

City of Seattle

Mandatory Housing Affordability Citywide Implementation

a program of the Housing Affordability and Livability Agenda



City Council Mandatory
Housing Affordability
Committee of the Whole
January 29, 2018
10:30

Presentation Overview

1. Implementation Overview
2. How MHA Works
3. Community Engagement
4. The Citywide MHA Proposal



shaped by
community

Indicates places
where the
proposal
changed due to
community
input



HOUSING AFFORDABILITY
AND LIVABILITY AGENDA

Mandatory Housing Affordability

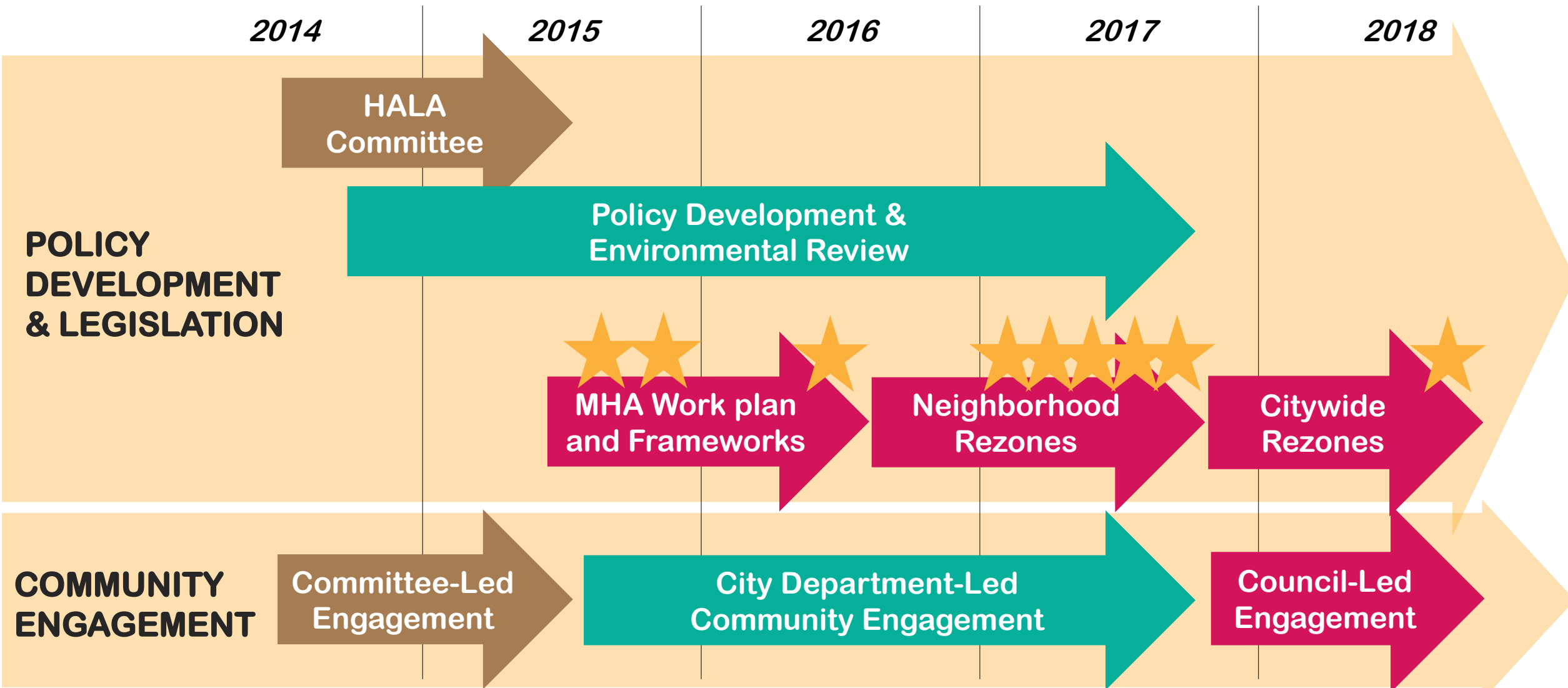
Creating more affordable housing through growth

We are enacting zoning changes so that new development will create income- and rent-restricted housing.

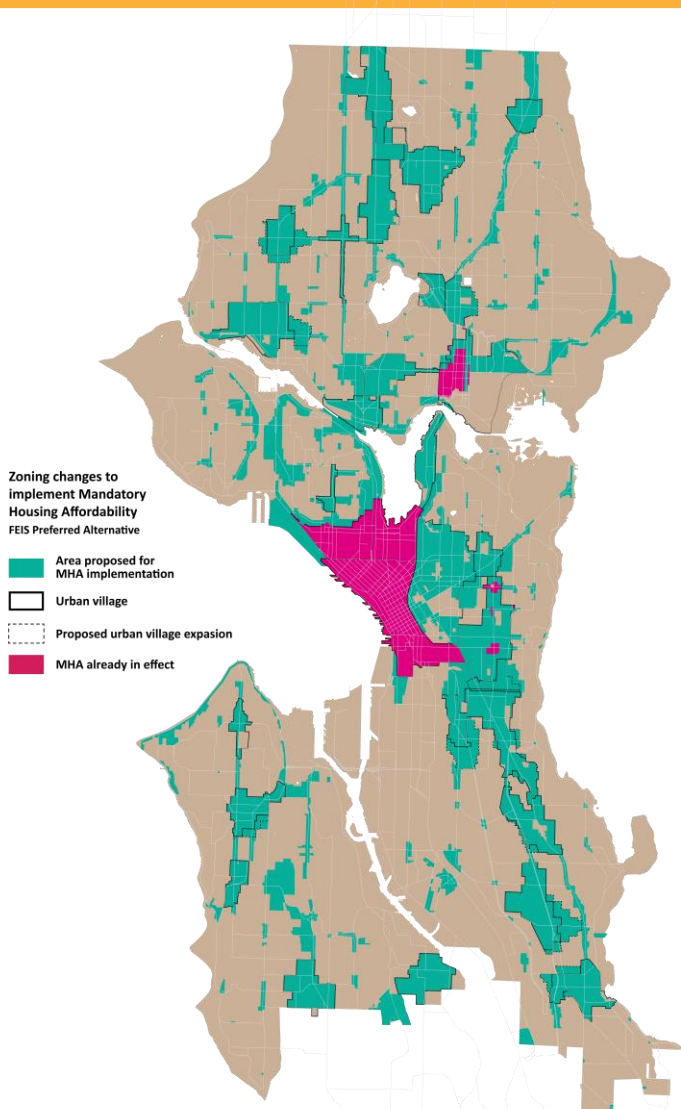
MHA lays the framework for how Seattle grows equitably and sustainably.



