



SEATTLE CITY COUNCIL
CENTRAL STAFF

Mandatory Housing Affordability – Citywide Implementation

Select Committee on Citywide MHA | July 16, 2018

Background

MHA Milestones

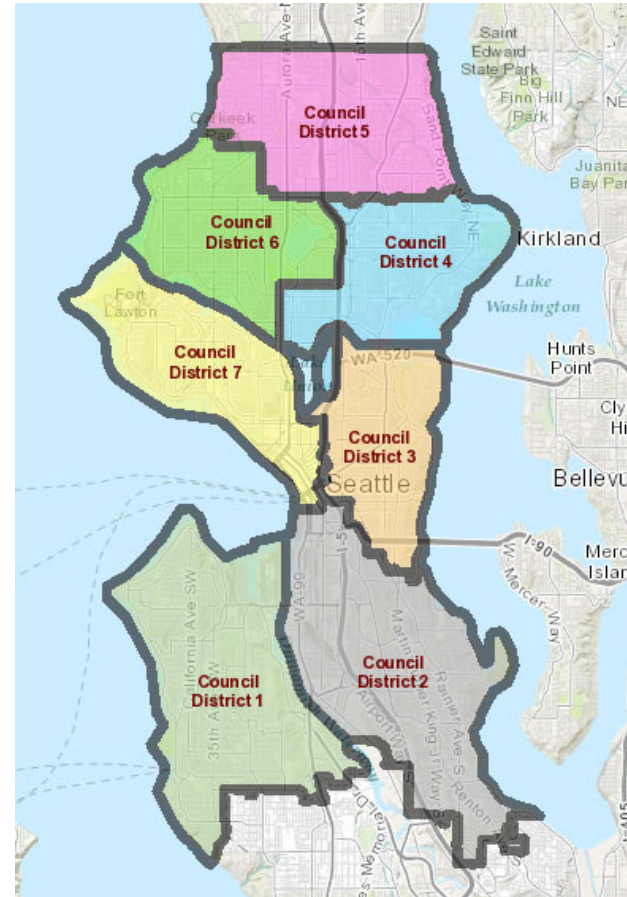
- 2015 – City adopts a workplan for MHA implementation
- 2015 and 2016 – City establishes the regulatory framework for commercial and residential development
- 2017 – City implements MHA through rezone legislation in parts of the University District, Downtown, South Lake Union, Uptown, Chinatown International District, and nodes along the 23rd Avenue Corridor in the Central Area
- 2018 – City considers implementation in remaining urban centers and villages and multifamily and commercially zoned areas outside of urban centers and villages

Committee Process and Public Hearings

Two-phased Council Review Process

- **Phase 1:** Overview of the Proposal, District-specific Briefings, and District-by-District Open Houses and Hearings
- **Phase 2:** Issue Identification and Development of Potential Amendments for Committee Discussion and Vote*

*Council is precluded from voting on a bill until the SEPA appeal before the City Hearing Examiner is resolved.



Public Hearings and Committee Process

Council District	Date	Attendance
District 4	February 12, 2018	101 – Attended
Districts 5 and 6	March 12, 2018	102 – Attended
Districts 3 and 7	April 16, 2018	106 – Attended
District 2	May 7, 2018	55 – Attended
District 1	June 5, 2018	60 – Attended

