

January 11, 2019

MEMORANDUM

To: Select Committee on Mandatory Housing Affordability
From: Council Central Staff
Subject: Mandatory Housing Affordability: District Specific Changes to Proposed Zoning

On January 14 and January 16, the Select Committee on Citywide Mandatory Housing Affordability will continue its consideration of potential amendments to legislation to implement the Mandatory Housing Affordability (MHA) program. The January 14 meeting will focus on potential parcel-specific or area-wide adjustments to the proposed zoning changes related to Council Districts 4, 6 and 7. The January 16 meeting will focus on changes related to Council Districts 1, 2, 3 and 5.

This memorandum has two attachments: (1) a map series identifying requested amendments to proposed zoning and (2) a track-changes comparison of Council Bill (CB) 119184, which was introduced in January 2018, to a redrafted bill that is anticipated to be introduced on January 22.

Background

In November 2017, Mayor Burgess transmitted [Council Bill 119184](#) to implement the Mandatory Housing Affordability program citywide. The legislation would rezone the City's commercial and multifamily areas, urban villages, and areas on the edges of urban villages within a ten-minute walk of frequent transit. In exchange for the ability to build additional floors, floor area or units, areas rezoned under the proposal would be required to include affordable housing units on site or make a payment in lieu to build affordable housing off-site. The legislation would also amend development standards for zoning districts subject to the MHA regulations and update the requirements for contributions toward MHA. A full description of the proposal is available in the [Director's Report and Recommendation](#) on MHA Citywide Implementation. [Maps](#) showing specific rezone proposals are available on the City's website.

In 2018, the Council held nine meetings of the Select Committee on MHA to receive briefings on the proposal and held five public hearings to receive input on the proposal from members of the public. Following those briefings and hearings, Central Staff, working with staff from the Office of Planning and Community Development, the Office of Housing, and the Office of the City Attorney, have identified a number of technical changes that will be incorporated into a revised version of Council Bill 119184. That bill is anticipated to be introduced on January 22.

Three other pieces of legislation will be considered alongside the bill rezoning property and amending the Land Use Code:

1. A bill that would amend the Comprehensive Plan, increasing the boundaries of some urban villages to encompass a ten-minute walk to frequent transit service; this bill would also amend neighborhood plan goals and policies to be consistent with the City's implementation of the MHA program;
2. A resolution, which would identify additional activities that the City intends to undertake in order to implement the MHA program and mitigate impacts from additional growth; and
3. A bill that would rezone the area immediately adjacent to and south of the Northgate light rail station to facilitate redevelopment of the area with a mix of affordable and market rate housing, consistent with the successful response to a King County and Seattle Office of Housing request for proposals to redevelop the current King County Transit Center. This bill would also establish new development standards for the proposed Seattle Mixed – Northgate zone.

Attachments

There are two attachments to this memorandum: (1) a table and series of maps identifying parcels, or areas, where Council may want to modify the proposed zoning changes (Attachment 1) and (2) a track-changes comparison of CB 119184 to a redrafted bill that is anticipated to be introduced on January 22 (Attachment 2).

Attachment 1 includes potential changes to the proposed zoning map identified by Councilmembers, through comments at public hearings and correspondence from constituents, Central Staff review and analysis of the proposal, and City Department recommendations.

Potential changes are identified in a table for each district that:

- Locates and describes the potential amendment (Columns A-C);
- Identifies the current zone designation, MHA-proposed zone designation, and alternative zone designation (Columns D-F);
- Identifies the range of zones studied for the site or area in the Final Environmental Impact Statement (FEIS) for MHA implementation (Columns G-H); and
- Categorizes the potential for an amendment based on the FEIS analysis (Column I).

This is not an exhaustive list of potential map changes. Other changes to the proposed zoning may be identified in the course of the Committee's review and discussion. Inclusion in this memo does not imply that there is a Councilmember sponsoring any change suggested. Changes that are requested that are consistent with the options studied in the FEIS may be considered as an amendment to the proposed bill. Changes that are beyond the options studied in the FEIS, including requested zoning changes to property that falls outside of the FEIS study area, may be included in a companion resolution with a request to the Executive to conduct a planning process, including additional environmental review, to determine if those changes are appropriate.

Attachment 2 highlights the differences between Council Bill 119184 (introduced in 2018) and the replacement bill is anticipated to be introduced on January 22. Changes include updates to reflect changes to the Municipal Code that have been approved by ordinance since the bill was first introduced, technical edits and clarifications identified by staff since initial introduction, and some changes to proposed development standards. Changes between the 2018 and 2019 versions of the bill are shown in track-changes in Attachment 2.

Next Steps

We will be drafting a notice for a public hearing to receive input on all potential changes to the MHA legislation. That notice will be published on January 22 for a February 21 evening public hearing.

The Committee will continue discussion of amendments and the companion resolution on February 8. Votes on amendments are scheduled for February 25.

cc: Kirstan Arestad, Central Staff Director
Ketil Freeman, Supervising Analyst

Attachments

Attachment 1: Potential MHA-related zone changes by Council District
Attachment 2: Citywide MHA Legislation: Comparison of 2018 and 2019 bills