Implementation Timeline



Implementing Legislation



- ✓ **2015:** Workplan, Commercial Framework
- ✓ **2016:** Residential Framework
- ✓ **2017:** Rezone Legislation in U District, Downtown & South Lake Union, Chinatown-International District, 23rd Avenue in the Central Area, Uptown
- **2018:**
 - Primary rezone ordinance
 - Northgate station area rezone (forthcoming)
 - Comp Plan map changes
 - Comp Plan policy changes (forthcoming)

How MHA Works

Affordable Housing Outcomes

10-Year Goal: 6000+ units affordable to households at <60% of AMI

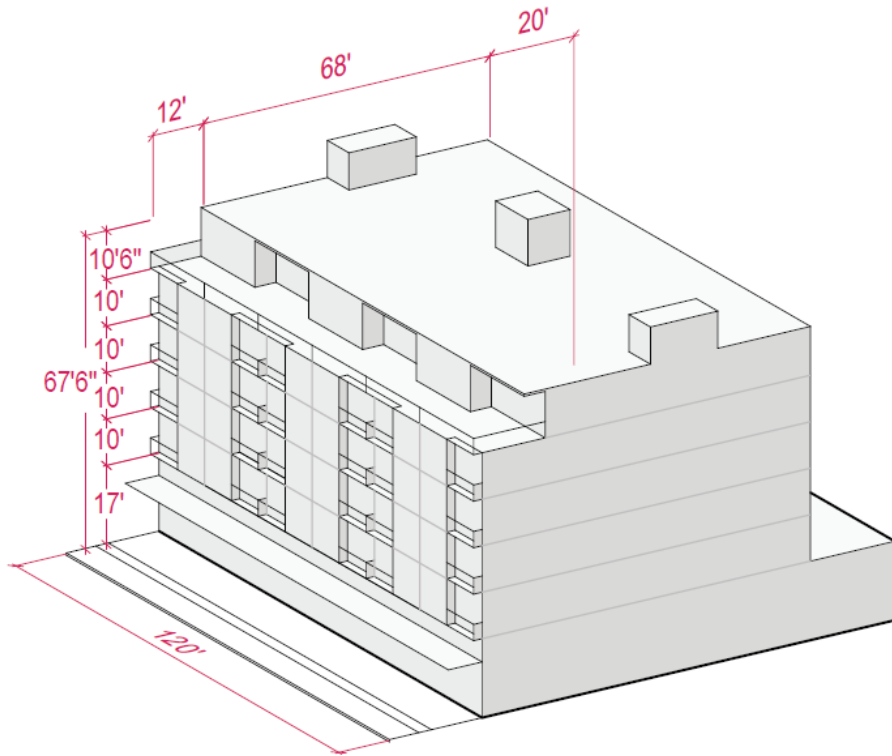
- Two ways to comply with MHA:
 - *Performance*: create new affordable homes on-site
 - *Payment*: contribute to affordable housing fund to create high-quality affordable units throughout the city



How MHA Works

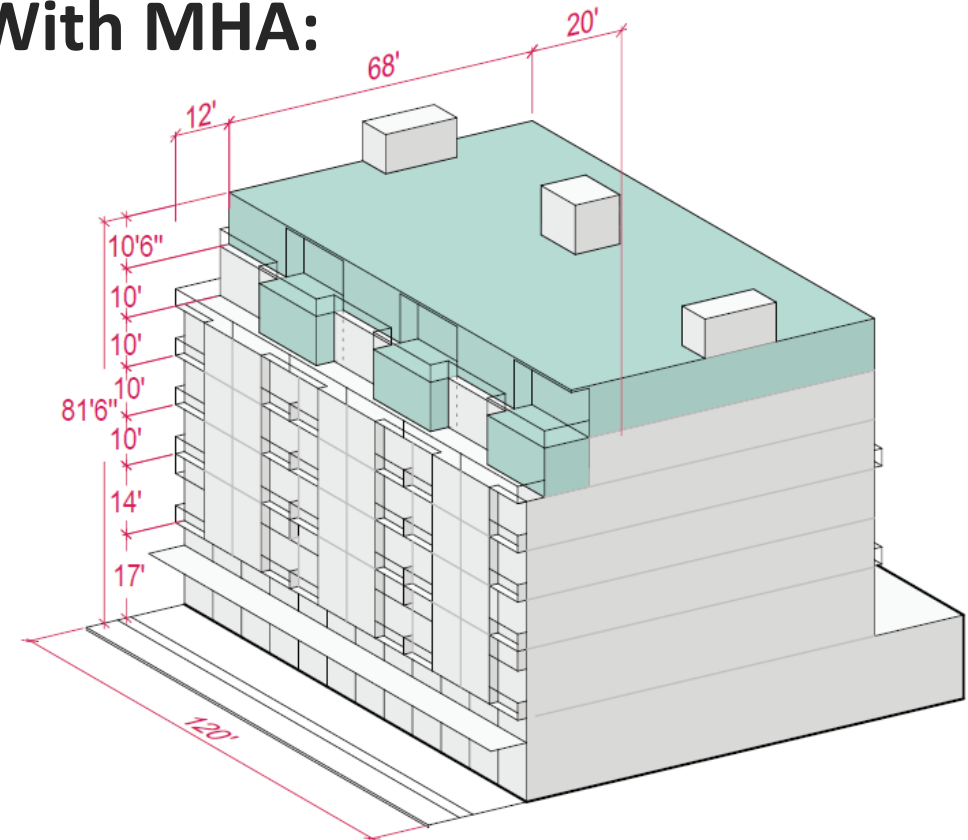
Requirements + Rezones

Without MHA:



market rate building with current code
NO affordability requirement

With MHA:



+ additional development capacity
+ affordable housing contribution through payment or performance

Calculating MHA Requirements

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*Proposed requirements for
residential and highrise commercial*

Scale of
Zoning
Change

		Geographic Area					
		Low Area		Medium Area		High Area	
		%	\$	%	\$	%	\$
Zones with (M) suffix		5%	\$7.00	6%	\$13.25	7%	\$20.75
Zones with (M1) suffix		8%	\$11.25	9%	\$20.00	10%	\$29.75
Zones with (M2) suffix		9%	\$12.50	10%	\$22.25	11%	\$32.75

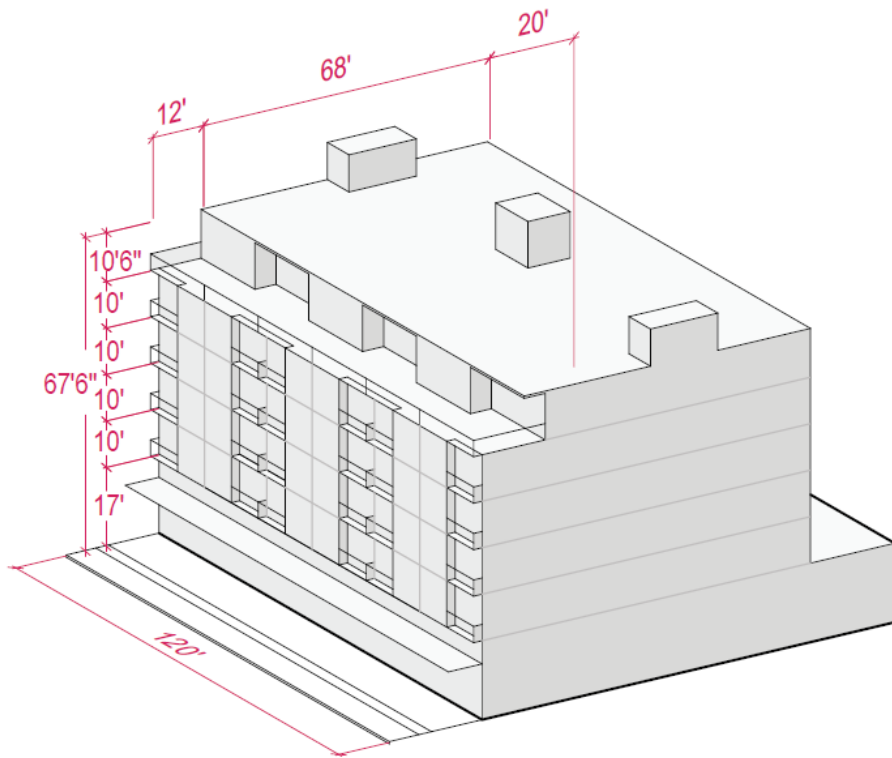
KEY:

% = MHA performance requirement (percentage of units that must be affordable at 60% AMI for 75 years)

\$ = MHA payment requirement (dollar per square foot that must be contributed to City for affordable housing)

