

Affordable Housing on Religious  
Organization Property

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# Directors' Report

MAY 2021



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Dear neighbor,

For decades, Seattle's faith institutions have been valuable partners in our mission to increase affordable housing for low-income families and individuals. Many religious organizations and their non-profit development partners have built affordable homes with the help of the City's housing levy and other public funds. But more untapped opportunities remain.

Now more than ever, we must use every available tool to increase the availability of affordable homes for those experiencing homelessness, housing insecurity, or displacement.

To help advance these opportunities, in 2019 leaders from religious communities across Washington spearheaded the effort to pass a state law requiring cities to allow more homes when religious institutions undertake affordable housing projects. Today, we continue to work with them to refine local implementation of that state law.

Seattle has a long track record of investing in affordable housing in every corner of Seattle. This proposal is particularly exciting, not only because it can help our valuable public resources extend to more homes, but also because these properties are found across our city. We look forward to partnering with religious organizations to provide a range of solutions to meet our many needs — from the studio apartment with supports for a veteran who has experienced homelessness, to a family-sized home that lets a preschool teacher and her children remain in the city they love.

For those of you who have provided such valuable input so far, thank you for your continued feedback as we finalize this proposal. And for those new to this conversation, we invite your comments as we refine the options outlined in this plan.

Regards,



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## Introduction

In fulfillment of State requirements in Substitute House Bill 1377 ([SHB 1377](#)), adopted in 2019, the Office of Housing (OH) and Office of Planning and Community Development (OPCD) seek to implement a new tool to simplify faith institutions' efforts to construct affordable housing and other community-supportive uses on their property. Coupled with the City's longstanding commitment to invest in affordable housing production, this new tool could also improve certain projects' financial feasibility and promote City priorities related to affordable housing, equitable development, and prevention of displacement, each of which is identified in Comprehensive Plan goals and policies.

The practice of building affordable housing on property owned by religious organizations is not new. The City, through OH, has already helped finance hundreds of affordable rental apartments on land availed by faith-based organizations. SHB 1377's emphasis on real estate owned by religious organizations recognizes their demonstrated interest in using land for mission-driven purposes, especially when congregations decrease in size, move to new locations, outgrow their present buildings, or determine that portions of their property, such as parking lots, exceed their needs.

While religious organizations may be motivated, as a matter of mission, to redevelop their land for affordable housing, their property may not be ideal for residential development under existing regulations. Many sites, for example, lack sufficient development capacity to support a financially feasible multifamily project. Land use policy can thus increase the cost of development, delay project delivery, introduce uncertainty into feasibility calculations, or render a project altogether infeasible, particularly for projects seeking public funding.

OPCD and OH have jointly prepared legislation that would amend development standards in the Land Use Code (Title 23 of the Seattle Municipal Code). These amendments would:

- Encourage affordable housing development on properties owned or controlled by religious organizations
- Help faith institutions repurpose their real estate assets to support their missions and address their congregations' changing needs
- Allow additional density for long-term affordable housing on religious organization property
- Provide greater flexibility for community-supportive uses on religious organization property

The proposal incorporates feedback gathered through outreach and engagement with faith-based organizations, housing developers, and other stakeholders. Several religious organizations in Seattle are at various stages of exploring redevelopment of their property, including some that must pursue standalone zoning changes in order to successfully compete for City funding for affordable housing development. OPCD has conducted an associated environmental analysis under the State Environmental Policy Act (SEPA), and the Seattle Department of Construction and Inspections (SDCI) has made a determination of non-significance. This report contains a summary of the proposal and an assessment of its potential effects.

## Background

### Policy background

In 2019, the Washington State Legislature adopted SHB 1377, requiring cities to allow additional density for long-term, income-restricted affordable housing on property owned or controlled by religious organizations, consistent with local needs. The requirement applies to all municipalities planning under the Growth Management Act (GMA), which includes Seattle. SHB 1377 stipulates that all housing developed with this additional density must be affordable to households with incomes at or below 80 percent of area median income (AMI) for at least 50 years. The required term of affordability would continue to apply regardless of whether the religious organization continues to own the property.

Seattle's local needs for affordable housing are enormous. Despite recent historic levels of investment in income-restricted rental and for-sale housing, Seattle nevertheless has a thoroughly documented acute shortage of housing affordable to low-income households, particularly extremely low-income households. From 2006 to 2018, the share of rental housing in Seattle affordable to households with extremely low, very low, and low incomes fell from more than 80 percent to less than half. About one in seven Seattle residents pays more than 30 percent of their income toward housing costs, a phenomenon called housing cost burden, which leaves very little to pay for other basic necessities, like food, transportation, healthcare, and childcare. Housing cost burden is particularly high among renter households in Seattle (44 percent), especially Black renter households, 58 percent of whom experience housing cost burden.

Under SHB 1377, a city must develop policies to implement the legislation's requirements after receiving a request from a religious organization for an increase in density for affordable housing development. After receiving several such requests, including a funding application in response to an OH Notice of Funding Availability (NOFA), City staff began working on local implementation of SHB 1377 through the proposed land use legislation described in this report. The Mayor expects to transmit legislation to the City Council in the first quarter of 2021.

### Community engagement

Beginning in 2020, OH and OPCD engaged with religious organizations, affordable housing developers, and other stakeholders to understand how flexibility in development standards could support their efforts to secure public financing for development of long-term affordable housing and help faith institutions address displacement and other community needs.

### Faith organizations exploring redevelopment

Both OH and OPCD have been contacted by and met with various congregations, faith institutions, and broader faith-based organizations considering, exploring, or pursuing redevelopment of their property in neighborhoods across Seattle. Some faith institutions are experiencing a decline in membership and have facilities or portions of their property that are underutilized and could be repurposed to provide affordable housing. Other faith institutions

are outgrowing their current space and are exploring redevelopment as a way to expand and co-locate their facility with affordable housing.

The following themes emerged from City staff conversations with Seattle faith organizations:

- Along with affordable housing, faith-based organizations expressed interest in developing community-supportive spaces, such as office space for faith institutions or non-profit organizations, space for childcare or other human services, and commercial space for community-based small businesses.
- Given the competitive environment for public subsidy and other financial support necessary for affordable and community-responsive development, representatives from faith institutions identified several key strategies for supporting project feasibility and capacity to successfully access financing. These included technical assistance, partnerships with experienced affordable housing developers, a predictable regulatory environment, and additional development capacity.
- Faith-based organizations regularly emphasized their intent to engage directly with neighbors and other community members to ensure future development would be responsive to community needs and desires.

### **Neighborhood-based efforts in the Central District**

Opportunities for redevelopment of sites owned by religious organizations are present citywide, but nowhere is the interest in marrying housing affordability with real estate opportunities presented by faith communities more pronounced than in Seattle's historically Black Central District. For example, the Central District is home to the Lutheran Church of the Good Shepherd, which together with low-income housing developer LIHI (Low Income Housing Institute) applied to OH for housing funds and was key to initiating SHB 1377 implementation in Seattle. The church and LIHI are seeking a contract rezone to secure funding and proceed with the project in the absence of the proposed code changes. But had this proposal already been in place, the necessary additional development capacity would have been available by right, averting the need for this time-consuming, costly, and unpredictable step. Considering the details of this proposed affordable housing project has provided an excellent example of the types of obstacles faced by these kinds of redevelopment efforts.

The Central District is also an area of focus for the Nehemiah Initiative, established in 2018.<sup>1</sup> As a faith-based community development initiative seeking to address the impacts of gentrification and combat displacement in the Central District, the organization supports congregations as they consider development of their property as a strategy to maintain their place in the community and advance their missions. The Nehemiah Initiative estimates that seven of the largest historically Black churches in the Central District own more than seven acres of land, with a total appraised value of nearly \$70 million. However, these churches would need significant financial, technical, and regulatory support to feasibly achieve their development or redevelopment goals.

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<sup>1</sup> Several churches participating in the Nehemiah Initiative already have affordable housing assets in OH's financial portfolio, including FAME Housing Association's Bryant Manor (currently under redevelopment) and Goodwill Association's Aridell Mitchell Home and Norman Mitchell Manor.

In recent years, the Nehemiah Initiative has partnered with the University of Washington's College of Built Environments on several interdisciplinary studios focused on options to retain ownership of real estate assets that historically Black churches hold in the Central District. City engagement with leaders from the Nehemiah Initiative, as well as students and faculty involved in the Nehemiah Studio, informed our understanding of the faith community's potential to substantially advance equity and affordability through implementation of SHB 1377 and the real estate, design, and planning needs of several participating churches.

