

CITY OF SEATTLE

RESOLUTION _____

..title

A RESOLUTION calling for additional measures by the City and its partners that complement mandatory housing affordability (MHA) implementation to promote livability and equitable development, mitigate displacement, and address challenges and opportunities raised by community members during the MHA public engagement process.

..body

WHEREAS, in September 2014 the City Council (“Council”) adopted Resolution 31546, in

which the Mayor and Council jointly convened the Seattle Housing Affordability and

Livability Agenda (HALA) Advisory Committee to evaluate potential strategies to make

Seattle more affordable, equitable, and inclusive; in particular to promote the

development and preservation of affordable housing for residents of Seattle; and

WHEREAS, in July 2015, HALA published its Final Advisory Committee Recommendations

and the Mayor published *Housing Seattle: A Roadmap to an Affordable and Livable City*,

which outlines a multi-pronged approach of bold and innovative solutions to address

Seattle’s housing affordability crisis, including recommendations for extensive citywide

upzoning of residential and commercial zones and, in connection with such upzones,

implementation of a mandatory inclusionary housing requirement for new construction

residential development and commercial linkage fees for new construction commercial

development; and

WHEREAS, in October 2015 the Council adopted, with the Mayor concurring, Resolution 31622

declaring the intent of The City of Seattle (“City”) to expeditiously consider strategies

recommended by the HALA Advisory Committee; and

WHEREAS, in November 2015 the Council adopted, with the Mayor concurring, Resolution

31612, stating the City’s intent to make changes to zoning and land use regulations to

1 implement a mandatory inclusionary affordable housing program for residential
2 development recommended by the HALA Advisory Committee and the Mayor, and
3 establishing minimum outreach, planning, and implementation requirements that must be
4 met prior to Council consideration; and

5 WHEREAS, in November 2015 the Council adopted Ordinance 124895, which created Seattle
6 Municipal Code (SMC) Chapter 23.58B and established the framework for the
7 commercial component of mandatory housing affordability (MHA); the Council updated
8 this chapter in December 2016 with Ordinance 125233; and

9 WHEREAS, in May 2016 the City conducted the *Growth and Equity Analysis* in conjunction
10 with the update to Seattle's Comprehensive Plan, finding, in part, that some urban
11 villages are at higher risk of displacement than others; and

12 WHEREAS, in August 2016 the Council adopted Ordinance 125108, which created SMC
13 Chapter 23.58C and established the framework for the residential component of MHA;
14 and

15 WHEREAS, in 2017 the Council adopted several ordinances to enact zoning and land use
16 regulations to enact MHA requirements, including: Ordinance 125267 for the University
17 District, adopted in February 2017; Ordinance 125291 for Downtown and South Lake
18 Union, adopted in April 2017; Ordinances 125360, 125359, and 125361, for the nodes
19 along 23rd Avenue at Union Street, Cherry Street, and Jackson Street, respectively, all
20 adopted in July 2017; Ordinance 125371 for Chinatown/International District, adopted in
21 July 2017; and Ordinance 125432 for Uptown, adopted in September 2017; and

1 WHEREAS, concurrently with this resolution, the City is considering legislation to implement
2 MHA in the remaining multi-family and commercially zoned properties throughout
3 Seattle, and within all urban villages and proposed urban village expansion areas; and

4 WHEREAS, the Council adopted Resolution 31612 in November 2015, which requested that
5 these legislative proposals be informed by an inclusive public outreach and engagement
6 plan, which optimizes participation by under-represented communities, and that such a
7 plan should include opportunities for ongoing and continuous engagement through a
8 variety of means including community meetings and social media; and

9 WHEREAS, the City conducted community engagement for over two years regarding MHA in
10 order to provide Seattle residents opportunities for both accessing information and
11 providing feedback; and

12 WHEREAS, from that community engagement, themes and issues emerged related to aspects of
13 livability as Seattle grows, including issues not directly related to the implementation of
14 MHA; and

15 WHEREAS, the October 2017 *Growth and Livability Report* responded to this community input
16 by detailing the City’s vision and recent actions to address these themes and issues; and

17 WHEREAS, MHA is an important but limited tool that will create new income- and rent-
18 restricted housing while also increasing housing choices in urban villages and centers
19 across Seattle; NOW, THEREFORE,

20 **BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE THAT:**

21 Section 1. The City of Seattle (“City”) recognizes the significance of land use regulations
22 that implement mandatory housing affordability (MHA) to the production of new affordable
23 housing, as well as the production of more housing overall, while acknowledging that land use

1 regulation alone is not sufficient to achieve all of the City’s goals or the goals of Seattle’s
2 different neighborhoods.