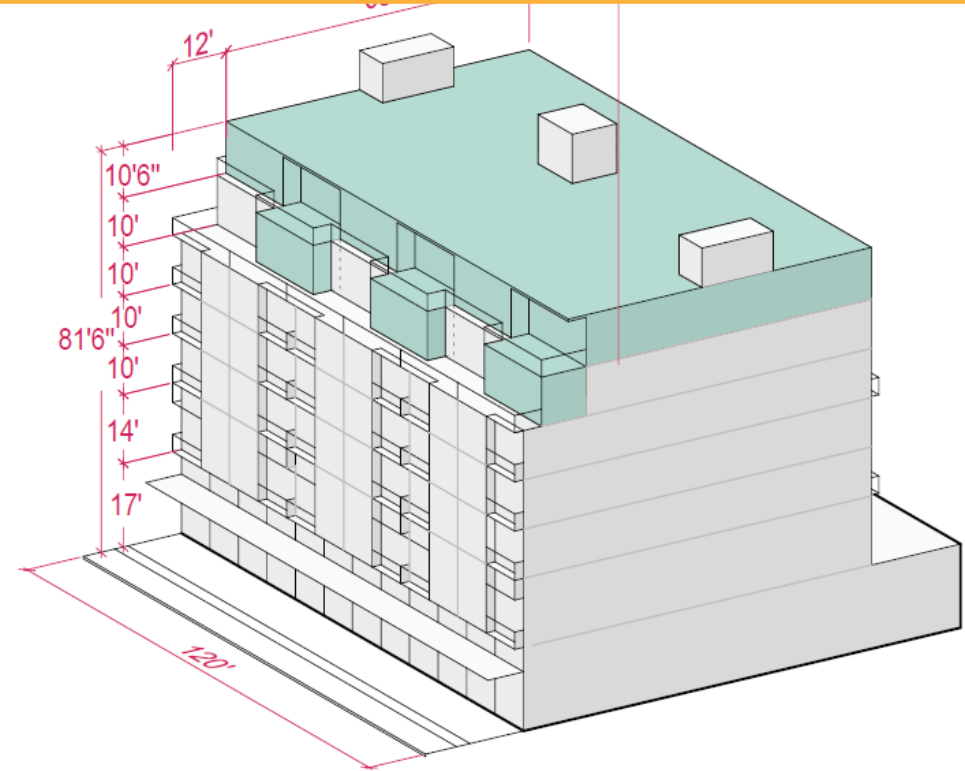
How MHA Works

Example: M-Rezone + High Area



Current NC-65 = 65 units + commercial

No affordability requirement



New NC-75(M) = 78 units + commercial

7% performance = 6 affordable units

\$20.75 sqft payment = \$1,210,000 to affordable housing

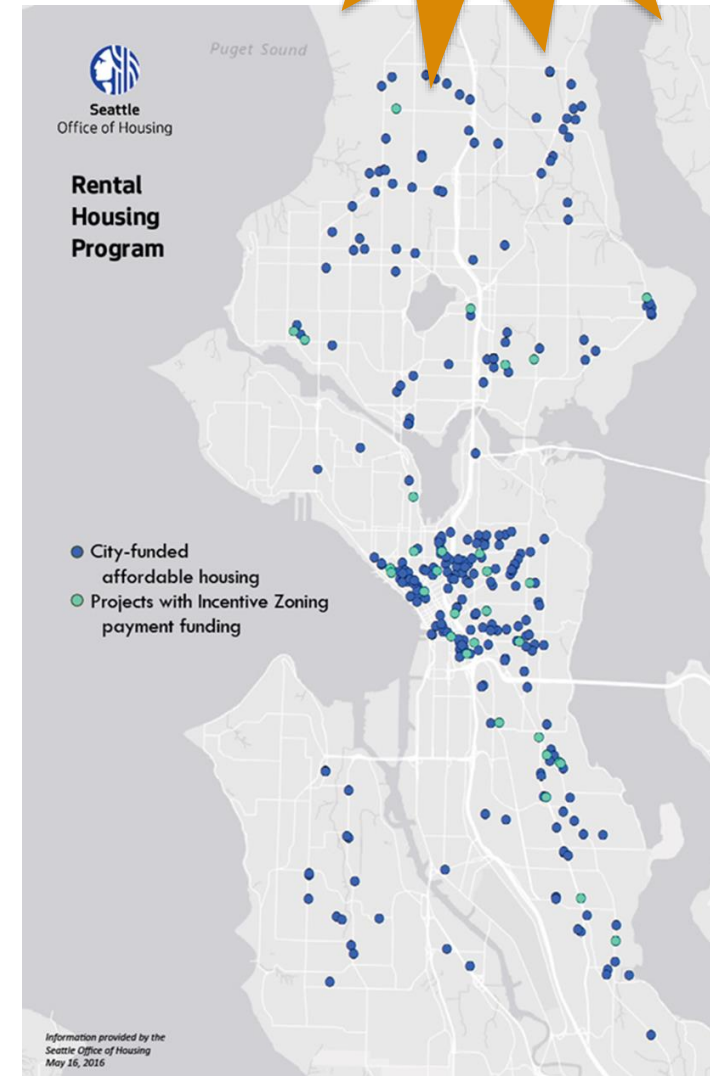
How the City Spends MHA Dollars

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Locational Goals

- Furthering fair housing choice
- Locating in urban centers/villages and near transit
- Promoting economic opportunity and addressing displacement
- Locating near developments that generate cash contributions

Invest in projects to deliver on key City priorities





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Community Engagement



HOUSING AFFORDABILITY
AND LIVABILITY AGENDA

City Council MHA 2-Year Work Plan

Council Resolution 31612

November 2015

- Develop rezone proposal for MHA implementation that achieves 6000 new affordable units by 2025
- Conduct continuous, ongoing, and inclusive public participation, especially by under-represented communities



