

Mandatory Housing Affordability Citywide Implementation

a program of the Housing Affordability and Livability Agenda



Seattle City Council
**Select Committee
on Citywide MHA**

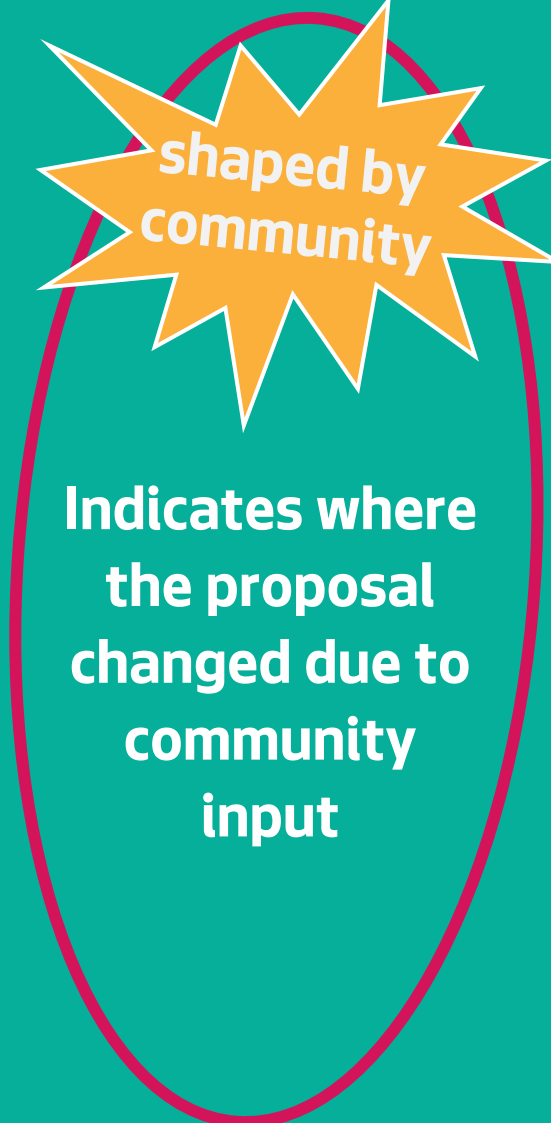
February 12, 2018 | 10:30 a.m.