3 Section 2. The City recognizes the potential for displacement as property undergoes
4 public and private development. The City Council (“Council”) declares its intent to prevent
5 displacement of marginalized communities, including communities of color and low-income
6 communities, particularly in neighborhoods identified as at high risk of displacement by the
7 *Growth and Equity Analysis*, and requests that the Mayor and City departments carry out the
8 following initiatives to mitigate displacement impacts on these communities:

9 A. Identify a permanent and consistent source of funding for the Equitable
10 Development Initiative, beyond the \$5 million per year expected to be generated through the
11 short-term rental tax, to ensure that the program has sufficient funding to take advantage of lower
12 property values during economic downturns. (Responsible Department: Office of Planning and
13 Community Development (OPCD))

14 B. Develop policies and funding to support affirmative marketing, exploration of the
15 possibility of a right to return, or preference strategies to help retain economic and racial
16 diversity in neighborhoods with high displacement risk. (Responsible Department: Office of
17 Housing (OH))

18 C. Develop and implement strategies that support existing institutions and
19 businesses, and the residents who depend on them, in neighborhoods with high displacement
20 risk. (Responsible Departments: Office of Economic Development (OED), Seattle Department of
21 Construction and Inspections (SDCI), and OPCD)

1 D. Continue to conduct outreach to low-income and elderly homeowners regarding
2 opportunities for property tax relief and other alternatives to selling their homes. (Responsible
3 Departments: Department of Neighborhoods (DON) and OH)

4 E. Develop a variety of land use and development strategies that allow low-income
5 and elderly homeowners to leverage the undeveloped land on their property so that they can
6 afford to maintain and remain in their homes. (Responsible Departments: OPCD and SDCI)

7 F. Explore strategies to expand the Tenant Relocation Assistance Ordinance to assist
8 renting households at 80 percent area median income (AMI) and extend the program eligibility
9 to tenants whose housing costs have increases more than ten percent. (Responsible Department:
10 SDCI)

11 G. Develop a consistent and thorough monitoring and reporting process regarding
12 housing production and loss of households at 30 to 120 percent AMI. (Responsible Departments:
13 OH and SDCI)

14 H. The Council requests that the Mayor and OH consider the following goals related
15 to the use of MHA in-lieu fees and Seattle Housing Levy funds:

16 1. Ensure that MHA in-lieu fees are invested back into the neighborhoods
17 where fees were generated as well as in neighborhoods with high displacement risk, consistent
18 with the code provisions governing the location for use of cash contributions.

19 2. Include in the next update of the Seattle Housing Levy Administrative &
20 Financial Plan program policies that match Equitable Development Initiative priorities and other
21 community needs, such as incentivizing family-sized units, producing more units at 30 percent
22 and 40 percent AMI for households who do not need wraparound services, and prioritizing

1 community ownership of land. Additionally, establish a fund reserve to subsidize payment of
2 homeowners association dues for income-qualified families purchasing performance units.

3 3. Invest in affordable homeownership projects near where in-lieu funds are
4 generated, consistent with the code provisions governing the location for use of cash
5 contributions under MHA.

