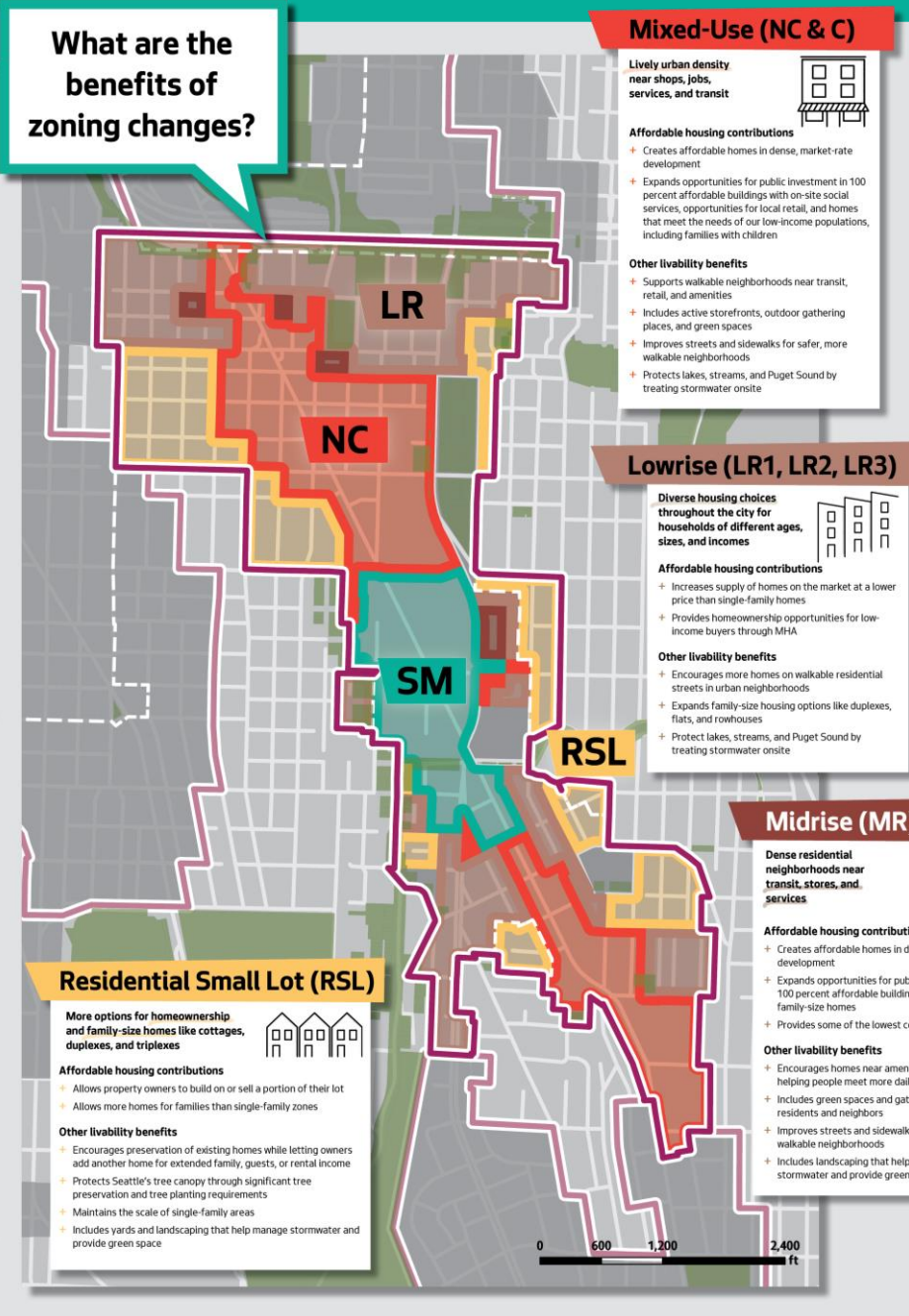
- Encourages homes near amenities and transit, helping people meet more daily needs without a car
- Includes green spaces and gathering places for residents and neighbors
- Improves streets and sidewalks for safer, more walkable neighborhoods
- Includes landscaping that helps manage stormwater and provide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



