

May 24, 2019

MEMORANDUM

To: Select Committee on Citywide Mandatory Housing Affordability
From: Aly Pennucci, Supervising Analyst
Subject: Council Bill 119500

On Tuesday, May 28, the Select Committee on Citywide Mandatory Housing Affordability (MHA Committee) will discuss, hold a public hearing, and may vote on [Council Bill \(CB\) 119500](#). This bill would correct mapping errors identified in [Ordinance \(ORD\) 125791](#), the legislation that implemented the MHA program citywide by amending the Land Use Code and amending the Official Land Use Map to make changes to zoning designations across the City. This memo briefly describes the proposed corrections.

CB 119500

CB 119500 would amend Maps A for section 23.58B.050 and 23.58C.050 in the Land Use Code and amends Attachment 1 to ORD 125791, as described below.

Amendments to Map A for sections 23.58B.050 and 23.58C.050:

Map A for sections 23.58B.050 and 23.58C.050 identify the MHA level (High, Medium or Low) that is used to determine the MHA fees that a project is required to pay or the number of rent- and income-restricted housing units that a project is required to include. ORD 125791 amended Map A for sections 23.58B.050 and 23.58C.050, however, incorrect versions of the maps were included in the final ordinance. Map A for 23.58B.050 adopted in ORD 125791 incorrectly identifies the North Beacon Hill Residential Urban Village as a “High” area. The Council’s intent was to classify this area as a “Medium” area for determining MHA payment and performance; CB 119500 correctly identifies this area as “Medium”. In addition, Map A for 23.58C.050 was not updated to reflect the amended urban village boundaries adopted in [Ordinance 125790](#). CB 119500 would amend the boundaries of urban villages on the map to reflect the new urban village boundaries adopted under Ordinance 125790.

Attachment 1 to Ordinance 125791

Attachment 1 to ORD 125791 included a series of maps identifying areas rezoned with an M1 or M2 MHA zone suffix. The MHA zone suffix indicates a development’s required affordability contribution based on the amount of development capacity added through rezoning. Staff identified typographical errors on four maps included in Attachment 1 to ORD 125791 that are described below. The proposed changes to correct those errors are shown in [Exhibit A to CB 119500](#).

- Map 8 of Attachment 1 to Ordinance 125791 shows rezones in the Crown Hill area. The block faces on the west side of 16th Avenue NW between NW 85th Street and NW 89th

Street have two labels. As shown on Map 8 (page 1 of Exhibit A), the correct label for this area is SF 5000 to LR1 (M1). This bill would delete the second label, which incorrectly states that the area is rezoned from SF 5000 to LR2 (M1).

- Maps 32 and 33 of Attachment 1 to Ordinance 125791 shows rezones in the Mt Baker area. The parcel on the southwest corner of the intersection of S Massachusetts St and 23rd Ave S is incorrectly showing an (M2) zoning suffix. As shown on Maps 32 and 33 (pages 2 and 3 of Exhibit A), the correct zoning suffix is (M1) for this area. This bill would delete the (M2) suffix and would add the (M1) suffix.
- Map 37 of Attachment 1 to Ordinance 125791 shows rezones in the Columbia City area. The six parcels on the west side of 30th Ave S, north of S Angeline St, incorrectly indicate that the area is currently zoned LR2; the current zoning is SF 5000. As shown on Map37 (page 4 of Exhibit A), the correct label for this area is SF5000 to LR3 (M1). This bill would correct the label to accurately reflect this.

Next Steps:

Following the discussion and public hearing on CB 119500 the MHA Committee may vote on CB 119500 and make a recommendation to the Council. If the MHA Committee does not vote on CB 19500 at the May 28 meeting, an additional MHA Committee meeting will be scheduled.

cc: Kirstan Arestad, Central Staff Director