## Public outreach

Since August 2020, OH and OPCD have maintained and regularly posted updates to a project website focused on the proposed policies. In November 2020, OH and OPCD produced a narrated video that provides background on the overall legislative process, explains the proposed policies under consideration, and offers opportunities for involvement. The City sends communications to its mailing list for this specific effort and includes updates in departmental newsletters. City departments also communicate about this project through several social media channels. In December 2020, the Mayor's Office issued a news release on this proposal, which generated media reporting. In March 2020, OPCD completed its environmental review of the proposed legislation under the State Environmental Policy Act (SEPA), which included publication of a Determination of Non-Significance (DNS), notice in the City's Land Use Information Bulletin and the *Daily Journal of Commerce*, and a 21-day comment and appeal period.



## Case studies

While the proposed policies will increase the likelihood that a religious organization can feasibly pursue redevelopment projects that feature affordable housing, there is precedent for this kind of partnership. The Seattle area has several recent examples of affordable housing constructed on land owned by religious organizations. Three recent examples of OH-funded affordable multifamily rental projects are highlighted below, along with a rowhouse project in Mount Vernon, Washington, that illustrates the potential for affordable homeownership projects as well. These projects demonstrate the type and scale of development that has already occurred on land owned by religious organizations.

While none required special zoning actions to enable the projects to proceed, additional development capacity could have increased the number of affordable homes created. Moreover, inquiries and funding applications from other religious organizations evidence the potential for other projects of similar scope and scale to proceed — provided adequate development capacity is available.



### Arbora Court

Completed in 2015, Arbora Court is a six-story affordable housing development in the University District. Constructed on a former surface parking lot owned by University Christian Church, it contains 133 studio, one-, two-, and three-bedroom affordable apartments, plus onsite services, a community room, and a playground. The congregation actively championed the project from its earliest days, partnering with developer Bellwether Housing to shape the eventual design and ensure inclusion of family-sized units and 40 homes reserved for people experiencing homelessness.



### Compass Broadview

Located in north Seattle, Compass Broadview is a 58-unit affordable housing development on a former surface parking lot owned by Luther Memorial Church, which continues to own and operate its church on an adjacent site. With half the units reserved for extremely low-income people and the remainder for households with incomes no more than half of the area median, the building provides apartments ranging from studios to three-bedroom units in a residential area of north Seattle.



### Compass Dekko Place

In 2015, Gethsemane Lutheran Church completed a renovation and expansion of its original facility in downtown Seattle, an example of faith-based affordable housing development in a dense urban context. Fifty affordable homes, including four reserved for adults with developmental disabilities, are co-located with a chapel, sanctuary, and ground-floor space for community services the church supports.



### Villa Santa Maria

Completed in 2007 by Catholic Housing Services, Villa Santa Maria is located outside Seattle in Mount Vernon, Washington. It provides a useful example of ground-related attached housing developed by a faith-based organization. This type of housing could provide permanently affordable homeownership options.

## Proposal summary

### Eligibility for the proposed policies

A new section in SMC Chapter 23.42 would establish eligibility requirements for development pursuing additional development potential through this proposed tool. Specific land use standards would vary by zone, as described below, and would be established in the respective chapter for each zone category.

### Affordability requirements

All housing developed under these proposed land use standards must remain affordable for at least 50 years for households whose incomes are no more than 80 percent of AMI. As the City expects these projects will require public funding, OH would complete ongoing regulatory compliance monitoring with other projects in its portfolio. The table at right shows income limits at 80 percent of AMI for various household sizes. Affordable housing developed under the proposed policy can include both rental and/or for-sale housing. For rental housing, monthly rent and utilities cannot exceed 30 percent of 80 percent of AMI; these maximum rental amounts are shown at right. For ownership housing developed with this tool, the initial affordable sales price must be an amount in which total ongoing housing costs do not exceed 30 percent of 80 percent of AMI. The minimum required term of affordability is a covenant that would run with the land and continue to apply regardless of whether the religious organization sells the property.

Income limits (2019)		
Family size	80% AMI	50% AMI
1 person	\$61,800	\$38,570
2 people	\$70,600	\$44,300
3 people	\$79,450	\$49,800
4 people	\$88,250	\$55,350

Affordable rent with utilities		
Unit size	80% AMI	50% AMI
Studio	\$1,545	\$968
1 bedroom	\$1,655	\$1,038
2 bedrooms	\$1,986	\$1,245
3 bedrooms	\$2,295	\$1,439

While the State legislation establishes a minimum affordability level, OH anticipates that religious organizations that use this legislation would require City funding. As a result, the City may require, depending on the type of project proposed, a deeper level of affordability and, in the case of for-sale development, permanent affordability for all future sales.

### Property owned or controlled by a religious organization

The proposed development standards would apply to construction of affordable housing meeting the criteria described above on property owned or controlled by a religious organization, as defined in RCW 35.21.915. SDCI would administer this eligibility requirement through the permitting process similarly to existing policies in SMC Chapter 23.42.054 that allow transitional encampments on property owned or controlled by a religious organization.

### Development standards

The size and form of development in Seattle is typically regulated by maximum limits on height, floor area, and density; required setbacks at and above street level; and other standards like

modulation requirements that affect the design of new structures. These regulations are established in Title 23 of the Seattle Municipal Code, often called the Land Use Code. These regulations also establish the uses that are allowed to occur on a given property according to its zoning. In residential zones, for example, commercial uses like retail and office are typically not allowed, though certain exceptions may apply.

The proposed legislation would implement a suite of land use code changes that increase the amount of affordable housing that can be developed on a property owned or controlled by a religious organization. In most zones, this increase would occur primarily through modifications to maximum height and floor area ratio (FAR) limits. Specific changes to development standards vary by zone, detailed below, and would be implemented through amendments to SMC Chapters 23.44, 23.45, 23.47A, 23.48, and 23.49.

#### Floor area ratio

Floor area ratio (FAR) is the ratio of a building's total square footage (floor area) to the size of the piece of land on which it is constructed. For example, if a building is subject to an FAR limit of 0.5, then the total square footage of the constructed building must be no more than half the area of the parcel itself. If the lot is 5,000 square feet, then the square footage of the building cannot exceed 2,500 square feet.

### Multifamily, Commercial, and Neighborhood Commercial zones

In multifamily and mixed-use zones, the proposal would allow additional development potential primarily through increases in maximum height and floor area ratio (FAR) limits. In most zones, the proposal would allow one to three additional stories of development compared to existing standards. Zones with this degree of change represent the majority of land area where multifamily and mixed-use development is allowed in Seattle. In some zones with higher current height limits, the proposal would allow four to six additional stories. No reductions in setback or design requirements are proposed.

Commercial and Neighborhood Commercial zones currently have a required upper-level setback for portions of a structure above 75 feet. The proposal would establish an additional upper-level setback of at least eight feet for any portion of a structure that exceeds the current height limit. For example, in an NC-40 zone, the height limit would increase to 75 feet, and any stories that exceed 40 feet would be required to recede at least eight feet from the property line to reduce their visual prominence from street level.

Current standards		Proposed standards for affordable housing on property owned or controlled by a religious organization		Floor area exempt from FAR if located in urban village or near frequent transit <sup>2</sup>		
		Height (feet)	FAR	FAR amount		
<b>Multifamily Residential zones</b>						
LR1	30	1.3	40	1.5	Up to 0.3	
LR2	40	1.4-1.6	50	1.8	Up to 0.3	
LR3	outside UV	40	1.8	55	2.5	Up to 0.5
	inside UV	50	2.3	65	3.25	Up to 0.5
MR	80	4.5	95	5.0	Up to 0.5	
HR	440	15	480	16	Up to 1.0	
<b>Commercial and Neighborhood Commercial zones</b>						
NC-30 / C-30	30	2.5	55	3.25	Up to 0.5	
NC-40 / C-40	40	3.0	75	4.5	Up to 0.5	
NC-55 / C-55	55	3.75	85	5.25	Up to 0.5	
NC-65 / C-65	65	4.5	95	5.75	Up to 0.5	
NC-75 / C-75	75	5.5	95	5.75	Up to 0.5	
NC-85 / C-85	85	5.75	145	7.0	Up to 1.0	
NC-95 / C-95	95	6.25	145	7.0	Up to 1.0	
NC-145 / C-145	145	7.0	200	8.0	Up to 1.0	
NC-200 / C-200	200	8.25	240	9.0	Up to 1.0	

In Commercial and Neighborhood Commercial zones, the proposal would increase height and FAR limits for affordable housing development. Some of the additional FAR would be available only for development that exceeds the current height limit, which would help address the potential bulk of future development.