Community Conversations series allowed for outreach in seven languages

Community Engagement

How we engaged community

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How we listened



IN-PERSON
TALKS

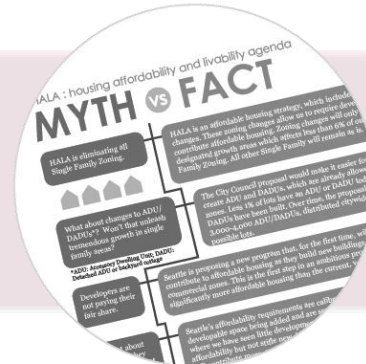


GOING WHERE
YOU ARE



SPEAKING YOUR
LANGUAGE

How we responded



ANSWERING
YOUR QUESTIONS



YOUR INPUT SHAPED
OUTCOMES

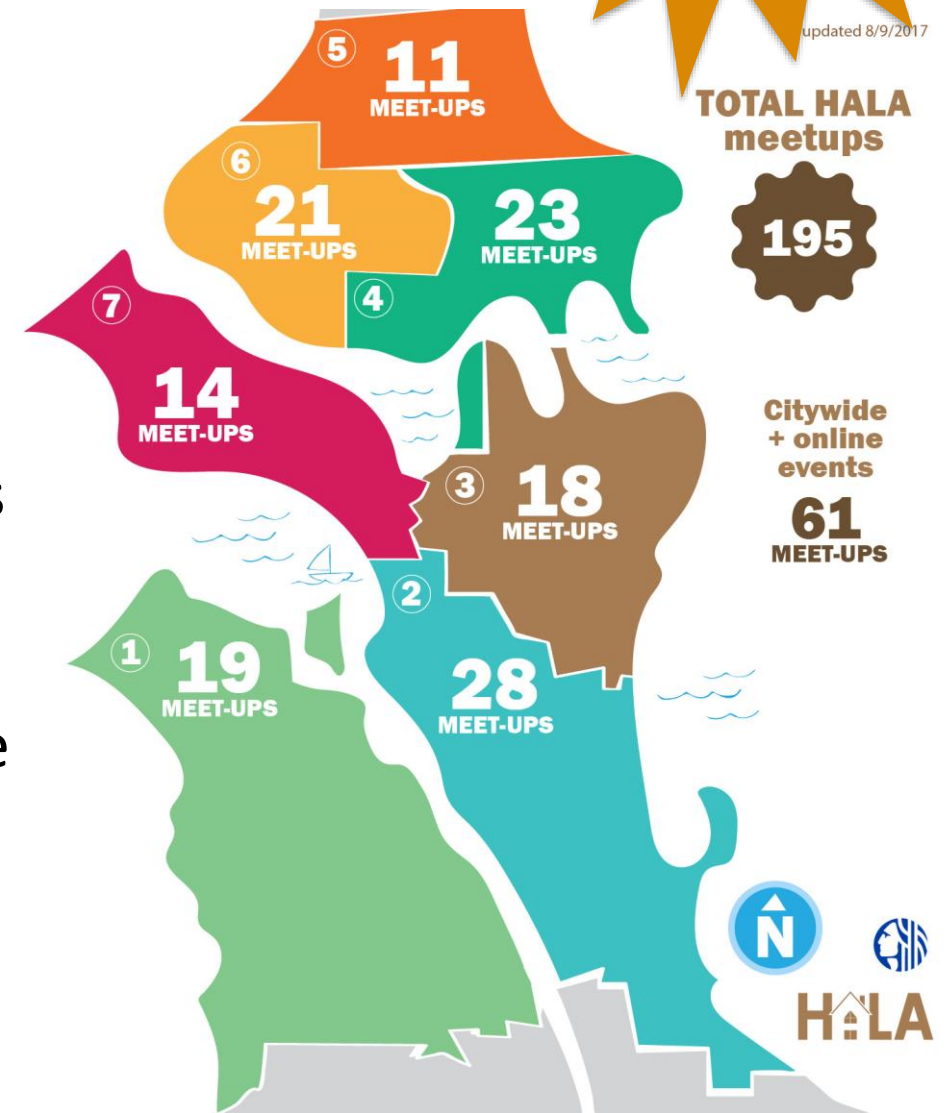
Community Engagement

How we engaged community

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updated 8/9/2017

- Nearly 200 in-person community “meet-ups”
- A nine-month facilitated community focus group process with 160 community members
- Ongoing online conversation with 2000+ community members
- “Telephone town halls” with 70,000+ households
- A mailer sent to nearly 90,000 households
- 10,000+ doors knocked to try to speak with every single-family-home resident in every urban village
- An email distribution list of over 4,700
- The HALA Hotline and HALAinfo@seattle.gov
- Over 850 comments on the DEIS



Community Engagement

Engaging under-represented communities



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Going where you are: *highlights*

- Attended Community Conversations at Seattle Goodwill, Ethiopian Community Center, New Holly, and Filipino Community Center
- Hosted lunches for community members that work with vulnerable populations (Urban League, Centerstone, and Latino Equity Network)
- Supported the Capitol Hill Renter's Commission at events and educational efforts
- Hired culturally appropriate door knockers for door to door education efforts—focused on areas with high-level Spanish speaking, Mandarin and Vietnamese
- Worked with Univision to present the MHA program in language and answer relevant questions about affordable housing

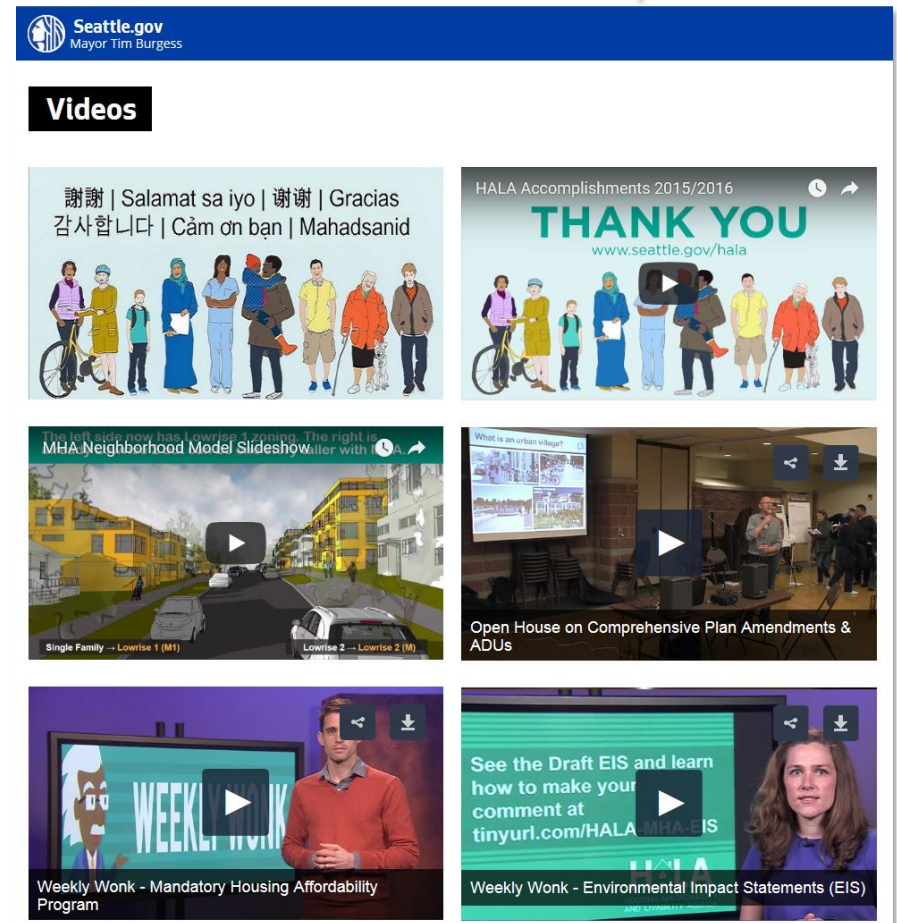
Community Engagement

Engaging under-represented communities

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Speaking your language: *highlights*

- Translated all major documents first into people-speak and then into the top-tier languages
- Worked with Community Liaisons to provide translation at several of our community meetings, City Scoop, and for information videos on HALA
- Sent a mailer to 88,000 homes—translated in top 7 languages, with visuals to make content approachable
- Worked with Univision to present the MHA program in language and answer relevant questions about affordable housing



Community Engagement

What we heard

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- Create more housing for people at all income levels
- Minimize displacement of current residents
- Create housing choices, including home ownership and family size units
- Create more opportunities to live near parks, schools, and transportation
- Strengthen sense of place within Urban Villages
- Promote environmental sustainability
 - Support transit use
 - Protect trees & sensitive areas