Preliminary Issue Areas

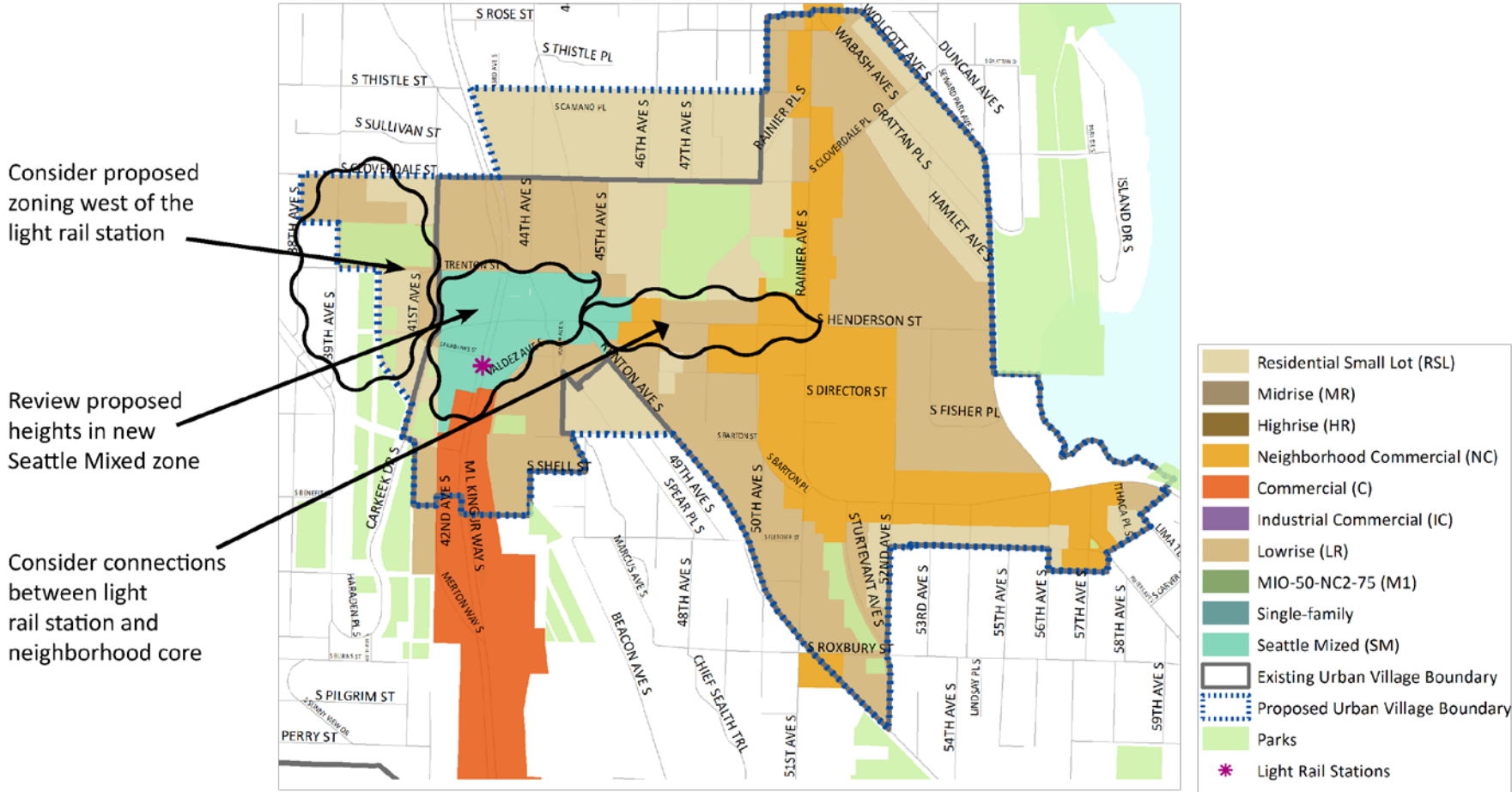
Two Categories of Issues:

- 1) Citywide Issues - Issues that came up at each hearing and are common to the proposal throughout the city.
- 2) Neighborhood Specific Issues – Issues that are specific to how MHA is proposed to be implemented for a given urban village or neighborhood.