- For zones with height limits under 85 feet, the height limit would increase by two or three stories. For development that does not exceed the current height limit, the proposal would provide an increase of 0.5-1.0 FAR, depending on the zone. The remaining additional FAR would be available (up to the maximum FAR listed above) only for development that exceeds the current height limit.
- For zones with current height limits of 85 and 95 feet, the proposal would allow development up to 145 feet. The FAR limit would increase to 7.0, with up to 1.0 FAR exempt for certain uses or under certain locational criteria. For development that does not exceed the current height limit, up to 1.0 additional FAR would be available; the remaining increase in FAR would be available only for development that exceeds the current height limit. Development above 85 feet is subject to building code provisions that require higher-cost steel and concrete construction, which could affect the likelihood that development projects maximize this additional height.
- In zones that already allow tower development of 14-20 stories, the proposal would allow up to 4-6 additional stories of development.

<sup>2</sup> Floor area exempt for certain uses: family-size housing, religious facility use, or preservation or adaptive reuse of existing landmark or historic structure.

## Flexibility for community uses

The proposal would provide an FAR exemption available for certain uses and in certain locations. Eligible uses include family-size housing (defined as two-bedroom units of at least 850 square feet), a religious facility, preservation or adaptive reuse of an existing landmark or historic structure, or location within one quarter-mile of a transit stop or station served by a frequent transit route.

In multifamily residential zones, small ground-floor spaces would be allowed for non-residential uses that support community goals. These spaces would be subject to existing standards for Residential-Commercial zones in SMC Chapter 23.46, which include limits on the size of the space, signage requirements, and noise standards. This change could allow an office associated with the religious institution that owns the property; small retail, like a corner grocer; arts and cultural space; or other small-scale commercial uses.

## Single-family zones

In single-family zones, the proposal would modify maximum density and FAR limits to allow construction of additional housing units in a form and at a scale similar to what is allowed under existing zoning.

Zone	Eligibility for additional development potential <sup>3</sup>		Current standards			Proposed standards for affordable housing on property owned or controlled by a religious organization		
	Type of use	Minimum site area	FAR	Density	Lot coverage	FAR	Density	Lot coverage <sup>4</sup>
<b>SF 5000, SF 7200, SF 9600</b>	Religious facility or other use associated with a religious facility on or abutting the site	10,000 square feet	0.5	1 unit per 5,000-9,600 sq. ft.	<i>Lots 5,000 sq. ft. and larger: 35 percent</i>  <i>Lots under 5,000 sq. ft.: 1,000 sq. ft. + 15 percent of lot area</i>	1.0	1 unit per 1,500 sq. ft.	50 percent
<b>RSL</b>	All property owned or controlled by a religious organization		0.75	1 unit per 2,000 sq. ft.	50 percent	1.2	1 unit per 1,200 sq. ft.	65 percent

In Residential Small Lot (RSL) zones, the proposed changes for affordable housing would be available on all properties owned or controlled by a religious organization. The proposal would increase the maximum FAR limit from 0.75 and to 1.2 and allow up to one housing unit per 1,200 square feet of lot area. The lot coverage limit would increase from 50 percent to 65 percent. No changes are proposed to yard requirements or the existing maximum height limit of 30 feet, so while additional affordable housing units could be created under the proposal, the scale of development would resemble what is allowed under current standards.

In SF 5000, SF 7200, and SF 9600 zones, the proposed changes to allow more affordable housing would be limited to sites owned or controlled by a religious organization that 1) have or abut a religious facility use or other use associated with or accessory to a religious facility, or 2) are at least 10,000 square feet in area. Under the proposal, these sites could develop to a maximum

3 In SF zones, either criterion (type of use or minimum site area) would make a site owned or controlled by a religious organization eligible for the proposed provisions.

4 Increase in lot coverage available only for development that does not exceed 22 feet in height.

FAR of 1.0, an increase from the current limit of 0.5. The proposal would allow one home per 1,500 square feet of lot area.

Siting requirements would apply that limit where structures could be located on the property with respect to neighboring lots. In addition to existing yard requirements, which would continue to apply, dwelling units would be not allowed within 10 feet of a side lot line or 20 feet of a rear lot line of an abutting a single-family-zoned lot. A maximum façade width limit of 40 feet would apply within 20 feet of any lot line.

No increase is proposed in existing maximum height limits of 30 feet for single-family zones. Development would be limited to 22 feet in height if exceeding the existing lot coverage limit of 35 percent up to the proposed maximum of 50 percent for SF zones.

### **Large sites in single-family zones**

For certain large sites in SF and RSL zones owned by religious organizations and meeting several criteria, the proposal would allow additional development capacity beyond the standards described above for long-term income-restricted affordable housing. This would encourage affordable housing on certain sites in single-family zones where factors like proximity to frequent transit, proximity or adjacency to higher-scale zones, or the site's size or locational characteristics provide infrastructure, access, and scale compatibility suitable to accommodate greater residential density.

Criteria for using these provisions would include development of 100 percent affordable housing, lot area of at least 10,000 square feet, a current use of a religious facility or other use directly associated with a religious facility, proximity to frequent transit service or an urban village boundary, and close proximity to a larger-scale or higher-intensity zone. Sites whose lot lines are all located at least 50 feet from a single-family dwelling unit would also be eligible if not located close to a higher-intensity zone.

In these situations, additional increases in maximum height, FAR, and density limits to facilitate additional construction of affordable housing could be allowed. In SF zones, these increases would not exceed an upper limit of a height of four stories and FAR of 2.0. In RSL zones, these increases would not exceed an upper limit of a height of five stories and FAR of 2.5.

### **Seattle Mixed and Downtown zones**

While most property owned by religious institutions is located in the zones described above, some sites are located in Seattle Mixed (SM) and Downtown zones. About two percent of land owned by religious organizations is located in SM zones, and two percent in Downtown zones. This amounts to about 10 acres in total.

SM zones are located primarily in South Lake Union, the U District, and Uptown, with smaller SM areas in North Rainier and Interbay/Dravus. Development standards in these areas and in Downtown vary substantially zone to zone, with some zones regulated primarily by height, some by FAR, and others by floor plate size limits or setback requirements. Further, zones that allow highrise tower development typically include distinct height limits for the podium and tower portions of the structure.

Given the variety and complexity of development standards in SM and Downtown zones, the proposal may allow additional density for affordable housing on religious organization-owned sites through a more generalized relative increase in height and floor area limits. For the purposes of environmental review, this analysis considers increases in height and floor area limits of up to 20 feet and up to 1.5 FAR for development where the current applicable height limit is 85 feet or less, and up to 40 feet and 3.0 FAR for zones where the current applicable height limit is greater than 85 feet. Some zones have different height limits for different use types. The percentage increases would apply to development in each height category. The following table details this approach for several representative SM and Downtown zones where religious organizations currently own property but is not an exhaustive list of all affected zones in these areas.

Development type	Proposed standards for affordable housing on property owned or controlled by a religious organization	
	Height limit increase	FAR increase
Development with height limits up to 85 feet	Up to 20 feet	Up to 1.5
Development with height limits greater than 85 feet	Up to 40 feet	Up to 3.0