Community Engagement

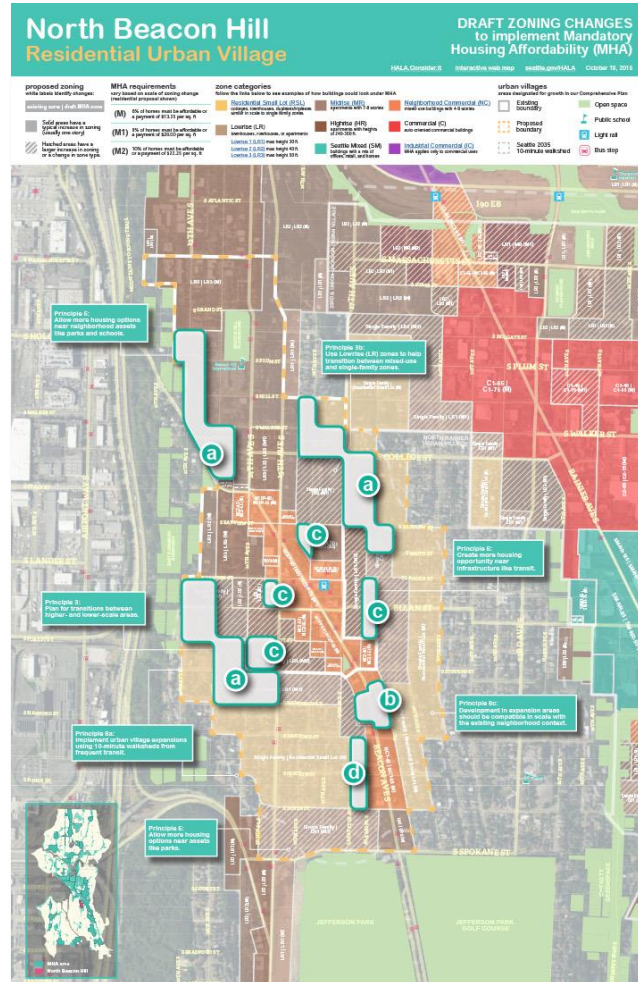
How engagement shaped the proposal

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Mandatory Housing Affordability (MHA)

Community Input Summary



North Beacon Hill

High Risk of Displacement / High Access to Opportunity

Zoning changes from Draft 1 map [Please visit our web map to see more zoning detail including the Final Proposal.](#)

Recognizing the high risk of displacement in this community, we propose making only standard (M) zoning changes, except in areas within a five-minute walk of frequent transit.

- a Areas further from light rail but within the urban village are proposed for RSL. These changes are also responsive to comments from some residents in the area concerned that multifamily zoning would alter the scale and character of existing single family neighborhoods.
- b Propose NC along Beacon Ave in response to community input to encourage a complete and consistent commercial business district.
- c Propose LR1, LR2, and NC-75 within a five-minute walk of frequent transit, to add high capacity close in and allow more gradual transitions nearer lower density areas.
- d Propose LR1 (M1) at the south edge of the proposed urban village boundary expansion area, an area of existing single family zoning in blocks adjacent to existing multifamily housing and near Jefferson Park. This is an exception from the limitation of (M1) or (M2) capacity increases outside the frequent transit area. However, community comments support adding housing in the vicinity, along with MHA implementation principles that support more housing near assets such as parks facilities.

What we heard from the community*

*Note that input shown here does not convey consensus among community members. The purpose of this section is to share the diversity of opinions expressed.

Citywide themes most discussed

- Assets and infrastructure
- Displacement
- Affordable housing requirements

70 percent Agreed/Strongly Agreed that development of affordable housing close to the light rail station should be encouraged.

- North Beacon Hill Council neighborhood survey

The transition... should be revised to relocate the line currently on S Walker St to S College Street. Although this results in a Residential-Small-Lot to Lowrise2 zone, this transition occurs in numerous other Urban Village Plans.

- Monique and Ken

Local opportunities and challenges

- Extent of urban village boundary expansion
- Provide transitions to single family areas
- Add more business vitality on Beacon Ave. N. / preserve local business opportunities
- Allow more housing while maintaining neighborhood character
- Community survey included soft support for urban village boundary expansion
- Community survey included strong support for affordable housing
- Community survey many residents were not aware of urban village or MHA
- Community survey included strong support for more local businesses
- Care needed with transitions to step down from denser areas to single family areas
- Opportunities for more (commercial) development on Beacon Ave, to fill in "holes," and expand both north and south, and along 15th
- Like the example of the Maestas development for balancing density with welcoming public spaces/plazas and cultural diversity
- Support for family-sized housing including extended families
- Concerns about additional density in blocks bounded by 16th-17th & Walker to College due to slope, infrastructure and transitions.
- Support for more multi-family housing adjacent to Jefferson Park
- Concerned about the proposal to allow 50 foot building heights on the W side of 18th Ave S between Lander and Bayview
- Consider the slopes at the east edge of the urban village and how taller buildings would affect homes lower down the hill.



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Citywide MHA Proposal



HOUSING AFFORDABILITY
AND LIVABILITY AGENDA

Citywide MHA Proposal

Core Principles from MHA Work Plan

- Achieve MHA goal of at least 6,000 affordable homes in the next 10 years
- Create affordable housing opportunities throughout the city
- Expand housing options in existing single-family zones in urban villages
- Expand urban villages to allow more homes near good transit
- Implement MHA using a social and racial equity lens



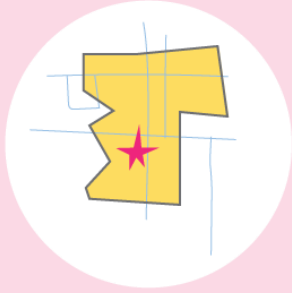
Citywide MHA Proposal

Community-generated principles

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**ASSETS &
INFRASTRUCTURE**



**UNIQUE
CONDITIONS**



**HOUSING
OPTIONS**



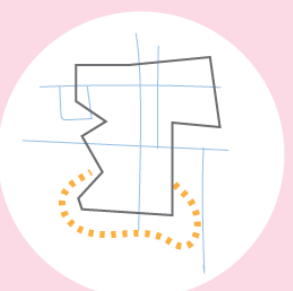
**NEIGHBORHOOD
URBAN DESIGN**



**HISTORIC
AREAS**



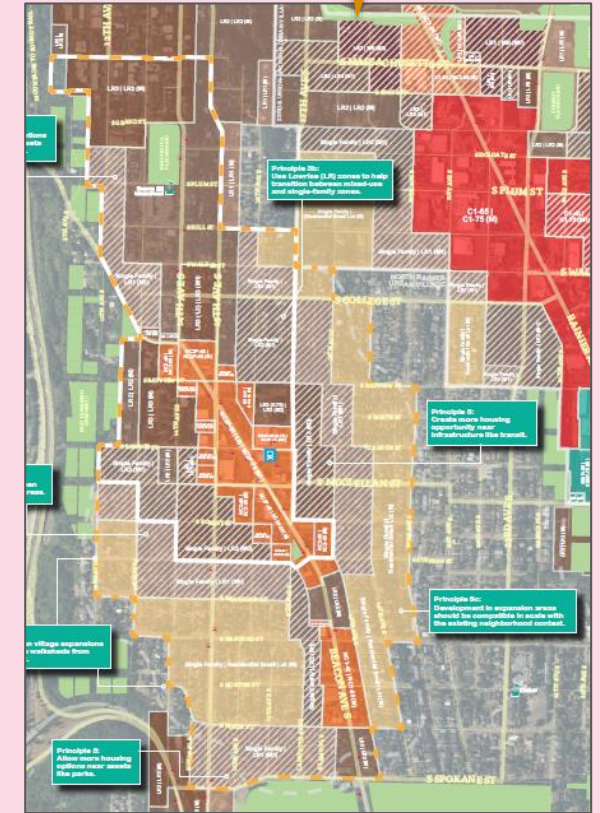
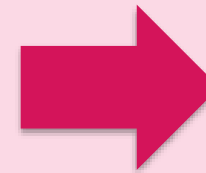
TRANSITIONS