Presentation Overview

1. Engagement Overview
2. Development Standards
3. Proposed Zoning for District 4



shaped by
community



Indicates where
the proposal
changed due to
community
input

Mandatory Housing Affordability

*Creating more **affordable housing** through growth*

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

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



COMMUNITY ENGAGEMENT OVERVIEW

How we engaged community*



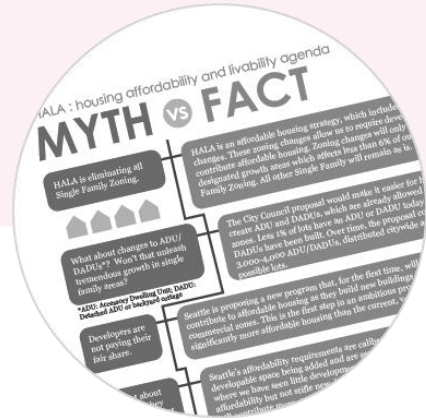
IN-PERSON TALKS



GOING WHERE YOU ARE



SPEAKING YOUR LANGUAGE



ANSWERING YOUR QUESTIONS

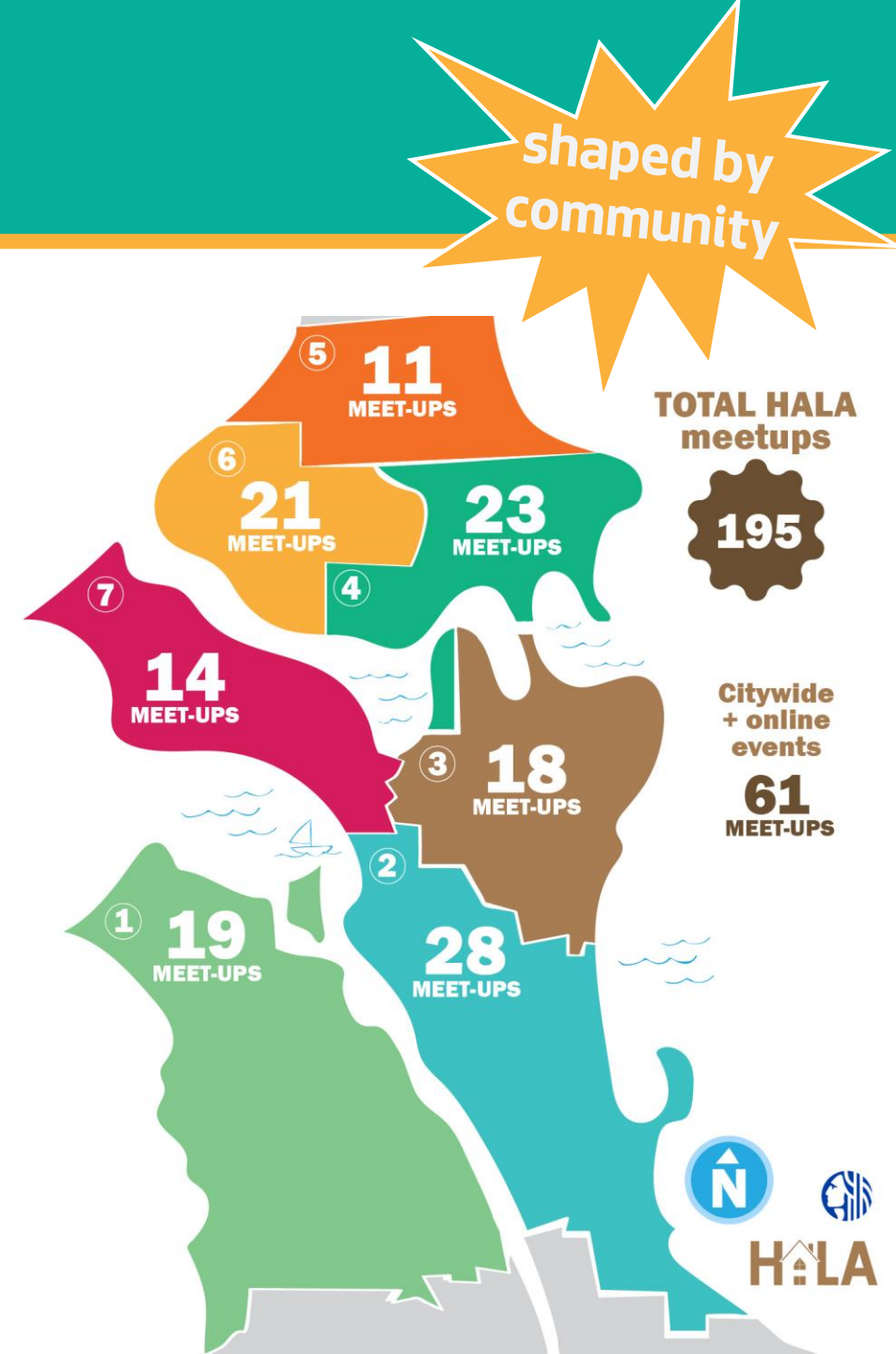


YOUR INPUT SHAPED OUTCOMES

*** Deliberate efforts to engage under-represented communities**

How we engaged community

- ▶ 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 translated 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, including in-language
- ▶ An email distribution list of over 4,700
- ▶ The HALA Hotline and HALAinfo@seattle.gov



How engagement shaped the proposal



- ▶ Create more housing for people at all income levels
 - ▶ Minimize displacement of current residents
 - ▶ Create housing choices, including homeownership and family-size units
 - ▶ Create more opportunities to live near parks, schools, and transportation
- ▶ Strengthen urban design and sense of place in urban villages
 - ▶ Promote environmental sustainability, including supporting transit use and having space for trees

Development standards

Increase development capacity

- ▶ Trigger MHA affordability requirements
- ▶ Increase housing choices for a growing city

Improve livability, sustainability, design

Affected zones

Legislation increases capacity and improves livability for all multifamily and commercial zones.

zone		zone	
RSL		C/NC-30	
Lowrise 1		C/NC-40	
Lowrise 2		C/NC-55	
Lowrise 3		C/NC-65	
Midrise		C/NC-75	
Highrise		C/NC-85	
IC-65/85		C/NC-95	
SM-Northgate		C/NC-125	
SM-Rainier Beach		C/NC-160...	

Affected zones

Legislation increases capacity and improves livability for all multifamily and commercial zones.

In 2017, Council adopted interim development standards for nearly half the zones.

zone	already adopted?	zone	already adopted?
RSL		C/NC-30	✓ U District
Lowrise 1	✓ U District	C/NC-40	✓ U District, 23rd Ave
Lowrise 2	✓ 23rd Ave	C/NC-55	✓ 23rd Ave
Lowrise 3	✓ Uptown	C/NC-65	
Midrise	✓ U District, Uptown	C/NC-75	✓ U District, 23rd Ave
Highrise		C/NC-85	
IC-65/85		C/NC-95	
SM-Northgate		C/NC-125	
SM-Rainier Beach		C/NC-160...	

How we increase development capacity

Capacity increases come in several forms:

Modifications to development standards in the Land Use Code

- FAR increases
- Height limit increases
- Increased flexibility

Modifications to the Building Code (separate legislation)

- Allow six stories of wood frame construction

Zoning map changes

- Greater MHA affordable housing requirements for larger upzones

INCREASE DEVELOPMENT CAPACITY

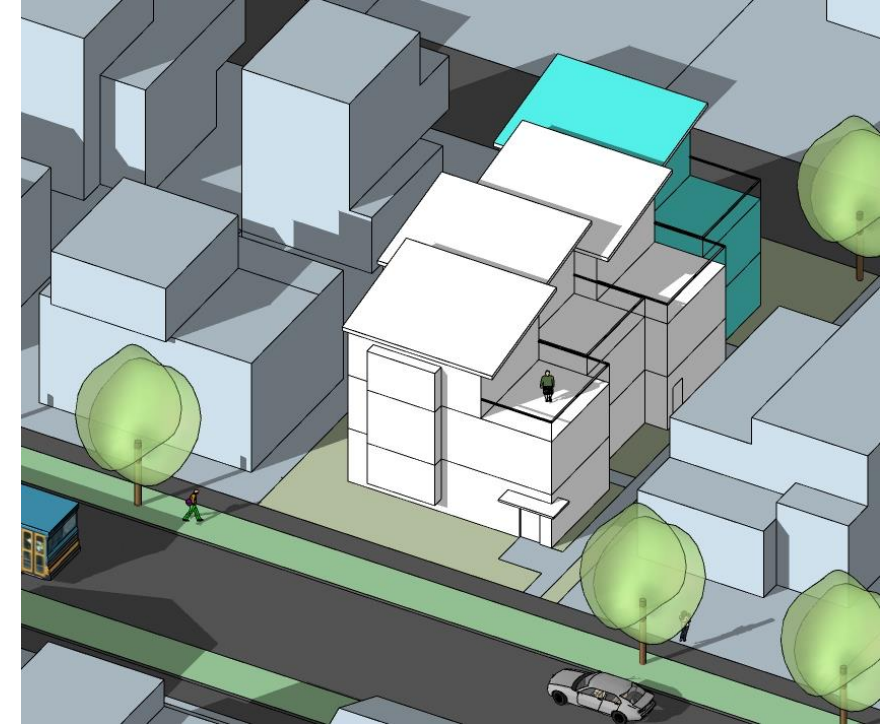
How new capacity will look and feel

New development (gold) would have incrementally greater scale or density than if MHA were not implemented — and would contribute to affordable housing.