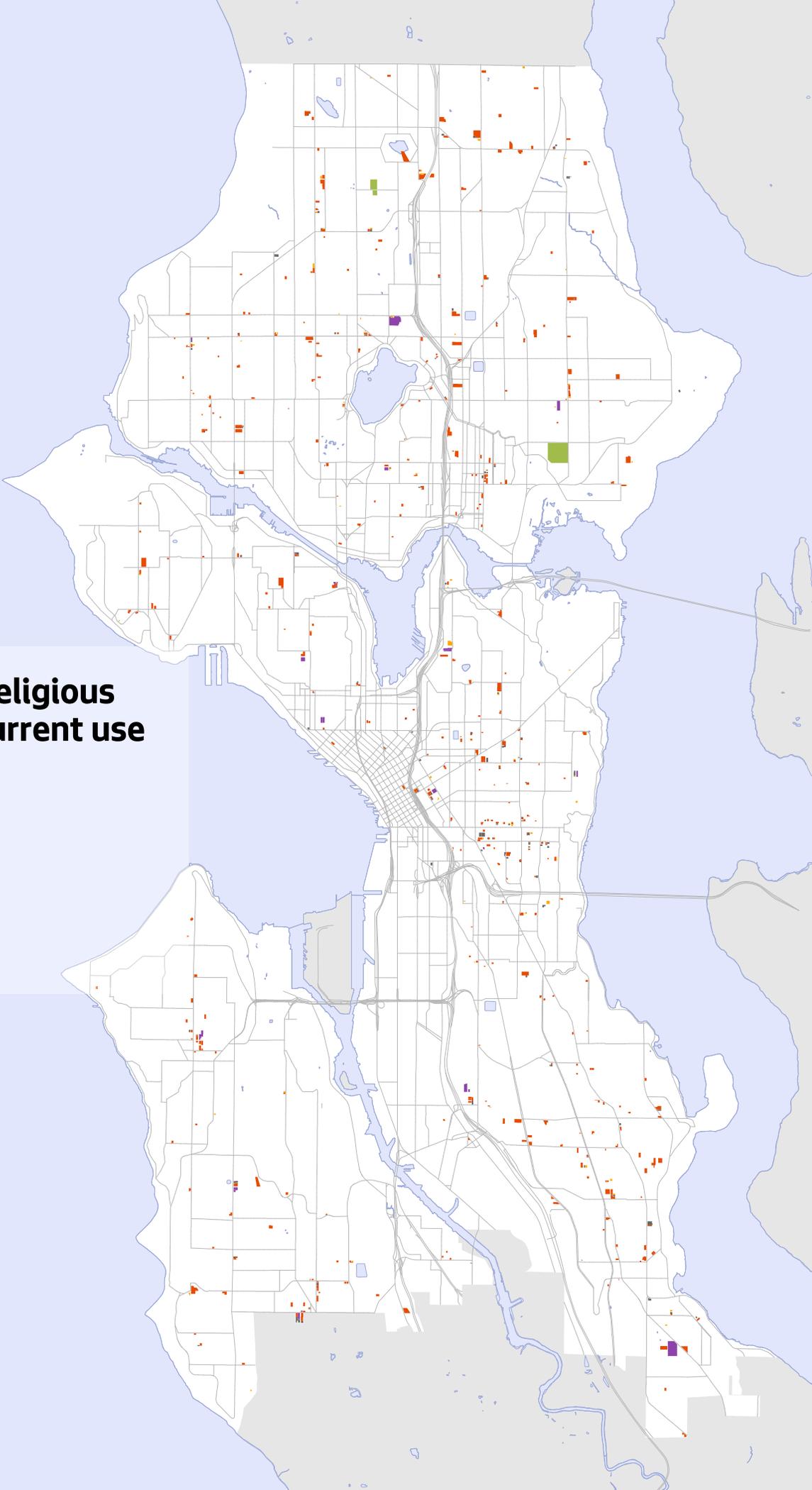
### Split-zoned sites

While most lots in Seattle are located entirely within a single zone, some have two or more zoning designations, a phenomenon called split zoning. For religious organizations pursuing affordable housing development, split zoning can complicate building design, increase project cost by requiring the development to conform to different height limits and setback requirements, and reduce the number of affordable homes that can be constructed. Further, to resolve split zoning, a religious property owner may seek a contract rezone to unify the zoning for their site, introducing a time-consuming, costly, and unpredictable step in the development process that delays project delivery.

To address this barrier to affordable housing construction, the proposal would allow the development standards of the most intensive zone to be applied to any portion of a lot or lots owned by a religious organization that comprises 35 percent or less of the total lot area, provided that no portion of the lot or lots is located in a single-family zone. This could result in structures that are taller, have more floor area, and contain more housing units than would otherwise be allowed under existing zoning and the provisions described above. A minimum setback of 10 feet would be required for any lot line that abuts a single-family-zoned lot. Existing setback requirements of the zone would also continue to apply. Based on our analysis of parcels owned by religious organizations, this flexibility would apply on only approximately 10 split-zoned sites, only some of which would meet the 35 percent lot area threshold mentioned earlier.

### Parcels owned by religious organizations by current use

- Religious facility
- Cemetery
- School
- Residential
- Other



## Analysis

### Affected areas

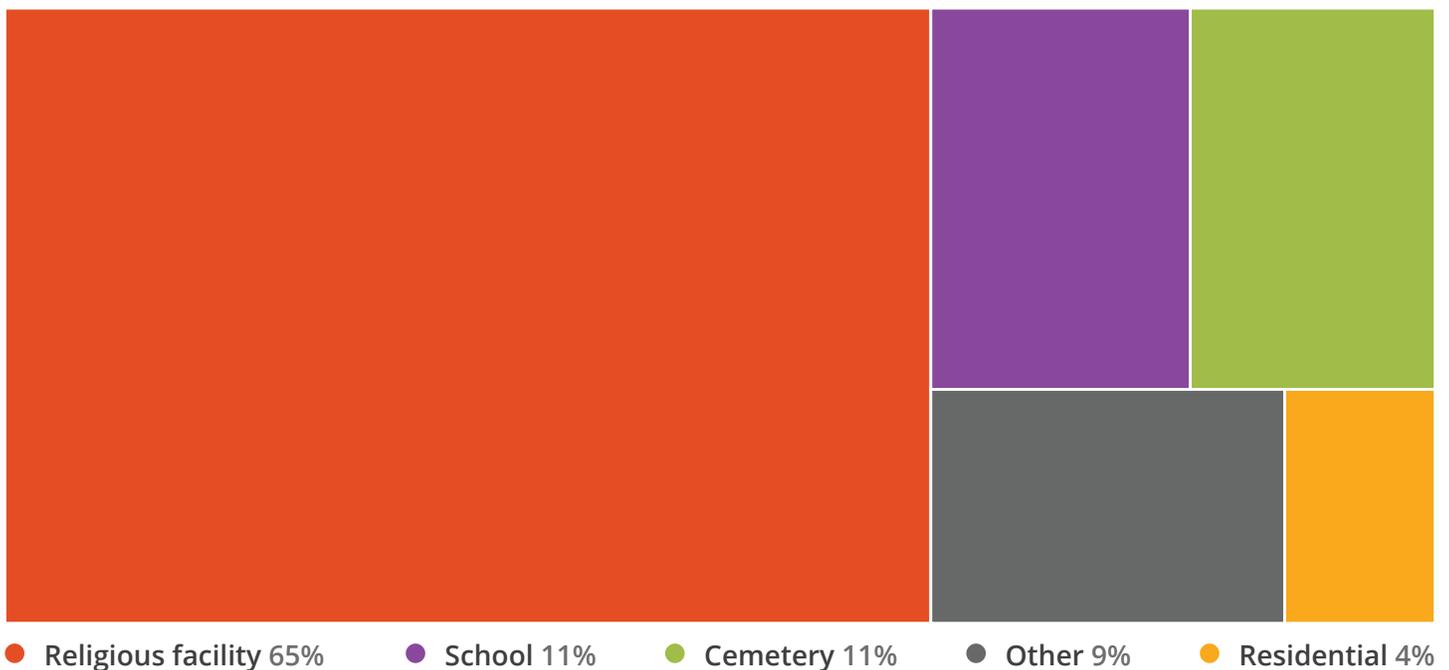
The proposal would modify the uses and types of development allowed on parcels owned or controlled by religious organizations in zones that already allow residential development. Religious organizations own property throughout Seattle. Parcels owned by faith institutions vary in size, including large, relatively underdeveloped tracts of land and small infill sites. These parcels are also located in most zones, including throughout single-family residential zones and throughout multifamily and mixed-use zones.