**URBAN VILLAGE
EXPANSIONS**



**URBAN DESIGN
QUALITY**



**DRAFT MAPS
OCTOBER 2016**

Citywide MHA Proposal

Rezone Proposal

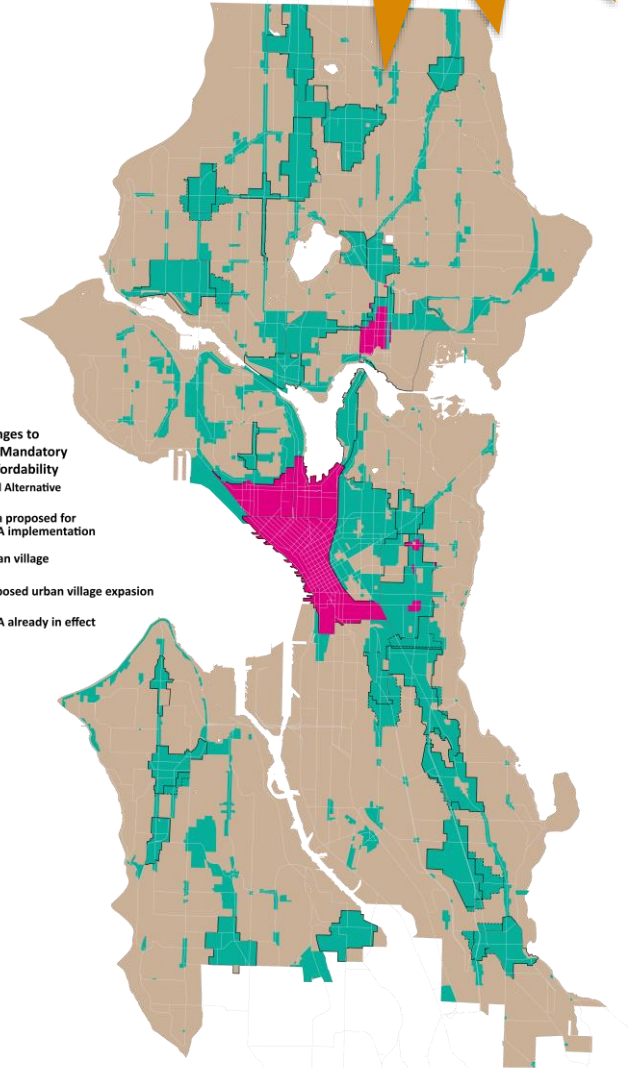
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Propose comprehensive MHA rezones and new affordability requirements in:

- All Urban Villages and Urban Village expansion areas
- All areas outside of Urban Villages zoned for multi-family or commercial development

Zoning changes to
implement Mandatory
Housing Affordability
FEIS Preferred Alternative

- Area proposed for MHA implementation
- Urban village
- Proposed urban village expansion
- MHA already in effect

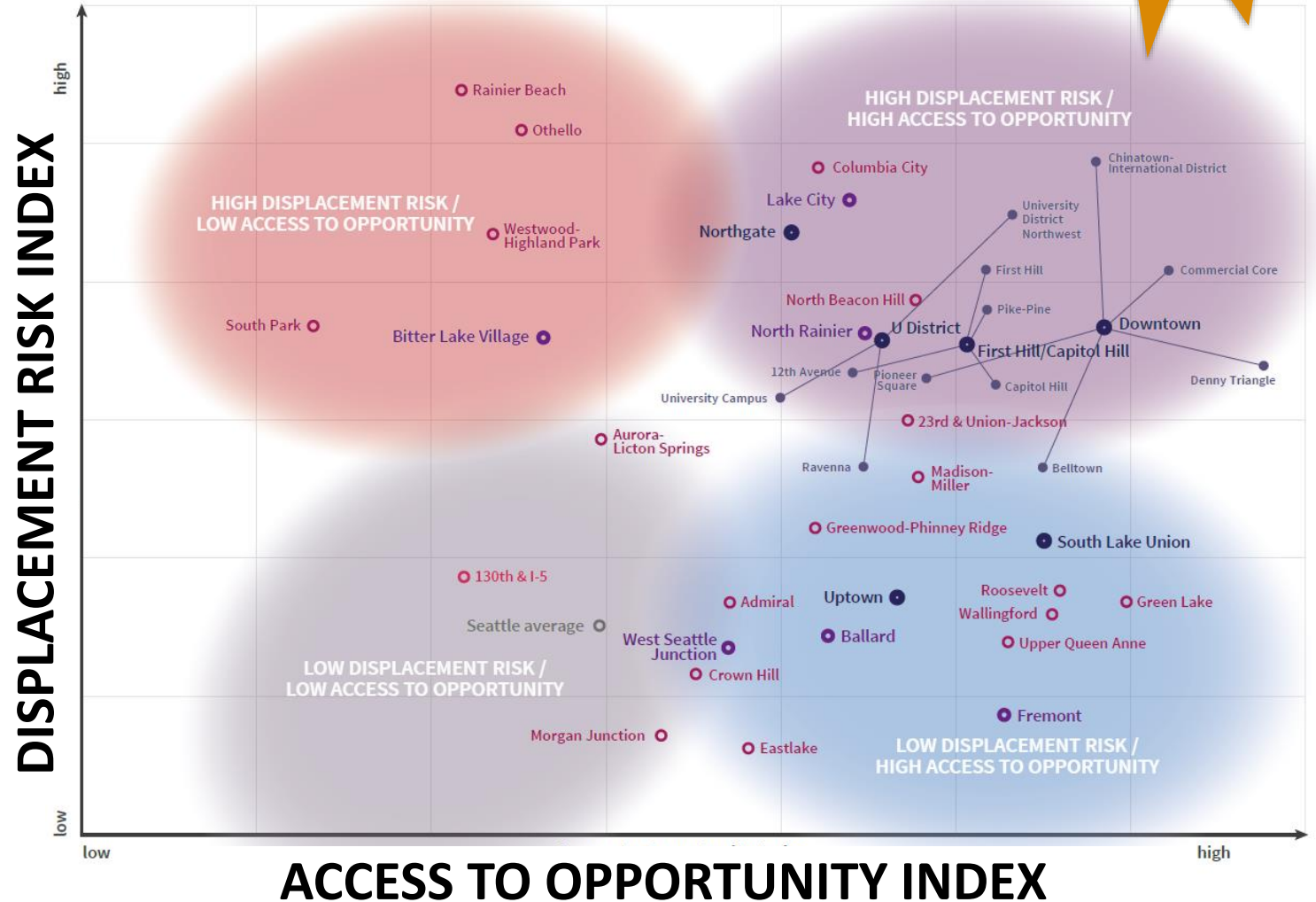


Citywide MHA Proposal

Rezone Proposal

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Use *Growth & Equity Analysis* typology of Urban Villages to vary rezones in different communities