INCREASE DEVELOPMENT CAPACITY

Example: Lowrise 1 → Lowrise 1 (M)



Development Standard	Existing LR1	Proposed LR1 (M)
Density limit	1/1,600 sq. ft. lot area (townhouse)	1/1,350 sq. ft. lot area (townhouse)
FAR limit	1.1	1.3
Height limit	30 feet	30 feet
Units in example	3	4 (1 affordable or \$48 - \$143K payment)

IMPROVE LIVABILITY, SUSTAINABILITY, DESIGN

Responding to community engagement

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Proposal responds to community by modifying development standards to **enhance livability,** **promote sustainability,** and **improve design.**



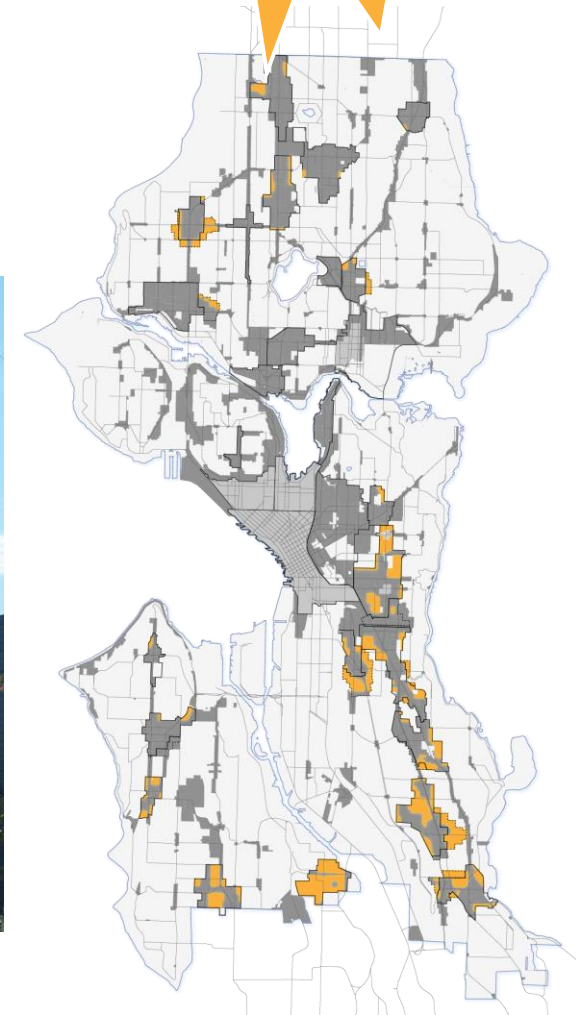
"Missing middle" housing



ISSUE: Provide more "missing middle" housing

RESPONSE: Expand Residential Small Lot (RSL)

- ▶ 62% of single-family in the proposal would become RSL
 - 767 acres of new missing middle zoning
- ▶ Incentive to preserve existing unit
- ▶ Maximum unit size of 2,200 sq. ft.
- ▶ New FAR limit of 0.75
- ▶ Maximum 50% lot coverage



Environmental sustainability

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ISSUE: Make development "green"

RESPONSE: Strengthen Green Factor

- ▶ Encourage higher-impact vegetation elements
- ▶ Promote landscaping in public view

ISSUE: Prevent tree loss

RESPONSE: New tree provisions

- ▶ New planting requirement in RSL is stronger than existing requirement in single-family
- ▶ Strengthen incentives for tree preservation and large trees



Family-size homes

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ISSUE: Encourage more family-sized housing

RESPONSE: Family-size unit requirement

- ▶ Two-bedroom home required for every 4 housing units in LR1.

RESPONSE: More land for zones that encourage family-size homes

- ▶ Residential Small Lot encourages moderate-sized homes of 1,000 to 2,000 square feet.
- ▶ Proposal roughly doubles amount of LR1 zoning (288 → 525 acres).



Encourage preservation

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ISSUE: Encourage preservation

RESPONSE: RSL incentive

- ▶ Proposal exempts 50 percent of floor area of a preserved single-family home in a new development.

RESPONSE: Pike-Pine
Conservation Overlay

- ▶ Proposal retains and strengthens incentive for preservation of character structures.



WHAT WE HEARD:

Improve design in Lowrise zones

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ISSUE: Improve design of infill buildings

RESPONSE: New side façade modulation

Varied planes or materials for façades > 1,000 sf

RESPONSE: Upper level setbacks

For top story of sloping sites in LR2, LR3

RESPONSE: Interim design review

Five years on lots previously zoned single-family

ISSUE: More open / green space

RESPONSE: Open space incentive

FAR bonus for apartments that keep 35% of site in ground-level open space (LR2)



Improve design in Midrise zones



ISSUE: Avoid massive, bulky buildings

RESPONSE: Midblock breaks for megablocks
Break required for façades <250 feet wide

RESPONSE: Upper-level setbacks
Required on street-facing façade and façades abutting single-family lots

ISSUE: Improve walkability

RESPONSE: Conversion of C to NC zoning
28% of C zones in study area become NC, improving walkability and urban design