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► 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

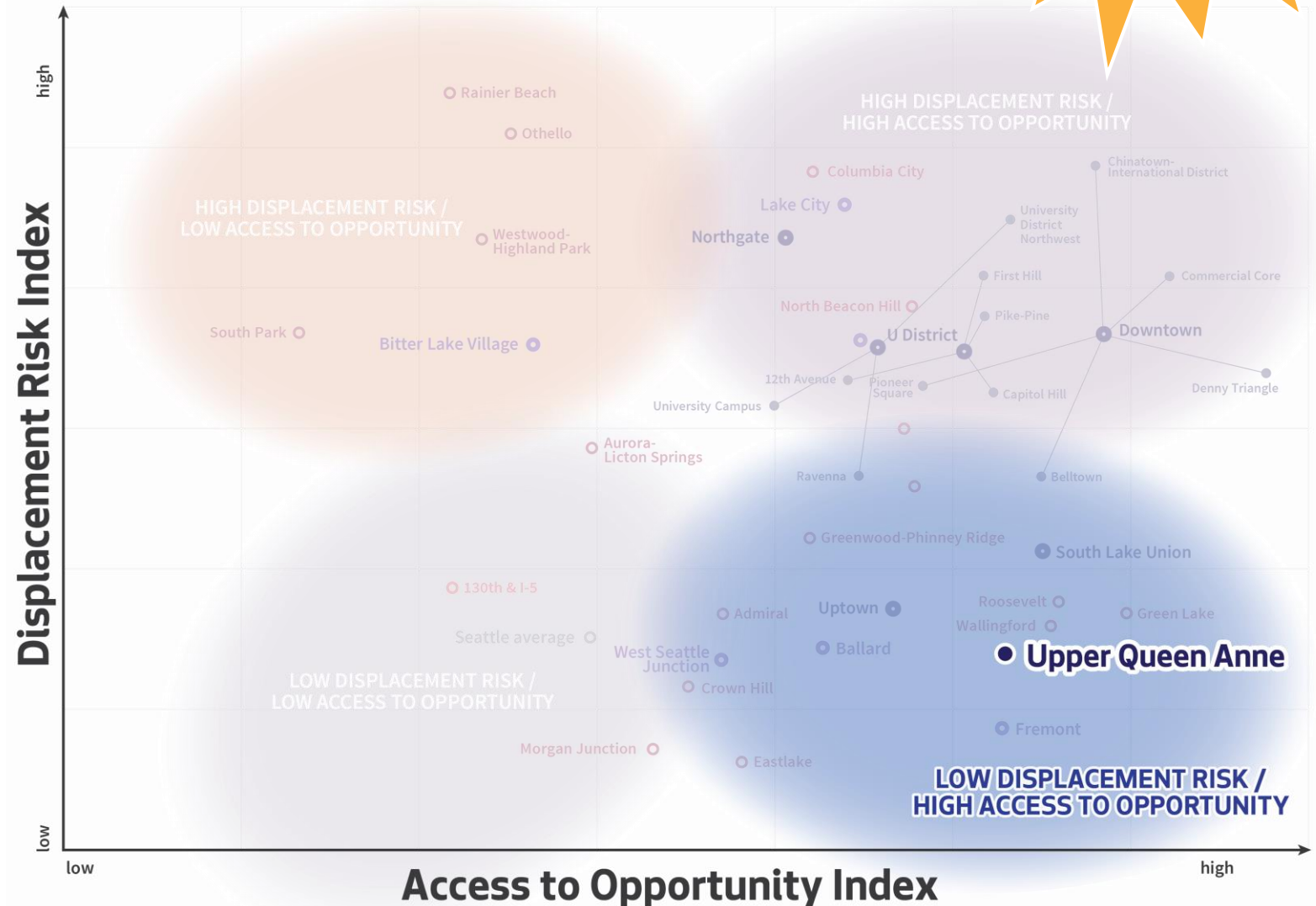


District 7: Growth & Equity Analysis