6 I. Provide a report evaluating the implementation and enforcement of Ordinance
7 124861, requiring owners of certain low-income housing to provide notification of the owner's
8 intent to sell that housing, and provide recommendations on how the provisions of the ordinance
9 could be expanded. (Responsible Departments: OH and SDCI)

10 Section 3. The Council requests that the Mayor, OPCD, SDCI, OH, Seattle Department
11 of Transportation (SDOT), and other executive departments carry out the following planning
12 initiatives and ongoing monitoring and reporting to address goals of Seattle's different
13 neighborhoods and to inform future planning initiatives:

14 A. Provide a baseline for reporting on the production of affordable housing units by
15 urban village following MHA implementation to determine if actual units produced align with
16 expectations. The Council requests that this information be included in the performance
17 reporting described in Ordinance 125108 as amended. (Responsible Departments: OH, SDCI,
18 OPCD)

19 B. Develop additional strategies to promote the production of more long-term
20 affordable housing projects through strategies, such as density increases. (Responsible
21 Departments: OPCD and SDCI)

22 C. Monitor permit activity in Residential Small Lot (RSL) zones and report to
23 Council on the types of development occurring in RSL zones. The Council requests that the

1 report include recommendations for adjustments to development standards in RSL zones if
2 development is not meeting intended outcomes. (Responsible Departments: OPCD and SDCI)

3 D. Study split-zoned parcels throughout the City and make recommendations to the
4 Council on strategies to resolve these conditions where appropriate. (Responsible Departments:
5 SDCI and OPCD)

6 E. Identify resources to proactively survey historic resources in appropriate areas and
7 assist communities with that process. Resources should be prioritized to support this work in
8 neighborhoods identified as at high risk of displacement. (Responsible Department: DON)

9 F. Conduct additional planning work in existing and future historic districts to
10 identify tools to support historic character and integrate compatible infill, including affordable
11 housing. (Responsible Departments: DON and OPCD)

12 G. Establish a system, separate from the City's community planning prioritization
13 process, to develop and update neighborhood design guidelines, particularly in response to
14 changes in development standards and building codes. (Responsible Department: OPCD)

15 H. Establish standards for age-friendly street furniture and implement strategies to
16 encourage businesses and community groups to provide more age-friendly street furniture.
17 (Responsible Department: SDOT)

18 I. Continue to identify infrastructure improvements that may be necessary to
19 accommodate anticipated growth. (Responsible Departments: OPCD, SDOT, Seattle Public
20 Utilities, and Seattle City Light)

21 J. Conduct a comprehensive assessment of the Restricted Parking Zone program and
22 update program policies and regulations. (Responsible Department: SDOT)

1 Section 4. The Council recognizes that small, independently owned businesses reinforce
2 neighborhood and cultural identity and strengthen the local economy, and is committed to
3 working with City departments to undertake the following initiatives to support these businesses:

4 A. Develop and implement strategies to support and incubate small, independent
5 businesses.

6 B. Collaborate with stakeholders to explore the possibility of reasonable regulations
7 on the rents of commercial property.

8 Section 5. The Council recognizes the environmental, social, and economic benefits of
9 Seattle’s urban forest and commits to working with community members and City departments
10 to update the City’s tree regulations, advancing the goals of the Urban Forest Stewardship Plan.

11 Potential measures may include, but are not limited to, the following:

12 A. Retaining protections for exceptional trees and expanding the definition of
13 exceptional trees.

14 B. Creating a permitting process for the removal of significant trees, defined as trees
15 6 inches in diameter at breast height or larger.

16 C. Adding replacement requirements for significant tree removal.

17 D. Simplifying tree planting and replacement requirements.

18 E. Maintaining tree removal limits in single-family zones.

19 F. Exploring the feasibility of establishing a in-lieu fee option for tree planting.

20 G. Tracking tree removal and replacement throughout Seattle.

21 H. Providing adequate funding to administer and enforce tree regulations.

22 Section 6. The Council requests that OPCD make a recommendation for an alternative
23 name for single-family zones, such as Neighborhood Residential, and propose Comprehensive

1 Plan amendments as part of the 2019-2020 Comprehensive Plan Docket to implement this
2 change, as appropriate.

3 Section 7. The Council requests that the Mayor and City departments carry out the
4 following initiatives for neighborhoods in District 1:

5 A. Specific to the Admiral Residential Urban Village, City departments are requested
6 to support community-based organization efforts to create community spaces and affordable
7 housing.

8 B. Specific to the Morgan Junction Residential Urban Village, the Council requests
9 the following actions:

10 1. OPCD is requested to determine when the urban village will be a
11 candidate for community planning, which should include a cultural/historic resources survey.