Improve design in Highrise zones

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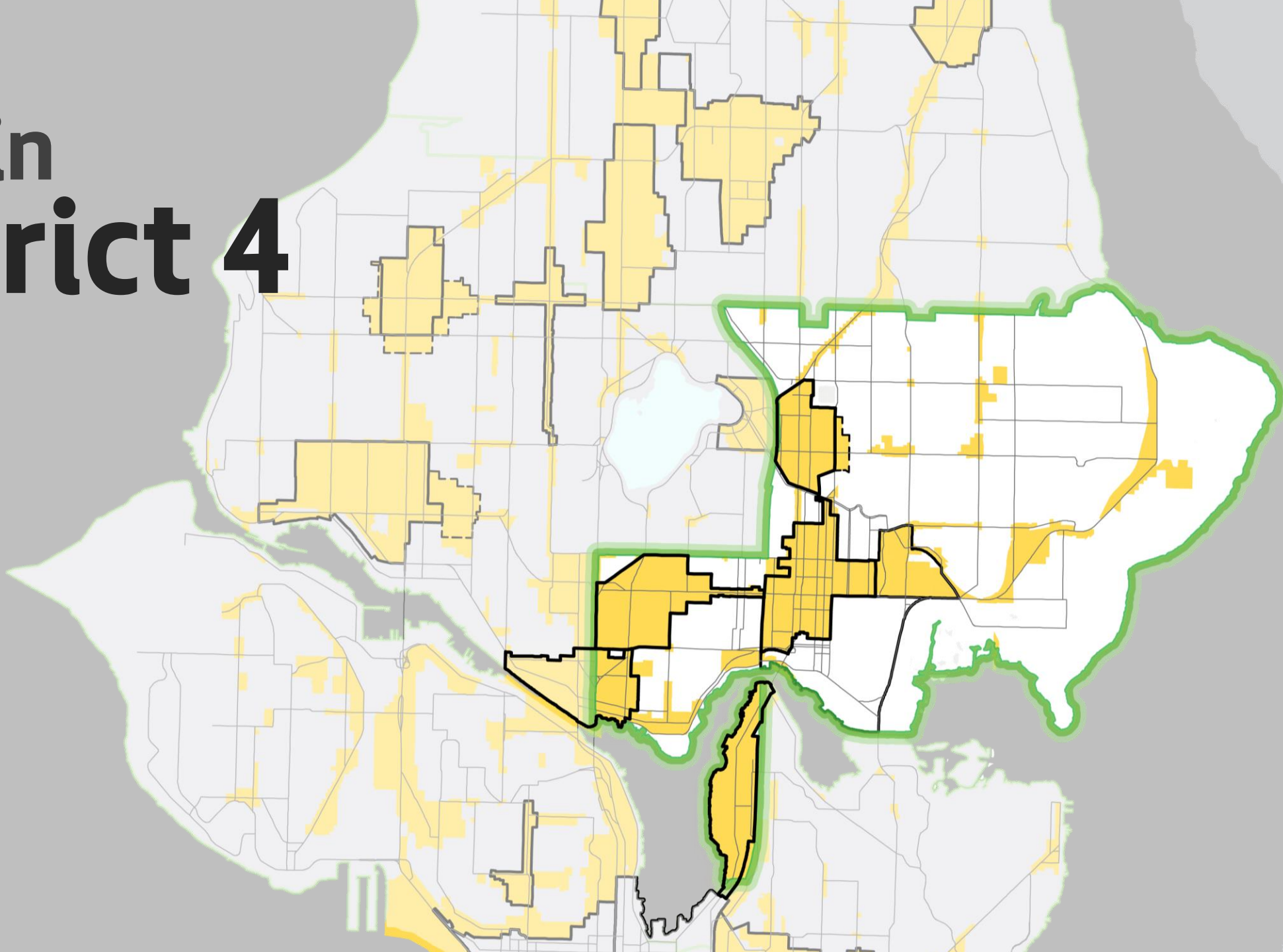
ISSUE: **Avoid closely-spaced, bulky towers**

RESPONSE: **Allow taller slender towers**

- ▶ Applies to Highrise zones in First Hill
- ▶ Allows greater height, up to 440 feet similar to Denny Triangle
- ▶ Encourages one tower instead of two bulkier towers on a block
- ▶ Reduce maximum average floor plate size from 12,000 to 10,000 sq. ft.



MHA in District 4

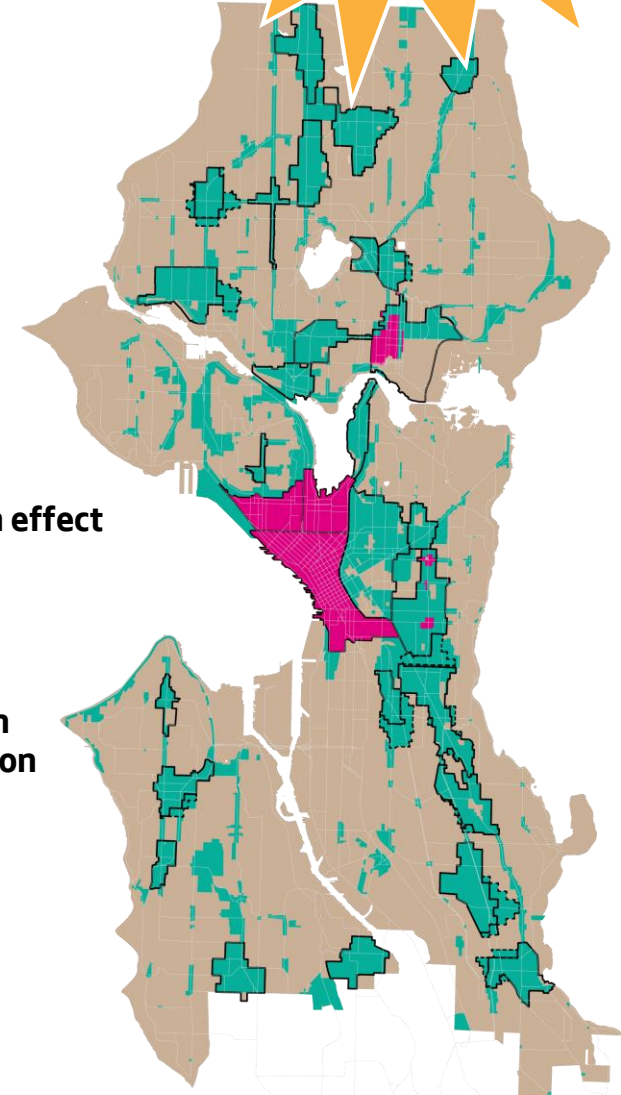
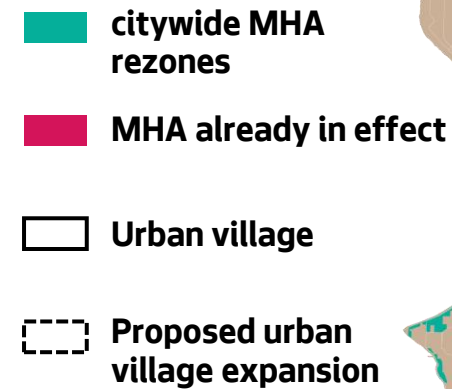


