

Mandatory Housing Affordability Citywide Implementation

a program of the Housing Affordability and Livability Agenda



**City Council Select Committee
for Mandatory Housing
Affordability**

December 3, 2018

Mandatory Housing Affordability

*Creating more **affordable housing** through growth*

We are enacting zoning changes so that new development will be required to contribute to income-restricted affordable housing.

MHA lays the framework for how Seattle grows equitably and sustainably.



Hearing Examiner Decision

Hearing Examiner Decision

- AFFIRMED most aspects of the EIS, including alternatives studied, the citywide study area, and nearly all subject areas studied
- REMANDED the City to include additional data in the historic resources analysis

Decision

The determination that the FEIS is adequate is **AFFIRMED** for all aspects of the FEIS with the exception of the historic resources analysis which is **REMANDED** for the following:

- (1) include City designated landmarks information in Exhibit 3.5-2 in the FEIS, and make associated text amendments to accommodate this inclusion;
- (2) provide a more detailed and clear analysis identifying the contents of the City database resource (e.g. all properties in the database not just the designated landmarks) and how they have been utilized to inform the FEIS analysis; and
- (3) ensure that the FEIS analysis adequately analyses all probable significant adverse impacts to City designated landmarks where Code protections are not assured, including but not limited to those associated with SEPA exempt projects and redevelopment that impacts the setting or character of a designated historic landmark property.

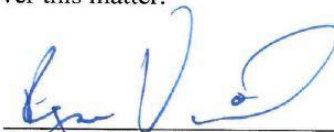
The City should also correct the typo in FEIS Exhibit 3.5-4 that failed to indicate that a Context Statement has been prepared for North Beacon Hill.

The City should also ensure that all NRHP properties are depicted on FEIS Exhibit 3.5-2, if any are missing (as alleged by Appellants at hearing).

Given the opportunity of the FEIS historic resources section remand the City may also wish to address cumulative impacts to historic resources, if any, in its revisions to this FEIS chapter.

The Hearing Examiner does not retain jurisdiction over this matter.

Entered this 21st day of November, 2018.


Ryan Vancil

Hearing Examiner Decision

Next Steps

- OPCD and DON will conduct additional analysis with consultants
 - Will publish results of analysis in early 2019
- Council may not take action until remand is addressed

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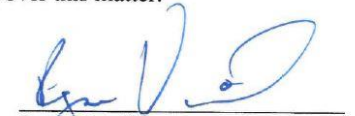
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Ryan Vancil

Mandatory Housing Affordability



Creating more **affordable housing** as we grow
6,000+ new affordable homes in ten years

thank you.