The following charts show the results of analysis of parcel data from the King County Assessor. It includes data related to the following set of parcels in Seattle:

- 1 Parcels where the current use is "religious facility" (65 percent of parcels analyzed)<sup>5</sup>
- 2 Other parcels owned by taxpayers through (1) (35 percent of parcels analyzed)

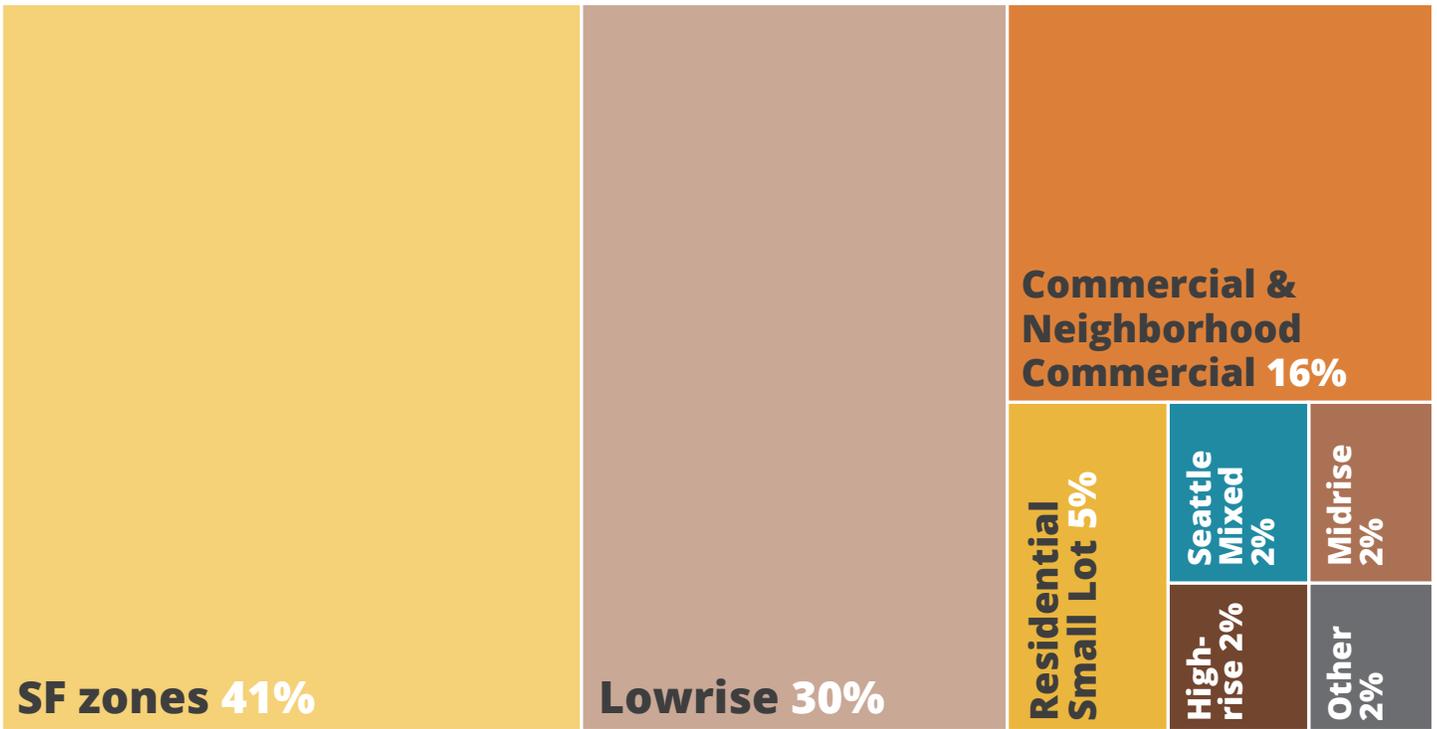
An example of the parcels included in (2) could be a parcel owned by a religious organization where the current use is "office." A total of 692 parcels comprising 396 acres are included in this analysis, out of almost 185,000 total parcels and 37,000 total parcel acres in Seattle. This amounts to roughly one percent of land in Seattle. The charts on this and the following page show the distribution of property that religious organizations own by zone category and use. The subsequent tables summarize by urban village and zone category the number of parcels and land area that these properties represent.

### Parcels owned by religious organizations by current use



5 Religious facility use is identified as "Church / welfare / religious services" in King County property data.

Parcels owned by religious organizations by zone category



## Parcels owned by religious organizations by urban village

Urban village	Parcels	Percent of total	Parcel area (acres)	Percent of total
23rd & Union-Jackson	81	12%	18.1	5%
Admiral	3	0%	1.6	0%
Aurora-Licton Springs	5	1%	1.5	0%
Ballard	11	2%	6.6	2%
Ballard-Interbay-Northend	1	0%	1.3	0%
Capitol Hill	10	1%	2.4	1%
Columbia City	10	1%	3.1	1%
Crown Hill	6	1%	1.8	0%
Downtown	11	2%	2.8	1%
First Hill-Capitol Hill	31	4%	11.2	3%
Fremont	2	0%	1.2	0%
Green Lake	5	1%	1.5	0%
Greenwood-Phinney Ridge	2	0%	1.6	0%
Lake City	5	1%	2.1	1%
Madison-Miller	15	2%	3.8	1%
Morgan Junction	1	0%	0.3	0%
Mt Baker	11	2%	4.5	1%
North Beacon Hill	6	1%	1.3	0%
Othello	25	4%	10.4	3%
Rainier Beach	8	1%	4.6	1%
Roosevelt	1	0%	2.8	1%
South Lake Union	5	1%	1.2	0%
South Park	4	1%	0.8	0%
University Community	26	4%	9.5	2%
Upper Queen Anne	6	1%	3.6	1%
Uptown	10	1%	3.9	1%
Wallingford	5	1%	2.4	1%
West Seattle Junction	14	2%	6.8	2%
Westwood-Highland Park	24	3%	10.2	3%
Outside urban villages	358	52%	275.1	70%
<b>Total</b>	<b>692</b>	<b>100%</b>	<b>395.7</b>	<b>100%</b>

Land owned by religious organizations (number of parcels)

Parcel size (square feet)	Single-Family			Multifamily						Mixed-use										Seattle Mixed							Other zones	Total
	SF	RSL	Total	LR1	LR2	LR3	MR	HR	Total	NC-30 / C-30	NC-40 / C-40	NC-55 / C-55	NC-65 / C-65	NC-75 / C-75	NC-85 / C-85	NC-95 / C-95	NC-125 / C-125	NC-200 / C-200	Total	SM-SLU	SM-U	SM-UP	SM-NR	SM-RB	SM-D	Total		
0-5,000	37	5	42	1-	12	28	5	2	57	-	3	15	2	4	-	-	-	-	24	-	-	1	-	1	-	2	3	128
5,001-10,000	68	1-	78	8	29	35	-	4	76	-	1	16	-	9	-	2	-	1	29	3	-	1	-	-	-	4	4	191
10,001-15,000	29	7	36	4	11	15	1	3	34	-	-	8	1	4	-	1	-	-	14	1	2	3	-	1	-	7	1	92
15,001-20,000	34	5	39	4	5	1-	1	2	22	-	-	9	-	3	-	1	-	1	14	1	1	-	-	-	-	2	-	77
20,001-25,000	31	2	33	3	2	4	2	-	11	-	-	4	1	1	-	-	-	-	6	-	-	-	-	-	-	-	1	51
25,001-30,000	9	-	9	1	3	5	1	-	1-	-	-	3	-	-	-	-	-	-	3	-	-	-	-	-	-	-	2	24
30,001-40,000	2-	1	21	1	2	6	-	-	9	-	2	8	-	-	-	-	-	1	11	-	1	-	-	-	-	1	-	42
40,001-50,000	15	1	16	1	3	-	1	1	6	-	-	1	-	2	-	-	-	-	3	-	-	-	-	-	-	-	-	25
> 50,000	42	2	44	1	2	4	4	1	12	-	-	2	-	2	-	-	-	-	4	-	-	1	-	-	-	1	1	62
<b>Total</b>	<b>285</b>	<b>33</b>	<b>318</b>	<b>33</b>	<b>69</b>	<b>107</b>	<b>15</b>	<b>13</b>	<b>237</b>	<b>0</b>	<b>6</b>	<b>66</b>	<b>4</b>	<b>25</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>3</b>	<b>108</b>	<b>5</b>	<b>4</b>	<b>6</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>17</b>	<b>12</b>	<b>692</b>
<b>Share of total</b>	<b>41%</b>	<b>5%</b>	<b>46%</b>	<b>5%</b>	<b>10%</b>	<b>15%</b>	<b>2%</b>	<b>2%</b>	<b>34%</b>	<b>0%</b>	<b>1%</b>	<b>10%</b>	<b>1%</b>	<b>4%</b>	<b>0%</b>	<b>1%</b>	<b>0%</b>	<b>0%</b>	<b>16%</b>	<b>1%</b>	<b>1%</b>	<b>1%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>2%</b>	<b>2%</b>	<b>100%</b>

Land area owned by religious organizations (acres)