Comprehensive rezones



Propose comprehensive MHA rezones and new affordability requirements in:

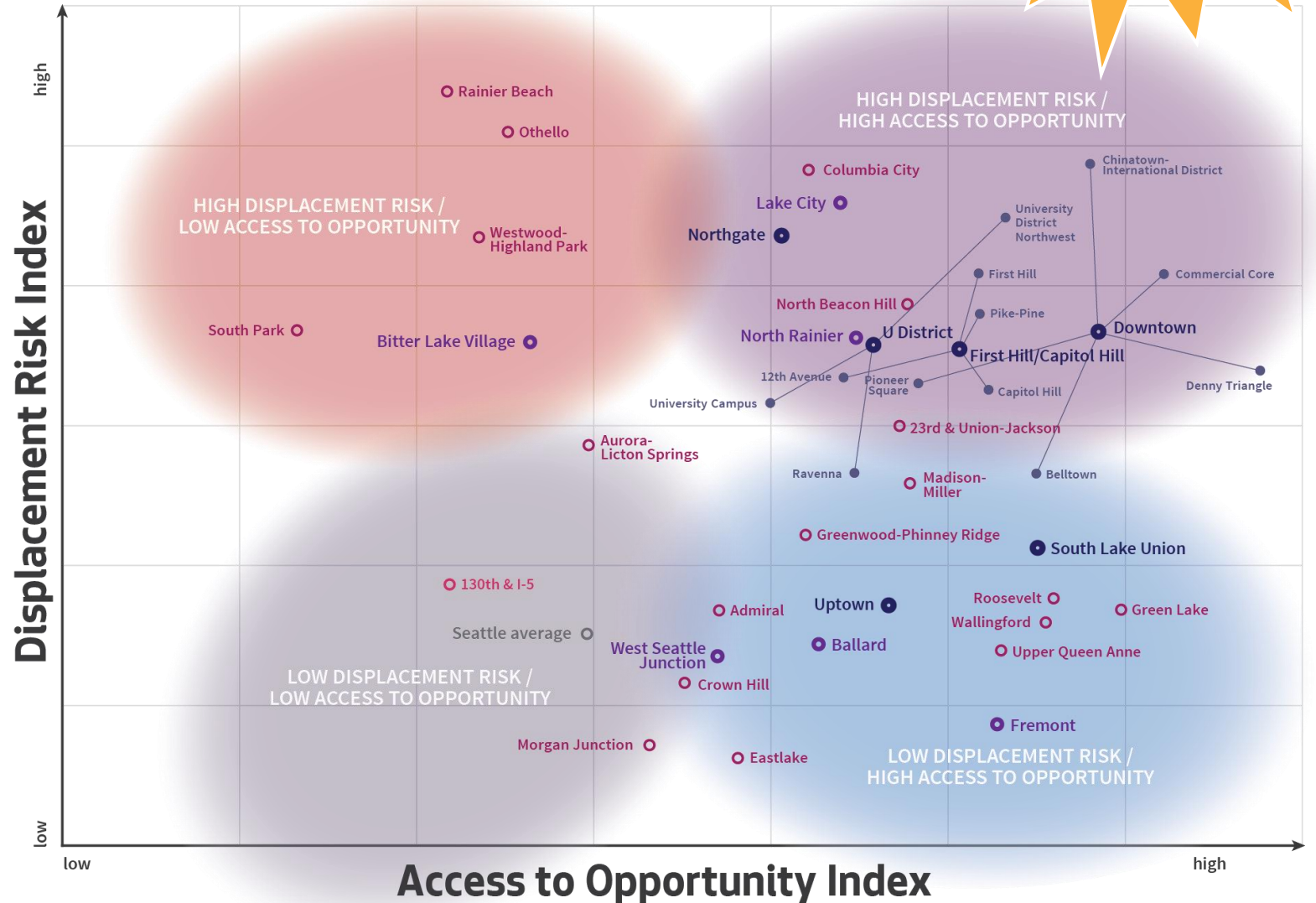
- ▶ all urban villages and urban village expansion areas
- ▶ all areas outside urban villages with multifamily and commercial zoning