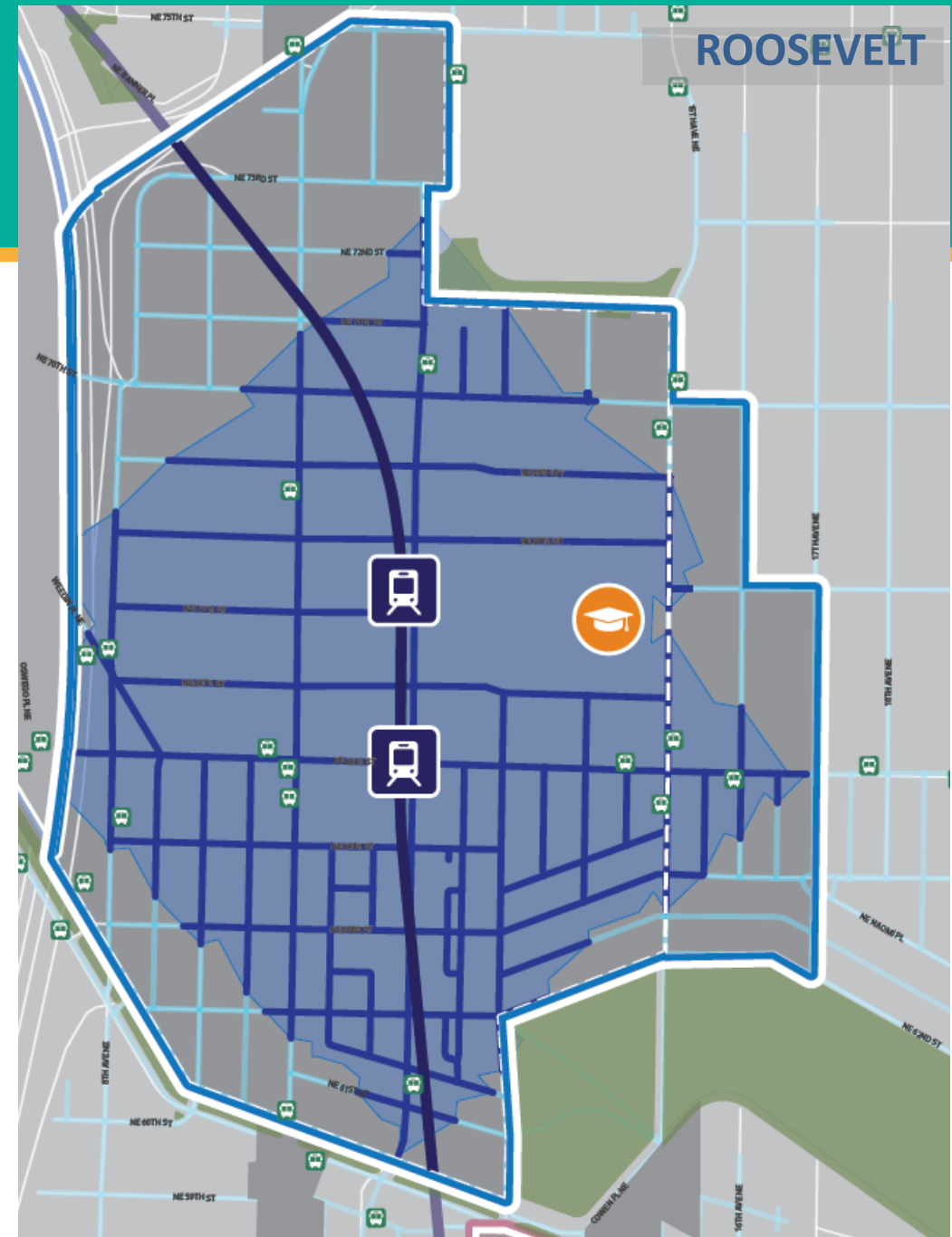


Citywide MHA Proposal

Rezone Proposal

Places for relatively *more* new capacity:

Communities with low risk of displacement and high access to opportunity (near transit, parks, and schools)

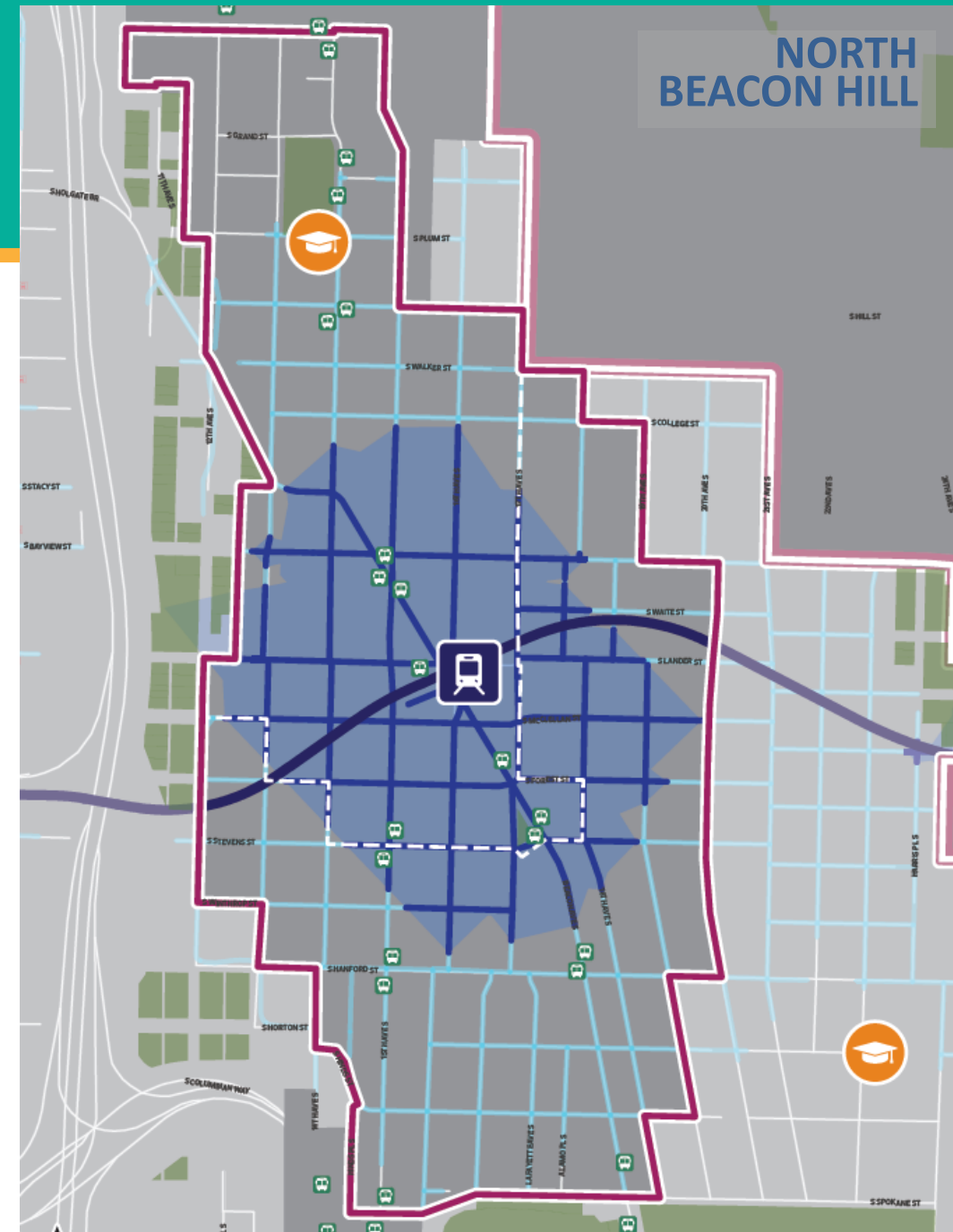


Citywide MHA Proposal

Rezone Proposal

Places for relatively *less* new development capacity:

Communities at high risk of displacement and communities with low access to opportunity