Parcel size (square feet)	Single-Family			Multifamily						Mixed-use										Seattle Mixed							Other zones	Total
	SF	RSL	Total	LR1	LR2	LR3	MR	HR	Total	NC-30 / C-30	NC-40 / C-40	NC-55 / C-55	NC-65 / C-65	NC-75 / C-75	NC-85 / C-85	NC-95 / C-95	NC-125 / C-125	NC-200 / C-200	Total	SM-SLU	SM-U	SM-UP	SM-NR	SM-RB	SM-D	Total		
0-5,000	3.4	0.5	3.9	0.9	1.0	2.4	0.5	0.2	5.0	-	0.3	1.1	0.2	0.4	-	-	-	-	1.9	-	-	0.1	-	0.1	-	0.2	0.1	11.1
5,001-10,000	11.3	1.8	13.0	1.5	4.7	5.7	-	0.7	12.6	-	0.2	2.6	-	1.7	-	0.4	-	0.2	5.0	0.5	-	0.2	-	-	-	0.7	0.6	31.9
10,001-15,000	8.3	2.0	10.3	1.1	3.1	4.7	0.3	1.0	10.2	-	-	2.2	0.3	1.0	-	0.3	-	-	3.8	0.3	0.6	0.9	-	0.3	-	2.1	0.3	26.6
15,001-20,000	13.8	2.1	15.8	1.6	2.0	4.1	0.4	0.8	8.8	-	-	3.6	-	1.2	-	0.4	-	0.4	5.7	0.4	0.4	-	-	-	-	0.8	-	31.1
20,001-25,000	15.9	1.0	16.9	1.6	1.0	2.0	1.0	-	5.6	-	-	2.0	0.5	0.5	-	-	-	-	3.0	-	-	-	-	-	-	0.5	26.1	
25,001-30,000	6.0	-	6.0	0.6	2.0	3.2	0.6	-	6.5	-	-	2.0	-	-	-	-	-	-	2.0	-	-	-	-	-	-	-	1.3	15.7
30,001-40,000	15.8	0.8	16.7	0.9	1.5	5.0	-	-	7.4	-	1.7	6.6	-	-	-	-	-	0.9	9.2	-	0.8	-	-	-	-	0.8	-	34.0
40,001-50,000	15.7	0.9	16.6	1.1	3.1	-	0.9	1.1	6.3	-	-	1.1	-	2.1	-	-	-	-	3.2	-	-	-	-	-	-	-	-	26.1
> 50,000	151.7	2.7	154.4	1.9	4.0	11.1	7.1	1.4	25.5	-	-	5.3	-	4.4	-	-	-	-	9.8	-	-	2.1	-	-	-	2.1	1.3	193.1
<b>Total</b>	<b>241.8</b>	<b>11.8</b>	<b>253.6</b>	<b>11.2</b>	<b>22.5</b>	<b>38.2</b>	<b>11.0</b>	<b>5.1</b>	<b>88.0</b>	<b>-</b>	<b>2.1</b>	<b>26.4</b>	<b>0.9</b>	<b>11.4</b>	<b>-</b>	<b>1.1</b>	<b>-</b>	<b>1.4</b>	<b>43.5</b>	<b>1.2</b>	<b>1.7</b>	<b>3.2</b>	<b>-</b>	<b>0.4</b>	<b>-</b>	<b>6.6</b>	<b>4.1</b>	<b>395.7</b>
<b>Share of total</b>	<b>61%</b>	<b>3%</b>	<b>64%</b>	<b>3%</b>	<b>6%</b>	<b>10%</b>	<b>3%</b>	<b>1%</b>	<b>22%</b>	<b>0%</b>	<b>1%</b>	<b>7%</b>	<b>0%</b>	<b>3%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>11%</b>	<b>0%</b>	<b>0%</b>	<b>1%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>2%</b>	<b>1%</b>	<b>100%</b>

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## Urban design examples

On certain eligible sites owned by religious organizations, the policies described earlier could result in new structures that are larger, are taller, and contain more housing units than otherwise allowed. As part of our environmental review, we evaluate how the policies described earlier could affect height, bulk, and scale. The following urban design analysis supplements the discussion of impacts in our SEPA checklist.

We examine current and potential future development outcomes on religious organization-owned sites in five hypothetical scenarios:

**Scenario A:** Lowrise 1

**Scenario B:** Lowrise 3

**Scenario C:** Neighborhood Commercial 40 (NC-40)

**Scenario D:** Neighborhood Commercial 65 (NC-65)

**Scenario E:** Single Family

We chose these scenarios because, collectively, these zones account for a substantial portion of land owned by religious organizations and represent some of the largest potential scale changes that could result from the proposals.

# Scenario A: Lowrise 1

This scenario envisions a 6,000-square-foot infill site owned by a religious organization in a Lowrise 1 (LR1) zone. The site is located in the middle of the block. Lowrise Multifamily zones allow housing types like townhouses, rowhouses, and apartments.

Under current standards, development in an LR1 zone is limited to three stories in height. The total size of new structures is regulated by the maximum FAR limit of 1.3. Setback requirements ensure new structures are a certain distance from adjacent properties and the street.

Under the proposal, affordable housing on sites owned or controlled by a religious organization could be up to four stories tall, contain more floor area, and include more homes. The FAR limit would increase to 1.5, with 0.3 additional FAR available for certain uses, including family-size housing, childcare, and preservation of a Landmark structure.

New development could also include small ground-floor commercial spaces, like an office or corner grocery store. Existing requirements for small commercial spaces in Residential-Commercial zones ([SMC Chapter 23.46](#)) would also apply here. These standards include limits on the size of the commercial space, signage requirements, and noise standards.

The first image illustrates four townhouses, each three stories tall and about 1,900 square feet in size. Townhouses and rowhouses are more common in LR1 zones, in part because of the 30-foot height limit.

The second image illustrates a four-story apartment building that could be developed under the proposal. With an average unit size of 600 square feet, the building would include 18 apartments affordable to low-income households. The building also includes a small ground-floor commercial space.

Lowrise 1	Current standards	Proposed standards for affordable housing on property owned or controlled by a religious organization
<b>Height limit</b>	30 feet	40 feet
<b>Maximum FAR, including floor area exempt for certain community-supportive uses</b>	1.3	1.8
<b>Required setbacks (vary by housing type)</b>	Front: 5-7 feet; rear: 5-15 feet; side: 0-7 feet	No change
<b>Family-size unit requirement</b>	1 of 4 units must be 2BR and 850 sq. ft.; a 3BR unit can take the place of two 2BR units	No unit size requirement
<b>Parking</b>	No minimum in urban villages and areas served by frequent transit; otherwise 1 space per dwelling unit  No minimum for affordable housing at or below 80% AMI	No change
<b>Ground-floor commercial use</b>	Not allowed	Allowed, subject to development standards for Residential-Commercial zones (SMC Chapter 23.46)



*Under current rules, this site could have four townhouses, each three stories tall and 1,900 square feet in size.*



*Under the proposal, this site could have a four-story building with 18 affordable one- and two-bedroom apartments.*

## Scenario B: Lowrise 3

This scenario considers development in a Lowrise 3 (LR3) zone on a 15,000-square-foot corner site in an urban village. Apartment development is common in LR3 zones, and the proposal would likely continue that housing form.