Use Growth & Equity Analysis



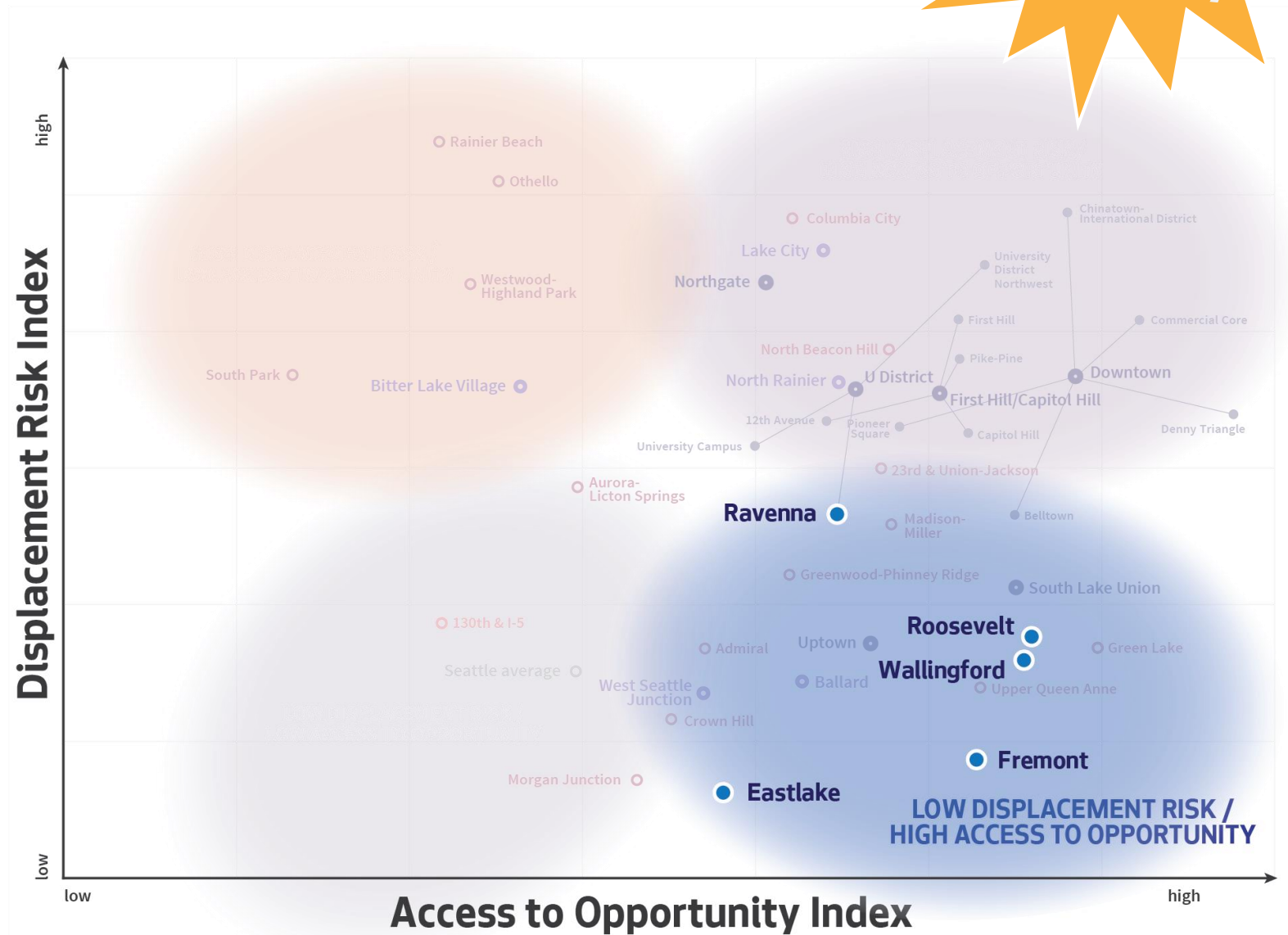
Vary scale of zoning changes based on displacement risk and access to opportunity



Use Growth & Equity Analysis



District 4 urban villages have **low risk of displacement** and **high access to opportunity**



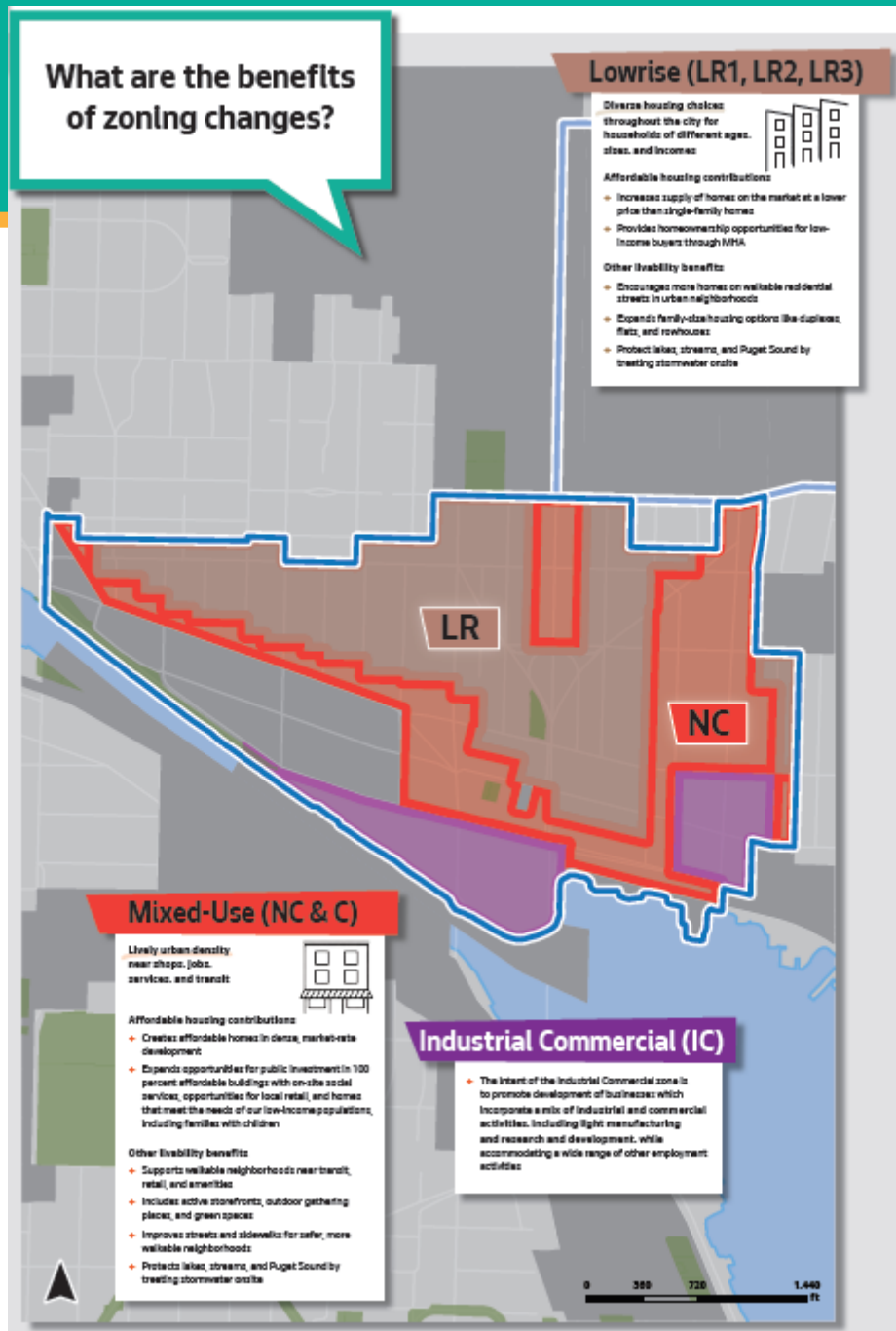
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- ▶ Two-story height increase in Eastlake Ave. Neighborhood Commercial corridor (M1)
- ▶ Most multi-family areas retain same LR zone (M)
- ▶ Only (M) increases within 500' of I-5
- ▶ Shoreline lots not included in MHA
- ▶ No Single Family zoning in the urban village