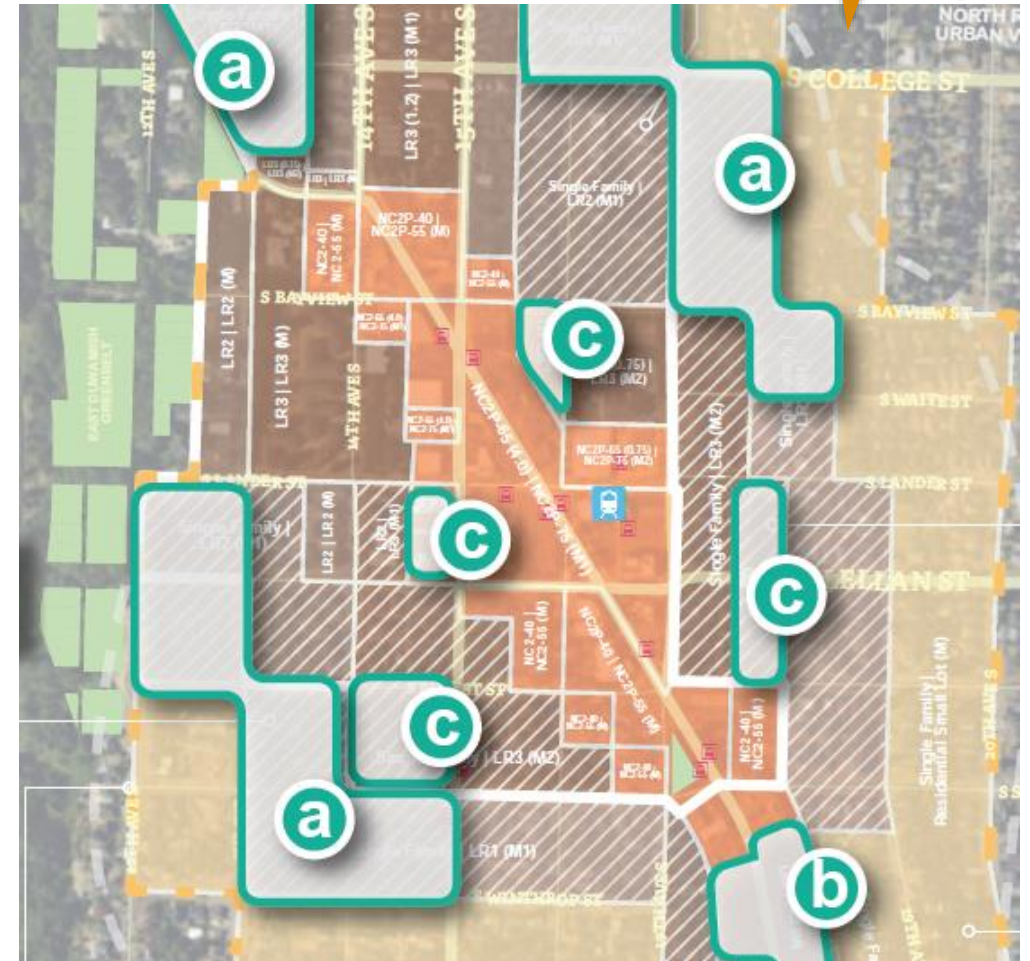
Citywide MHA Proposal

Rezone Proposal

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Consider displacement risk:

- Concentrate any larger changes within 5-minutes of frequent transit nodes
- Implement minimal changes elsewhere in the Urban Village, with limited exceptions



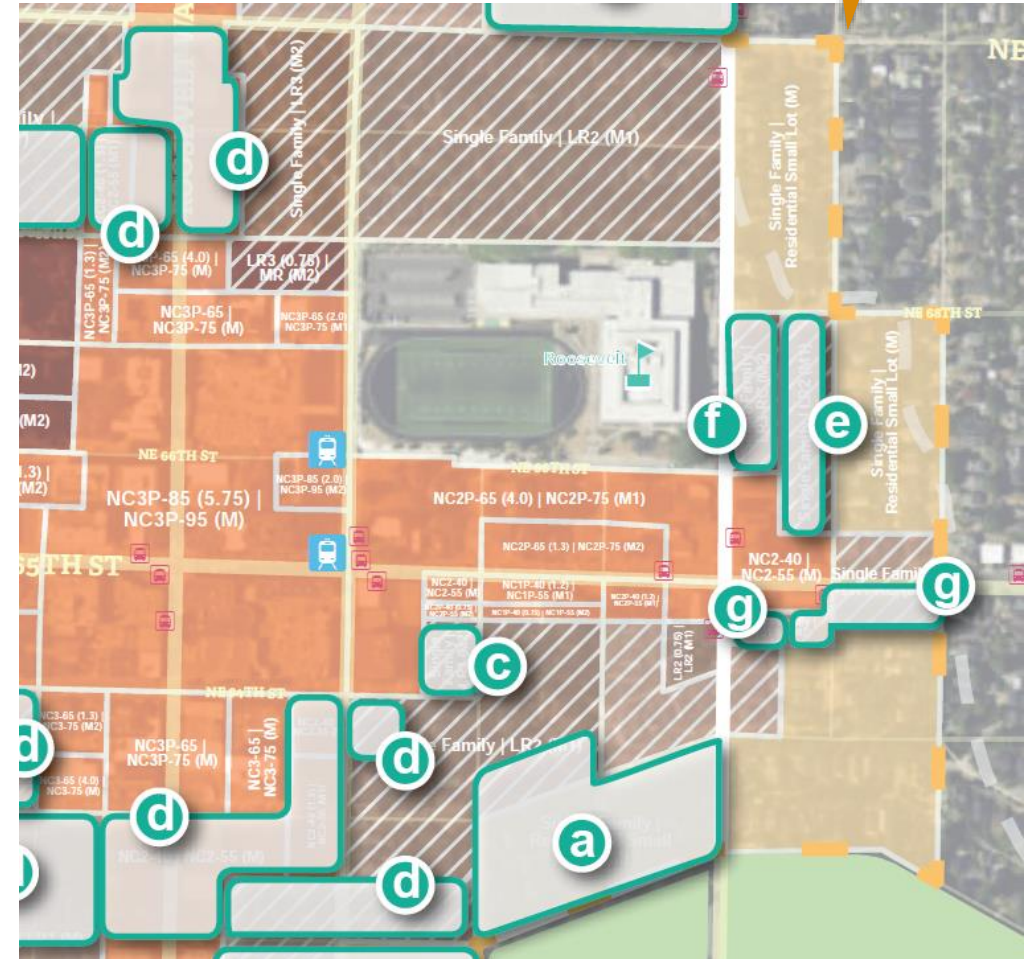
North Beacon Hill

Citywide MHA Proposal Rezone Proposal

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Promote transit access:

Expand all urban villages to include the full 10-minute walkshed around frequent transit nodes



Roosevelt

Citywide MHA Proposal

Rezone Proposal

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Consider environmental factors:

Minimize development capacity within 500 feet of freeways and in other environmentally critical areas



Columbia City

Development Standards Proposal

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Improve design:

New design standards, such as set-backs and modulations

Promote sustainability:

Improve Green Factor and encourage tree preservation

Enhance livability:

Family-sized housing requirement, stronger incentives for preservation



Citywide MHA Proposal

Development Standards Proposal

Council has already adopted interim development standards for nearly half the zones in citywide legislation.

<i>Zone</i>	<i>Already adopted?</i>
Res Small Lot	
Low Rise 1	✓ U District
Low Rise 2	✓ 23 rd Ave
Low Rise 3	✓ Uptown
Midrise	✓ U District, Uptown
Highrise	
IC-65/85	

<i>Zone</i>	<i>Already adopted?</i>
C/NC-30	✓ U District
C/NC-40	✓ U District, 23 rd Ave
C/NC-55	✓ 23 rd Ave
C/NC-65	
C/NC-75	✓ U District, 23 rd Ave
C/NC-85	
C/NC-95...200	

Development Standards: RSL

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Residential Small Lot (RSL) encourages infill 'missing middle' housing

- Standalone, attached, or stacked homes
- Density limit 1: 2,000 sq. ft. lot area
- Maximum dwelling unit size: 2,200 sq. ft.
- Introduces an FAR limit 0.75
 - 50% of floor area exempt in a preserved home
- New tree planting requirement
- Any new principal unit subject to MHA
- 62% of SF land in proposal would become RSL



Mandatory Housing Affordability



Creating more **affordable housing** through growth:
6000+ new affordable homes by 2025

thank you.