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

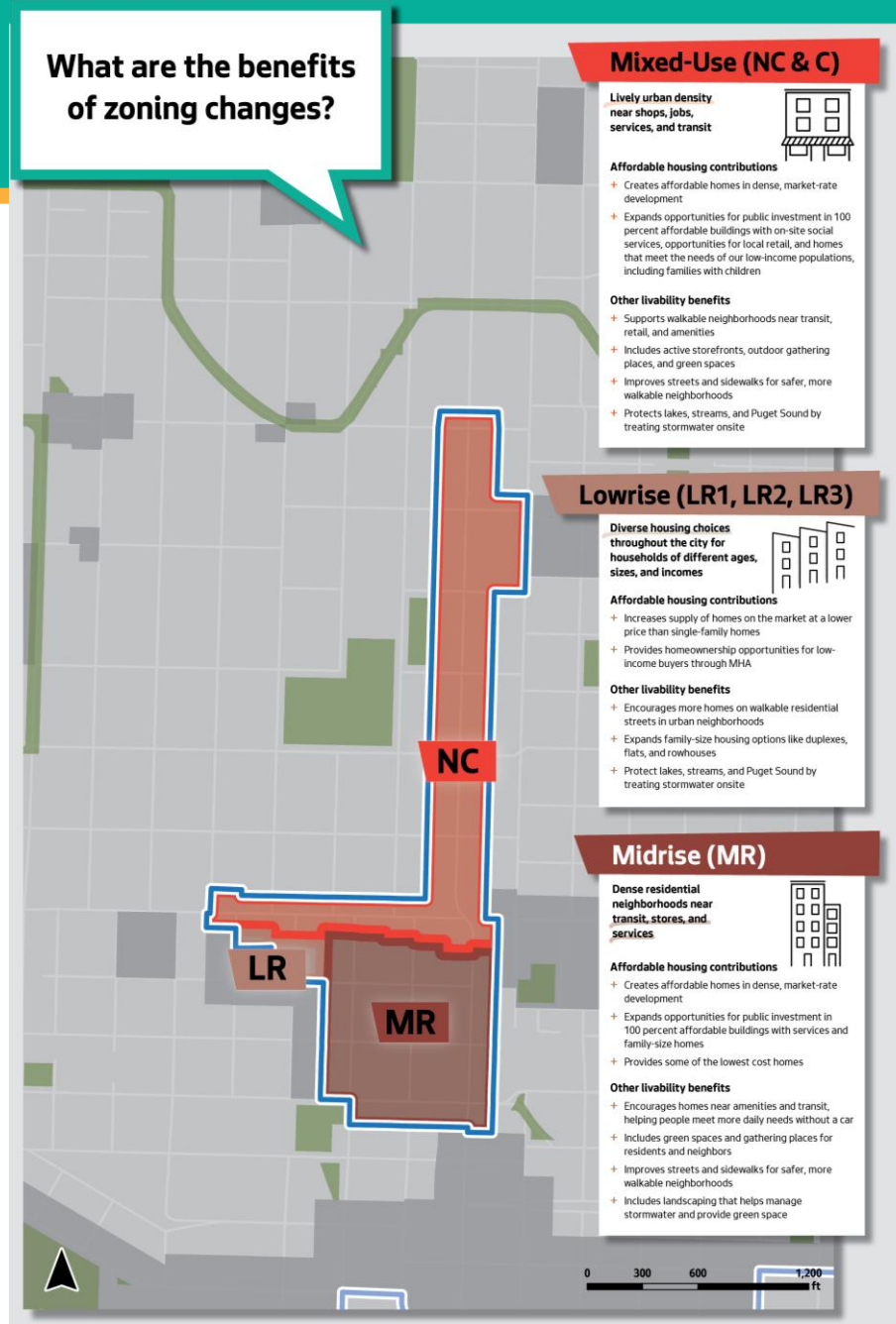
District 7 has one urban village, Upper Queen Anne, where **risk of displacement is low** and **access to opportunity is high**.