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- ▶ Two- and three-story height increases along Stone Way, and convert to Neighborhood Commercial (M1)
- ▶ Two-story height increase in Neighborhood Commercial along Leary Way / N. 36th St (M1)
- ▶ Some two-story height increases in Lowrise areas close to the neighborhood center
- ▶ No Single Family zones in urban village
- ▶ Minimize increases within 500' of Aurora Ave



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- ▶ Changes limited to areas outside of the U-District rezone
- ▶ One-story increases on the Ave are less than the prior zoning proposal
- ▶ Two- and three-story height increases in areas adjacent to U-Village. Convert to Neighborhood Commercial
- ▶ Minimum (M) changes for other multi-family areas
- ▶ No Single Family zoning in urban village



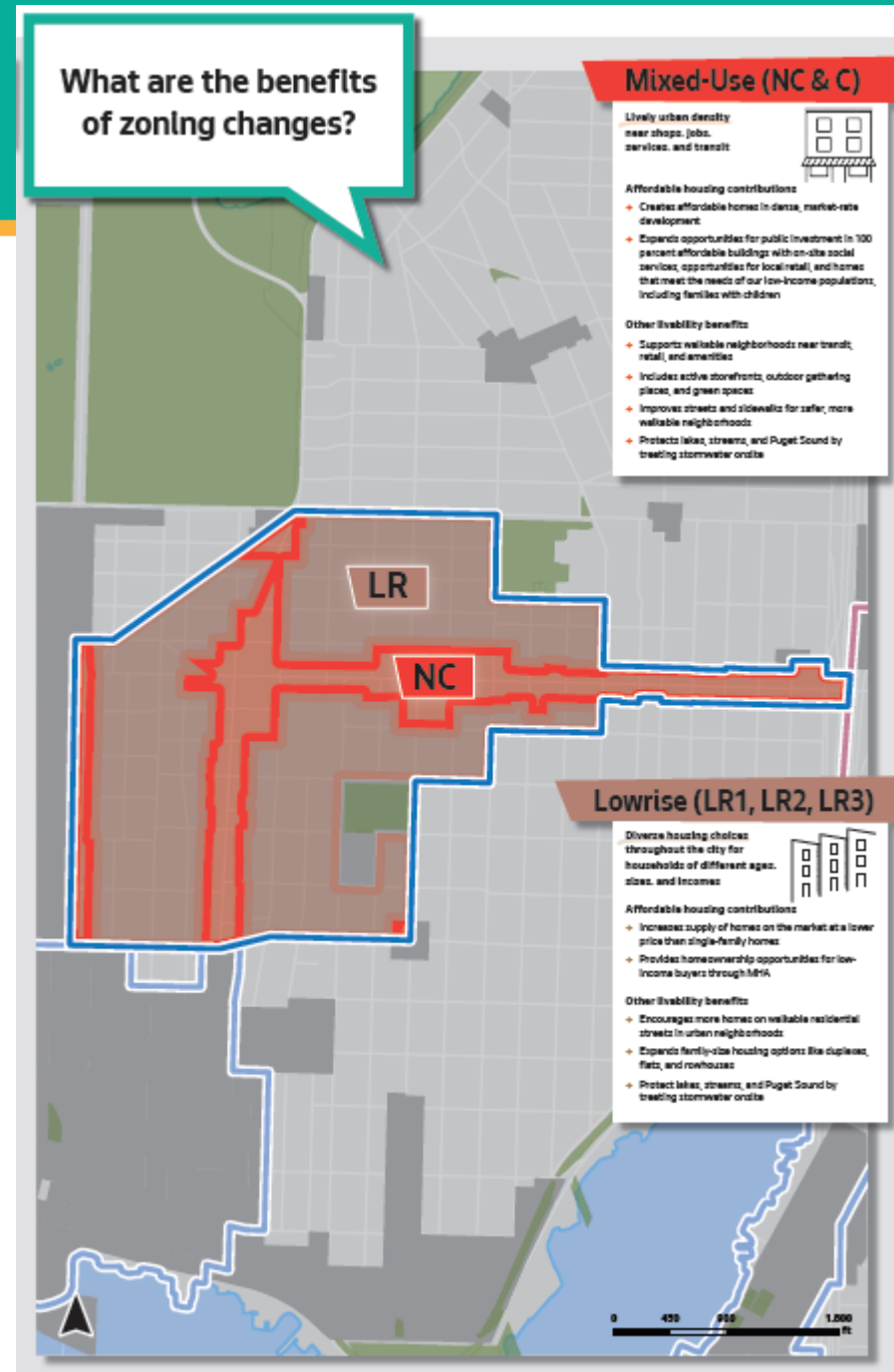
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- ▶ Two-block urban village expansion in 10-minute walkshed from light rail
- ▶ RSL in urban village expansion area, and furthest edges of the village
- ▶ Single Family areas closest to Light Rail proposed for LR2; Other Single Family areas proposed for LR1
- ▶ One-story increases in commercial core where zoning was increased in 2010
- ▶ Minimize increases within 500' of I-5



