

## **Other Land Use Actions**

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### **PUBLIC HEARING ON A PROPOSED “ROOTS TO ROOFS” ZONING PILOT PROGRAM**

The Seattle City Council’s Land Use Committee will hold a public hearing on Wednesday, July 30, 2025, on Council Bill 121011, which would create a term-limited, pilot program (Roots to Roofs) to encourage development with low to moderate income housing and neighborhood-serving equitable development uses. The pilot is intended to model equitable development and partnership types that mitigate current direct and indirect residential and non-residential displacement pressure.

The legislation would:

- Define equitable development uses broadly as activities where all components and subcomponents of the use provide mitigation against displacement pressure for individuals, households, businesses, or institutions comprise a cultural population at risk of displacement.
- Identify minimum qualifications for program eligibility, including organization types and ownership interests among partner organizations.
- Require that qualifying development provide at least 25 percent of units as affordable to lower income households.
- Provide additional height, allowable floor area, exemptions from floor area calculations, and other development standard modifications for participating projects that, in addition to affordable housing, provide any of the following features:
  - Location in areas with historical racially restrictive covenants; and
  - Provision of equitable development uses.
- Exempting eligible development from participation in the Design Review and parking minimums.
- Direct the Directors of the Seattle Department of Construction and Inspections (SDCI), the Office of Planning and Community Development (OPCD), and OH to promulgate a Director’s Rule for administering the program.

The pilot program would end by 2035 or after 35 qualifying projects have applied, whichever is earlier.

## **PUBLIC HEARING**

The City Council's Land Use Committee will hold a public hearing on the proposed legislation on Wednesday, July 30, 2025, at 2:00 pm.

The hearing will be held in the:

City Council Chambers  
2nd floor, Seattle City Hall  
600 Fourth Avenue

Persons who wish to participate in or attend the hearing may be offered the opportunity to do so remotely. If this is the case, the City Council will provide instructions in the meeting agenda on how to participate remotely. Please check the City Council agenda a few days prior to the meeting at <http://www.seattle.gov/council/committees>.

Print and communications access is provided on prior request. Seattle City Council Chambers is accessible. Directions to the City Council Chambers, and information about transit access and parking are available at <http://www.seattle.gov/council/meet-the-council/visiting-city-hall>.

#### **WRITTEN COMMENTS**

For those unable to attend the public hearing, written comments may be sent to:

Councilmember Mark Solomon  
600 Fourth Avenue, Floor 2  
PO Box 34025  
Seattle, WA 98124-4025  
or by email to [council@seattle.gov](mailto:council@seattle.gov)

Written comments should be received by Tuesday, July 29, 2025, at 5:00 PM.

#### **INFORMATION AVAILABLE**

Copies of the proposed bill may be obtained from: <https://seattle.legistar.com/Legislation.aspx> by searching for "121011".

Questions regarding the legislation may be directed to Ketil Freeman at the City Council Central Staff at (206) 295-3827 or via email at [ketil.freeman@seattle.gov](mailto:ketil.freeman@seattle.gov).