

Mandatory Housing Affordability – Citywide Implementation

Select Committee on Citywide MHA | December 3, 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

Council Initiated Community Outreach on MHA

16 Urban Village Community Design Workshops

- North Beacon Hill - 10/20/2016
- Roosevelt - 10/29/2016
- Westwood-Highland Park - 11/9/2016
- Crown Hill - 11/15/2016
- Aurora-Licton Springs - 11/29/2016
- South Park - 1/11/2017
- Wallingford - 1/17/2017
- Othello - 1/19/2017
- West Seattle Junction - 1/26/2017
- 23rd and Union-Jackson - 1/31/2017
- Admiral - 2/11/2017
- Madison-Miller - 2/28/2017
- Morgan Junction - 3/6/2017
- Mount Baker - 3/2/2017
- Eastlake - 3/13/2017
- Rainer Beach 3/29/2017



5 Citywide Open Houses in 2018:

- District 4: Tuesday, January 30
- District 5 & 6: Wednesday, February 28
- District 3 & 7: Thursday, March 29
- District 2: Saturday, April 28
- District 1: Wednesday, May 9



MHA Select Committee: Meetings to-date

DATE	EVENT
Monday, January 29, 2018	Select Committee Kickoff
Monday, February 12, 2018	Select Committee Meeting
Monday, February 12, 2018	Public Hearing – District 4 (101 attended)
Monday, March 12, 2018	Select Committee Meeting
Monday, March 12, 2018	Public Hearing – Districts 5 and 6 (102 attended)
Monday, April 16, 2018	Select Committee Meeting
Monday, April 16, 2018	Public Hearing – Districts 3 and 7 (106 attended)

DATE	EVENT
Monday, May 07, 2018	Select Committee Meeting
Monday, May 07, 2018	Public Hearing – District 2 (55 attended)
Monday, June 04, 2018	Select Committee Meeting
Tuesday, June 05, 2018	Public Hearing – District 1 (60 attended)
Monday, July 16, 2018	Select Committee Meeting
Monday, August 06, 2018	Select Committee Meeting
Monday, December 03, 2018	Select Committee Meeting



Amendment Process

- Generally, amendments will be of two kinds: (1) changes to zone designations on the Official Land Use Map (i.e. rezones) and (2) changes to substantive or procedural standards in the text of the zoning code.
- Proposed amendments must be within the scope of environmental review in the Final Environmental Impact Statement for Citywide Implementation of Mandatory Housing Affordability, as modified by the additional review required by the Hearing Examiner's decision.
- Potential amendments should be identified early in the process to allow time for staff to analyze them and provide the public with an opportunity to comment on them at the public hearing.