Mandatory Housing Affordability Citywide Implementation

a program of the Housing Affordability and Livability Agenda

HOLA

City Council Select Committee for Mandatory Housing Affordability

January 7, 2019

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.

MHA FEIS

Hearing Examiner Decision

Hearing Examiner Decision on Final Environmental Impact Statement (FEIS)

- Affirmed most aspects.
- Additional data in the historic resources section required.

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

MHA FEIS

Historic Resources Information

City of Seattle Historic Districts	Exempted from MHA. No zoning changes proposed. Outside FEIS study area.

	Analysis Added
City of Seattle Landmarks	Yes
National Register of Historic Places (NHRP) Determined Eligible Sites	Yes
City of Seattle Historic Resources Survey Inventory Database	Yes
National Register of Historic Places (NHRP) Historic Districts	Yes – With focus on newly designated districts.
Thresholds for project level SEPA review (Where project level code protections are not assured)	Yes

MHA FEIS

City of Seattle Landmarks

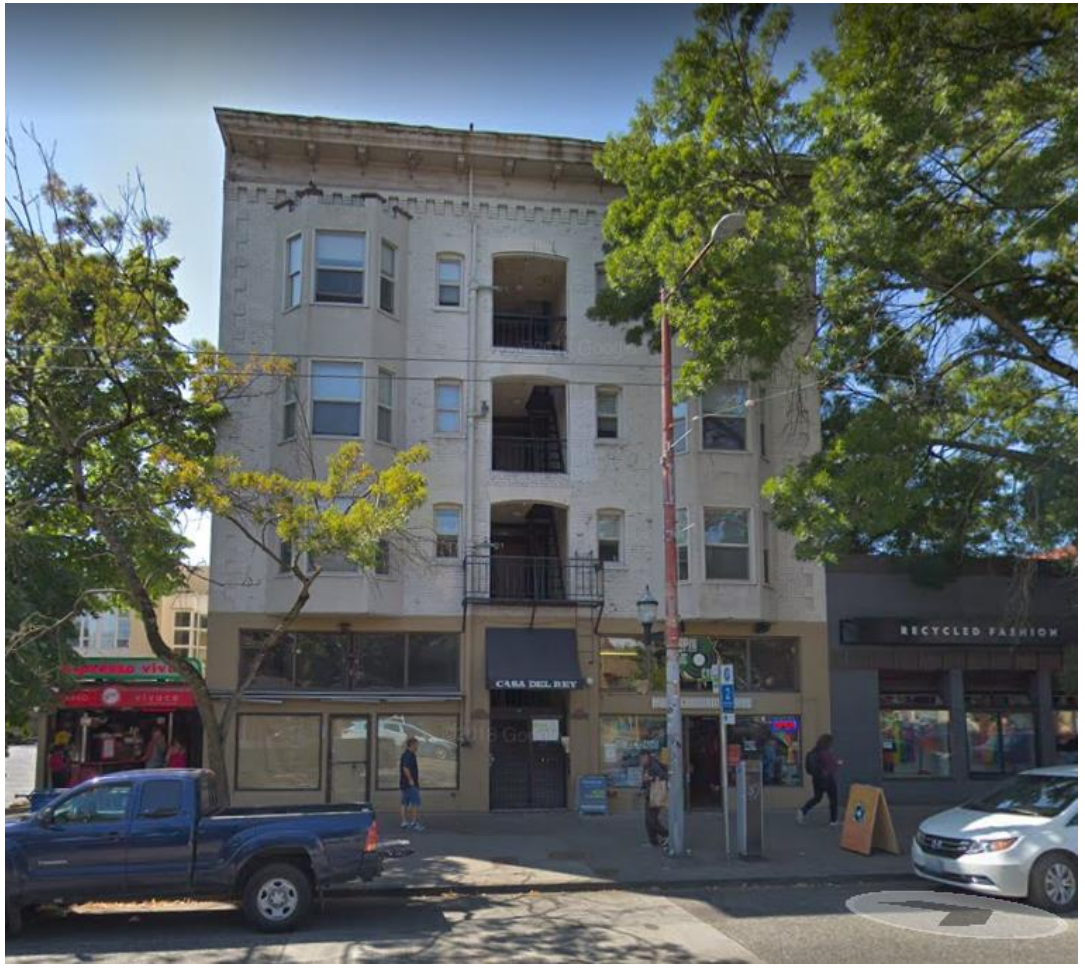
- Designated by Seattle Landmarks Preservation Board.
- Certificate of Approval for changes to designated features.
- Added: All Landmarks mapped with MHA zone information, and listed.
- Added: Expanded discussion of potential impacts to the settings of Landmarks.

Admiral Theatre, Admiral Urban Village

MHA FEIS

NRHP Determined Eligible Properties

- Listings approved through State Historic Preservation Office (SHPO) and National Parks Service.
- Determination of affects and mitigation may be required if a project has State funding or is a Federal undertaking.
- Added: Sites mapped with MHA zone information, and listed.