Citywide Issues

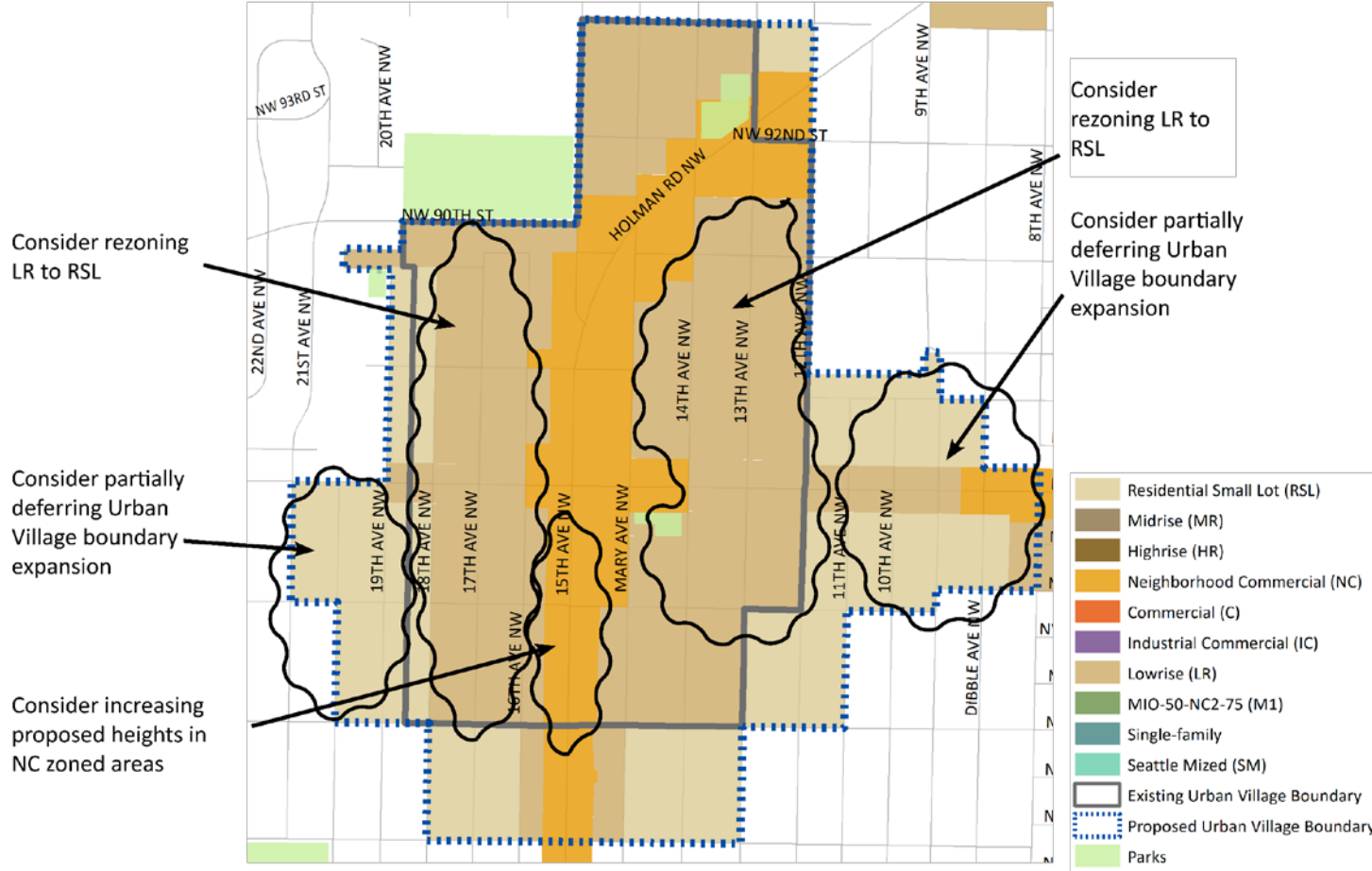
- Urban Village Expansion Areas
- Payment / Performance
- Concurrent Provision of Infrastructure
- Increased Homeownership Opportunities
- Tree Protection
- Development Standards
- Displacement Mitigation
- Small Business Protection

Neighborhood-specific Issues: Map Changes Rainier Beach example



Neighborhood-specific Issues: Map Changes

Crown Hill example



Next Steps

- The Committee may begin to discuss issues and review additional information identified through public hearings or other outreach related to potential changes to the proposed rezones, land use regulations, and Comprehensive Plan amendments.
- The Committee may also begin to identify complementary or alternative non-regulatory implementation actions, such as future City programmatic or capital investments to support the regulatory changes. The City's intent to pursue those action could be incorporated into companion legislation.
- Council is precluded from acting on the proposed rezones, land use regulations, and Comprehensive Plan amendments until the appeal of Final Environmental Impact Statement for the proposal has been resolved.