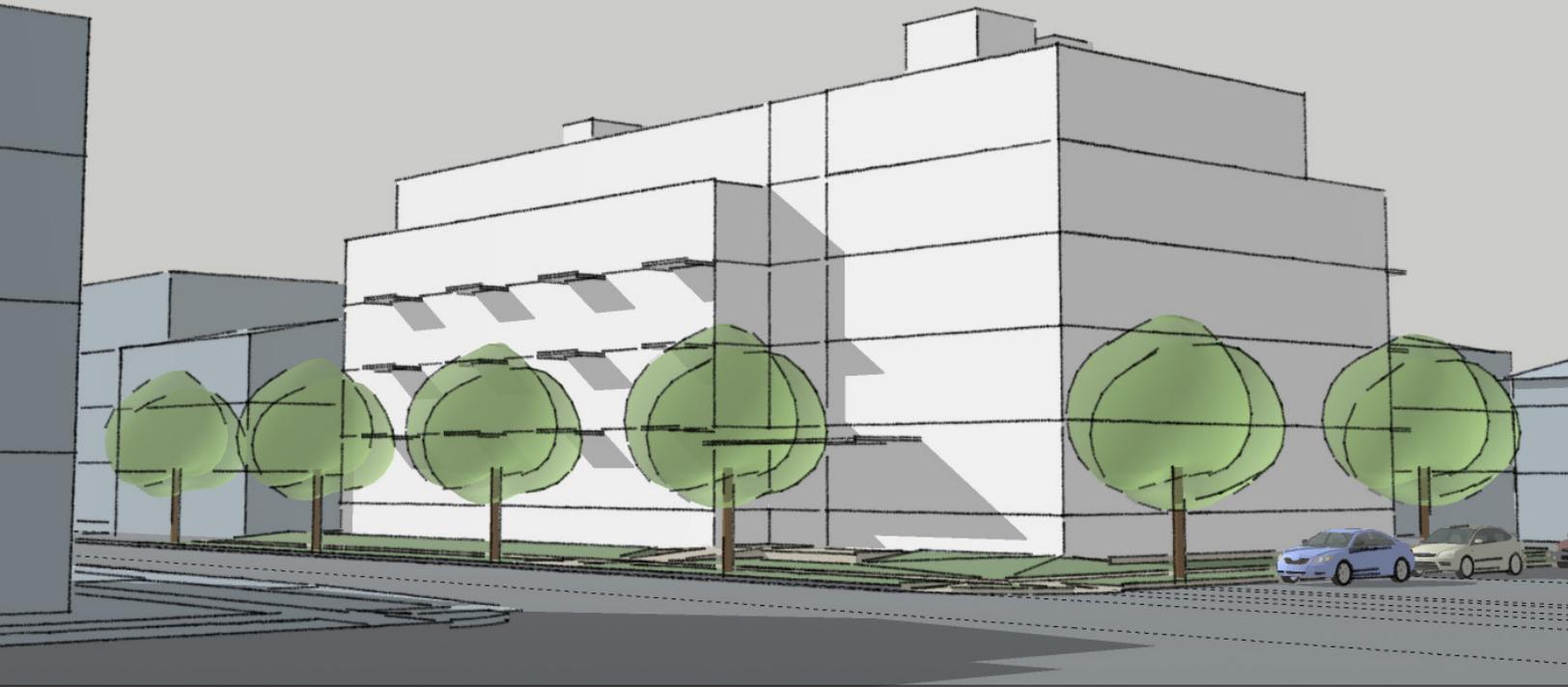
Currently, LR3 zones have a height limit of 40 feet outside urban villages and 50 feet in urban villages. The proposal under consideration would increase the height limit to 65 feet, which would generally allow one additional story compared to current standards. Current FAR limits of 1.8 and 2.3 outside and inside urban villages, respectively, would increase to 2.5 and 3.25. Similar to LR1 zones, an additional increment of 0.5 FAR would be exempt for floor area for certain community-supportive uses.

The first image shows a five-story residential development built under current rules surrounded by a mix of three- to five-story buildings, which is typical in many LR3 areas. Assuming an average unit size of 600 square feet, this building could have about 58 apartments.

The second image illustrates affordable housing development that would be possible under the proposal on sites owned or controlled by religious organizations. It would contain about 93 affordable apartments, some of which could be designed for families or larger households. The building illustrated here is one story taller and has a slightly larger floor plan, which lets the development maximize the allowable FAR under the proposal.

Like the LR1 scenario discussed above, new buildings could have small ground-floor commercial uses, as permitted in Residential-Commercial zones under [SMC Chapter 23.46](#). This is reflected in the yellow shaded area on the ground floor of the second image.

Lowrise 3	Current standards		Proposed standards for affordable housing on property owned or controlled by a religious organization	
	Outside UV	Inside UV	Outside UV	Inside UV
<b>Height limit</b>	40 feet	50 feet	55 feet	65 feet
<b>Maximum FAR, including floor area exempt for certain community-supportive uses</b>	1.3	1.8	3.0	3.75
<b>Required setbacks (vary by housing type)</b>	Front: 5-7 feet; rear: 0-15 feet; side: 0-7 feet		No change	
<b>Parking</b>	No minimum in urban villages and areas served by frequent transit; otherwise 1 space per dwelling unit  No minimum for affordable housing at or below 80% AMI		No change	
<b>Ground-floor commercial use</b>	Not allowed		Allowed, subject to development standards for Residential-Commercial zones (SMC Chapter 23.46)	



*Under current rules, this site could have a five-story apartment building with about 58 apartments.*



*Under the proposal, the site could be one story taller and include about 93 apartments reserved for low-income households.*

## Scenario C: Neighborhood Commercial 40

Neighborhood Commercial (NC) zones allow a wide mix of uses, including residential and commercial. This scenario illustrates current and proposed development standards on a 16,000-square-foot site in an NC-40 zone, a common zoning designation in urban villages and along arterial streets in Seattle. Similar development outcomes would also be possible in a Commercial 40 (C-40) zone, which shares many standards with NC-40 zones, including maximum height and FAR limits.

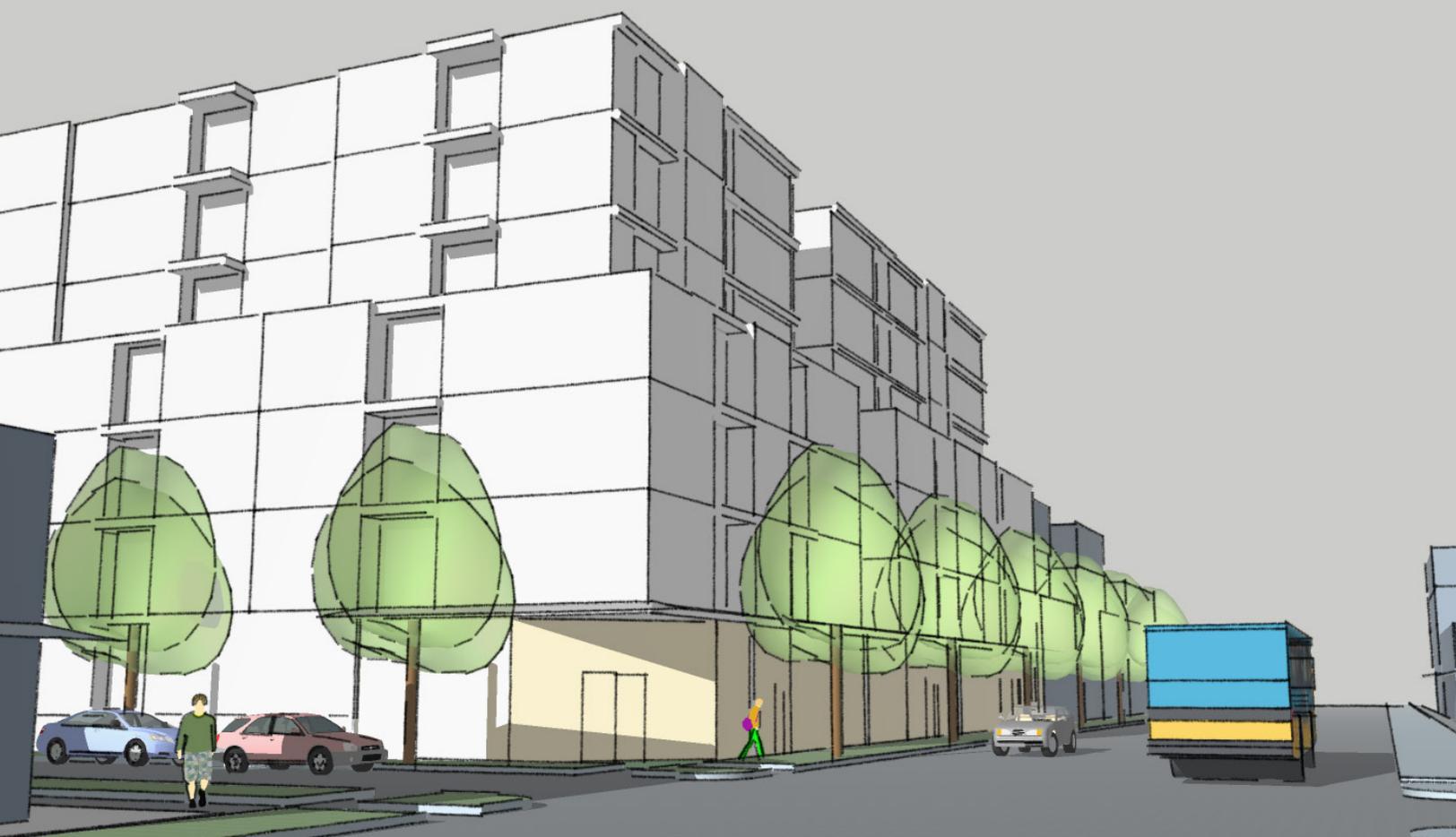
Under current rules, development in an NC-40 zone is limited to 40 feet in height and a maximum FAR of 3.0. The first image illustrates a four-story mixed-use building developed under these standards. Shaded in yellow, the ground floor has commercial uses, such as retail, restaurant, or office space. Three stories of residential development above could contain about 60 apartments based on an average unit size of 600 square feet.