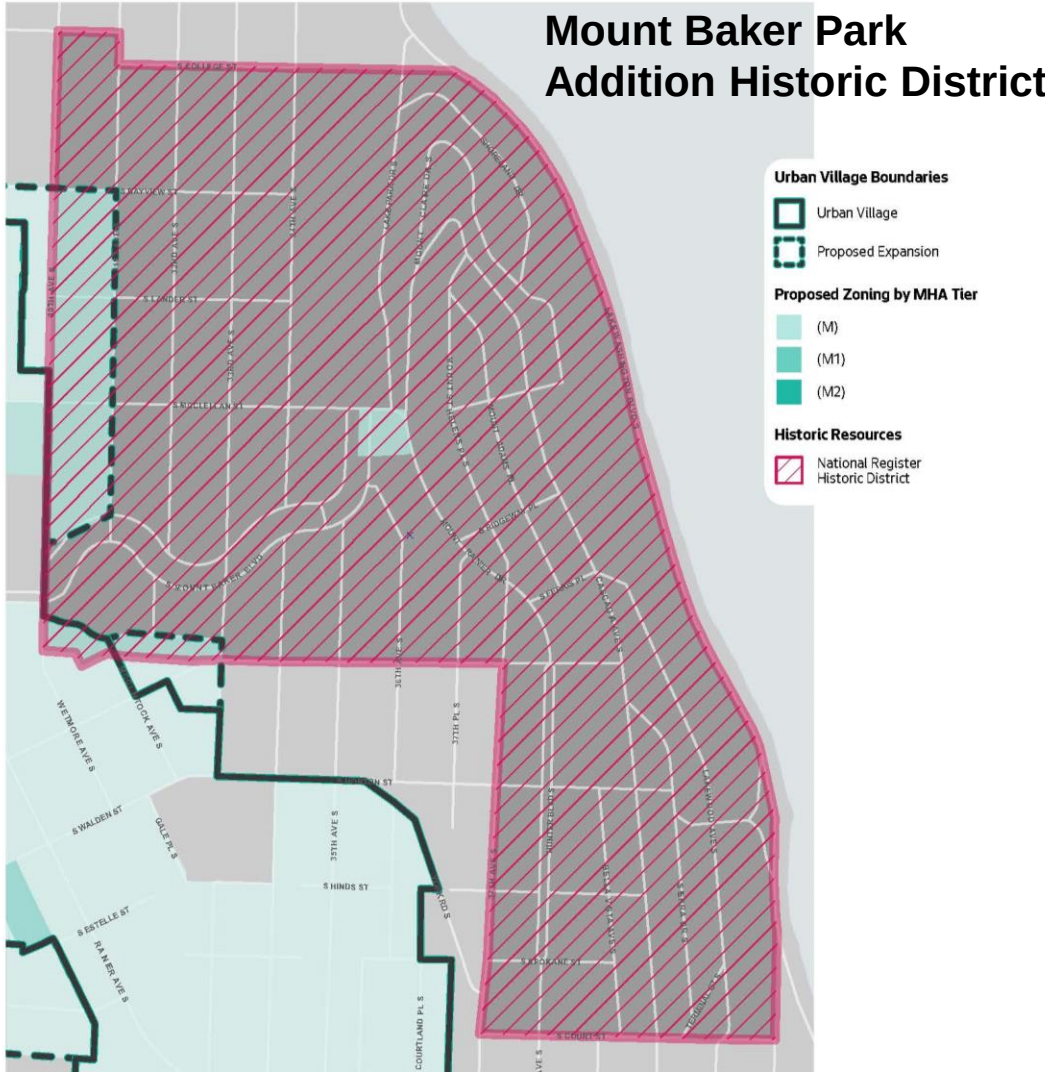
Rehan Apartments, Capitol Hill Urban Center

Seattle Historic Resources Survey Database

- Database of potential historic resources that have been identified through survey inventory projects.
- Does not determine whether a site is eligible for Landmark status.
- Added: Detailed description of database contents and purpose.
- Added: Pertinent information from surveys mapped.

Newly Designated National Register Districts

- Recognized by SHPO and National Park Service.
- Development is not subject to a specific historic review process unless the site is a Landmark or in a City of Seattle Historic District.
- Added: Analysis and mapping of new districts: Ravenna-Cowen North, and Mount Baker Park



MHA FEIS

Thresholds for Project Level Review

- Project level development subject to SEPA must be reviewed for impacts to Landmarks, and to other historic resources as part of the SEPA checklist.
- Added: Expanded analysis of zones under MHA alternatives where development below SEPA thresholds could be likely.

MHA FEIS

Mapping

Urban Village Boundaries

- Urban Village
- Proposed Expansion

Proposed Zoning by MHA Tier

- (M)
- (M1)
- (M2)

Historic Resources

- City Landmark
- NRHP-Eligible Site

City of Seattle Historic Resources Survey Database

- Inventoried Property
- Hold Property

Expanded Mitigation Measures Discussion

Decision Makers Could:

- Reduce urban village expansions in National Register Historic Districts.
- Increase funding for a comprehensive and systematic Historic Resources Survey and Inventory program followed by proactive city-initiated Landmark and district nominations. **(Separate Action)**
- Modify SEPA exemption thresholds for demolition of any structure 50 years or older regardless of proposed development. **(Separate Action)**
- Choose an approach with fewer Landmarks and determined

Response to Hearing Examiner Decision

Probable significant adverse impacts

- No new probable significant adverse impacts found to date
- Reviewed by OPCD and DON staff, and third party independent consultant

Expect to publish additional analysis by end of January

Mandatory Housing Affordability

Creating more **affordable housing** as we grow

6,000+ new affordable homes in ten years

thank you.