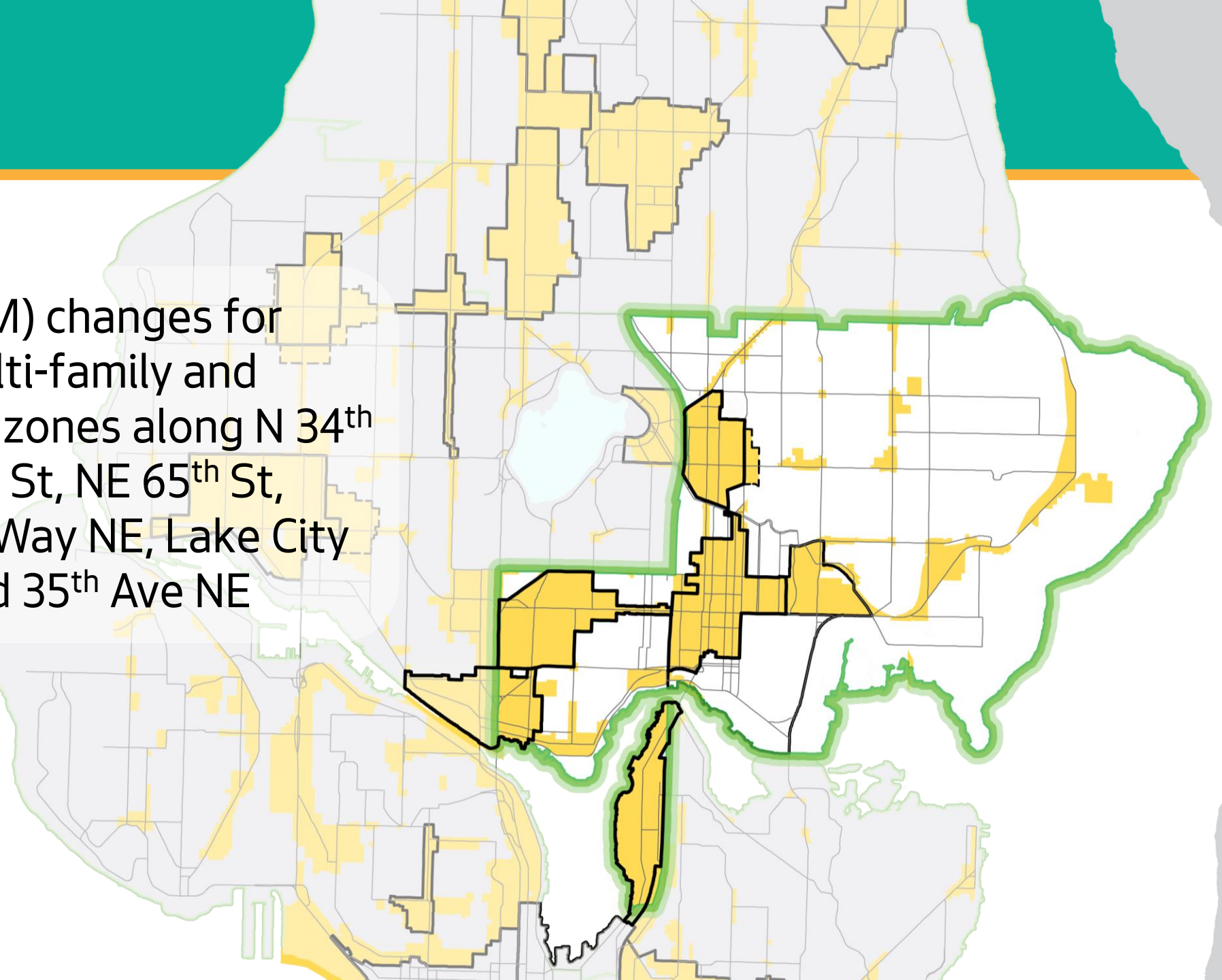
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- ▶ One-story increases along NE 45th St and Stone Way Neighborhood Commercial corridors (M)
- ▶ Most single family areas throughout the urban village proposed for LR1 (M1). (Same height limit as SF zone.)
- ▶ A few single family areas closest to the business district, park or school proposed for LR2 (M1)
- ▶ Existing multi-family zones retain the same zone (M)
- ▶ Minimize increases within 500' of Aurora



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- ▶ Proposed (M) changes for existing multi-family and commercial zones along N 34th St, N Pacific St, NE 65th St, Sand Point Way NE, Lake City Way NE, and 35th Ave NE



Mandatory Housing Affordability



Creating more **affordable housing** as we grow
6,000+ new affordable homes by 2025

thank you.