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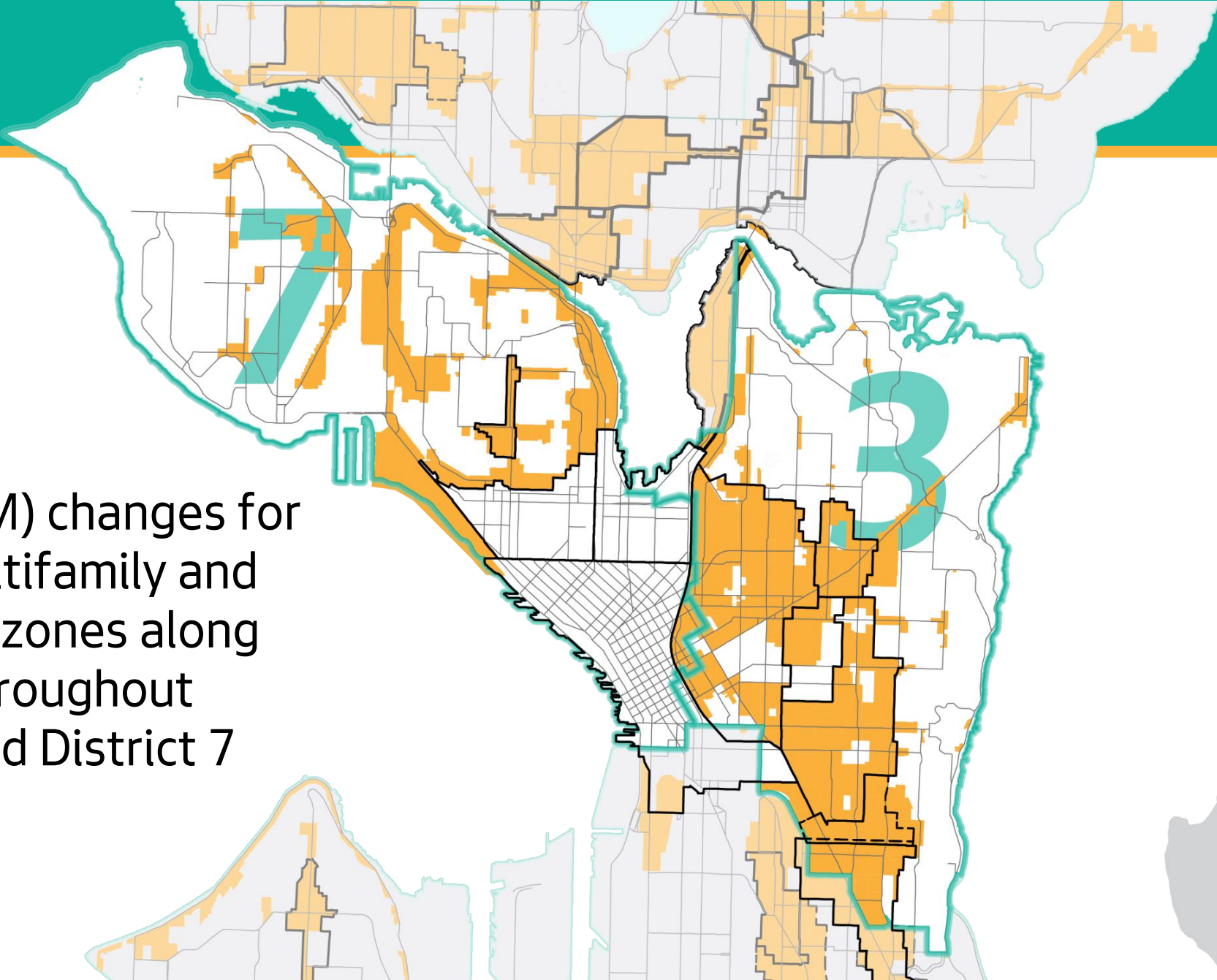
- ▶ **Primary principle:** In communities with high access to opportunity and low risk of displacement, propose more (M1/M2) to support transit and other community principles
- ▶ No single-family zoning in urban village currently
- ▶ No proposed urban village expansion because Upper Queen Anne did not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

What are the benefits
of zoning changes?



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



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.