12 2. SDOT is requested to engage with Washington State Ferries to mitigate
13 impacts of vehicles arriving from ferries at Fauntleroy Terminal.

14 3. OPCD is requested to collaborate with community stakeholders to
15 determine when and under what conditions a pedestrian zone designation along California Way
16 SW would be appropriate.

17 C. Specific to the West Seattle Junction Hub Urban Village, the Council requests the
18 following actions:

19 1. OPCD is requested to begin community planning in conjunction with the
20 future light rail station area planning.

21 2. The City recognizes the importance of community resources, such as
22 libraries, community centers, and hospitals, and City departments are requested to support
23 community efforts to attract these uses to the neighborhood.

1 D. Specific to the Westwood-Highland Park Residential Urban Village, OPCD is
2 requested to begin the community planning process, with an added focus on developing a
3 complete plan for the Delridge corridor and addressing the interests of the South Delridge
4 community.

5 E. Specific to the South Park Residential Urban Village, the Council requests the
6 following actions:

7 1. OPCD is requested to assess how the neighborhood meets the criteria for
8 urban village designation and provide a report to Council as part of the 2019-2020
9 Comprehensive Plan docketing process.

10 2. DON is requested to support community efforts to protect historic
11 resources in the neighborhood.

12 Section 8. The Council requests that the Mayor and City departments carry out the
13 following initiatives in District 2:

14 A. DON and OPCD are requested to conduct additional planning work in the newly
15 designated Mount Baker Park Historic District to identify tools to support historic character and
16 integrate compatible infill, including affordable housing, in the district.

17 B. Specific to the Othello Residential Urban Village, OPCD is requested to conduct
18 community planning in conjunction with the future Graham Street light rail station area planning.

19 Section 9. The Council requests that the Mayor and City departments carry out the
20 following initiatives for neighborhoods in District 4:

21 A. Specific to the Roosevelt Residential Urban Village, the Council requests the
22 following actions:

1 1. DON and OPCD are requested to conduct planning work in the newly
2 designated Ravenna-Cowen North Historic District to identify tools to support historic character
3 and integrate compatible infill, including affordable housing, in the district.

4 2. OPCD is requested to conduct planning work in the area immediately
5 surrounding the future light rail station to determine whether additional development capacity is
6 appropriate.

7 B. Specific to the University District Urban Center, the Council requests the
8 following actions:

9 1. City departments are requested to continue implementing actions listed
10 under Section 5 of Resolution 31732 related to supporting businesses on University Way NE
11 (“the Ave”).

12 2. SDOT is requested to explore strategies for prioritizing pedestrian use of
13 the Ave, such as a woonerf.

14 Section 10. The Council requests that the Mayor and City departments carry out the
15 following initiatives for neighborhoods in District 5:

16 A. Specific to N 130th and I-5, OPCD and other City departments are requested to
17 support community-based planning work to develop a proposal to establish an urban village with
18 transit-supportive development capacity and urban village-level amenities, such as transit-
19 oriented development, childcare, and housing.

20 B. Specific to the Aurora Avenue Corridor, OPCD and SDOT are requested to
21 develop a plan for transportation investments for multimodal improvements to the Aurora
22 Avenue corridor and land use strategies that identify areas for on-going light industrial and heavy

1 commercial use while allowing for transition to mixed residential and commercial uses within
2 urban villages.

3 Section 11. The Council requests that the Mayor and City departments carry out the
4 following initiative in District 6:

5 A. Specific to the Crown Hill Residential Urban Village, OPCD is requested to
6 identify the next steps in the community planning process.

7 Section 12. The Council requests that the Mayor and City departments carry out the
8 following initiative in District 7:

9 A. Specific to the Downtown Urban Center, SPU and SDCI are requested to review
10 and prepare recommendations to modify requirements for providing off-street pickup locations
11 for service providers to access solid waste, recycling, and compost containers.

12 Section 13. The Council requests that the Mayor and City departments develop a work
13 program for the initiatives described in this resolution and report back to Council by July 1,
14 2019, with a proposed timeline for implementation.