On properties owned by a religious organization, the policy under consideration would allow three more stories for affordable housing development by increasing the height limit up to 75 feet and the FAR limit to a maximum of 5.0, if the development includes the same community-supportive uses described earlier for Lowrise zones. This scenario is illustrated in the second image. An upper-level setback would apply to any stories above the existing height limit (i.e., 40 feet), requiring a portion of the building to recede from the property line to reduce their prominence from street level. This additional development would allow up to 114 affordable homes to be constructed.

Neighborhood Commercial 40	Current standards	Proposed standards for affordable housing on property owned or controlled by a religious organization
<b>Height limit</b>	40 feet	75 feet
<b>Floor area ratio (FAR)</b>	3.0	Up to 5.0
<b>Upper-level setback</b>	Required abutting residential zones and street-facing facades	8-foot setback also required for portions of structure above base height limit
<b>Parking</b>	No minimum in urban villages and areas served by frequent transit; otherwise 1 space per dwelling unit  No minimum for affordable housing at or below 80% AMI	No change



*Under current rules, this zone would allow a four-story mixed-use building that includes about 60 apartments.*



*Under the proposal, this development could include three additional stories and a total of up to 114 affordable homes.*

## Scenario D: Neighborhood Commercial 65

This scenario considers another Neighborhood Commercial zone. In an NC-65 zone, development currently is limited to 65 feet in height and a maximum FAR of 4.5. The first image illustrates a six-story development on an 8,500-square-foot midblock site surrounded by other three- to six-story buildings along an arterial street. The development could contain about 63 apartments based on an average unit size of 600 square feet.

If this site were owned or controlled by a religious organization, the proposal would allow up to three additional stories of long-term affordable housing. This additional development would allow 25 more apartments for a total of 88 affordable homes. The same upper-level setback described earlier would apply in this zone, requiring the three upper stories to recede eight feet from the property line.

Buildings that exceed eight stories have different construction type requirements. It is possible that some development on religious organization-owned sites in an NC-65 zone would not achieve the maximum height of 95 feet or nine stories. For the purposes of our environmental analysis, we consider the most intensive scenario illustrated on the next page.

Neighborhood Commercial 65	Current standards	Proposed standards for affordable housing on property owned or controlled by a religious organization
<b>Height limit</b>	65 feet	95 feet
<b>Floor area ratio (FAR)</b>	4.5	Up to 6.25
<b>Upper-level setback</b>	Required abutting residential zones and street-facing facades	8-foot setback also required for portions of structure above base height limit
<b>Parking</b>	No minimum in urban villages and areas served by frequent transit; otherwise 1 space per dwelling unit  No minimum for affordable housing at or below 80% AMI	No change



*Under current rules, NC-65 zones would allow a six-story development of about 63 apartments.*



*Under the proposal, three additional stories would increase the number of homes on this site to about 88, all of them affordable.*

## Scenario E: Single-Family Residential

This scenario examines development outcomes that could occur under the proposal in a single-family residential zone. Single-family zones include SF zones (SF 5000, SF 7200, and SF 9600) and Residential Small Lot (RSL) zones. All RSL zones are located in urban villages.

In single-family zones, the proposal would modify maximum density and FAR limits to allow construction of additional affordable homes in a form and at a scale similar what is already allowed under existing zoning. No changes are proposed to the existing height limit (30 feet plus five additional feet for a pitched roof) or to existing yard requirements.

This scenario envisions a roughly 16,000-square-foot property owned by a religious organization in an SF 5000 zone, the most prevalent single-family zone in terms of land area. In this scenario, the organization currently has a religious facility on a portion of the site, with surface parking occupying the remaining area. The top image on the following page illustrates this existing condition.

If redeveloped under current regulations, this property could be redeveloped with up to three detached houses, each three stories tall and up to 3,000 square feet in size, based on the applicable density, height, and floor area limits for this zone. No affordability requirements would apply. The second image on the following page illustrates redevelopment under current standards.

SF zones		Current standards	Proposed standards for affordable housing on property owned or controlled by a religious organization
<b>Lot requirements</b>		—	Eligible sites must have or abut a religious facility use, other use associated with a religious facility, or a lot area of 10,000 sq. ft. or greater
<b>Density limit</b>		1 unit per 5,000-9,600 sq. ft.	1 unit per 1,500 sq. ft.
<b>Height limit</b>		30 feet plus 5 feet for pitched roof	For development exceeding 35 percent lot coverage, 22 feet plus 5 feet for pitched roof For all other development, 30 feet plus 5 feet for pitched roof
<b>Floor area ratio (FAR)</b>		0.5	1.0
<b>Lot coverage</b>		Lots 5,000 square feet and larger: 35 percent of lot area Lots under 5,000 square feet: 15 percent of lot area + 1,000 square feet	No change for development exceeding 22 feet in height 50 percent for development that does not exceed 22 feet in height
<b>Yards and setbacks</b>	<b>Front</b>	20 feet or the average of the front yards of the single-family structures on either side, whichever is less	No reduction in existing yard requirements.
	<b>Side</b>	5 feet	Additional siting requirements would apply. No dwelling unit can be located less than 10 feet from a side lot line or 20 feet from a rear lot line of an abutting a single-family-zoned lot.
	<b>Rear</b>	25 feet or 20 percent of lot depth, whichever is less, except that it may never be less than 10 feet 2	
<b>Maximum facade length</b>		—	A maximum facade length limit of 40 feet applies within 20 feet of a lot line of an abutting single-family-zoned lot.
<b>Parking</b>		1 space per dwelling unit No minimum for affordable housing at or below 80% AMI	No change



*In this scenario, a faith organization has its facility on a 15,000-square-foot corner lot, much of it devoted to surface parking.*



*Under current regulations, this site could be redeveloped with three detached houses, each up to 3,000 square feet in size.*

In one redevelopment scenario enabled by the proposal, a religious organization could preserve its existing facility and add affordable housing on the adjacent surface parking lot. The first image on the following page envisions such a scenario, with a two-story apartment building containing 10 affordable one- and two-bedroom homes. Additional siting and clustering standards would require the apartment to be set back further from streets and neighboring properties than existing yard standards otherwise require.

Another possibility is a development that includes ground-related housing such as townhomes. The second image on the next page envisions a redevelopment of the entire property with 10-11 townhomes, four facing each street and two or three toward the back of the site. While the apartments are more likely to be rental housing, a townhouse redevelopment could produce for-sale homes that create affordable homeownership opportunities, particularly in neighborhoods where housing costs are out of reach to most Seattle-area residents. The siting and clustering requirements mentioned above would apply and are illustrated in this scenario also.



*The proposal could enable the religious organization to convert its underused surface parking to affordable apartments.*



*Under the proposal, the religious organization could also develop permanently affordable for-sale housing, like townhomes.*

If fully redeveloped, this site could also include up to 11 apartments. The images on the following page envision such a scenario. This could unfold as a two-story apartment building (top image) that, by limiting its height to no more than 25 feet, is able to cover up to 50 percent of the lot. Or it could result in a three-story apartment building (lower image) that must adhere to the existing lot coverage limit of 35 percent.

In both scenarios, additional siting and clustering standards would require the apartment building to set back further from adjacent streets and neighboring properties than otherwise required. All units in the apartment building would be affordable for at least 50 years to households with incomes of at most 80 percent of AMI.

The proposal would not modify existing off-street parking requirements. Under existing regulations, affordable housing generally has no minimum requirement for off-street parking.



*On this site, the proposal could facilitate up to 11 affordable apartments in a two-story building.*



*Alternatively, a three-story affordable apartment building would be allowed provided it adheres to a smaller footprint.*

## Comprehensive Plan consistency

These proposed policies would advance City goals and priorities for housing affordability, housing choice, and context-sensitive development. The proposal would maintain consistency with guidance in Seattle 2035, the City's Comprehensive Plan. Selected goals and policies in the Comprehensive Plan that identify and support the objectives of the proposal include:

- H 1.7** Support the development and preservation of affordable housing in areas with a high risk of displacement through tools and actions such as land banking, public or non-profit acquisition of affordable buildings, and new affordable and mixed-income development.
- H 2.4** Encourage use of vacant or underdeveloped land for housing and mixed-use development, and promote turning vacant housing back into safe places to live.
- H 3.3** Encourage the development of family-sized housing affordable for households with a broad range of incomes in areas with access to amenities and services.
- H 3.5** Allow additional housing types in areas that are currently zoned for single-family development inside urban villages; respect general height and bulk development limits currently allowed while giving households access to transit hubs and the diversity of goods and services that those areas provide.
- H G5** Make it possible for households of all income levels to live affordably in Seattle, and reduce over time the unmet housing needs of lower-income households in Seattle.
- H 5.3** Promote housing affordable to lower-income households in locations that help increase access to education, employment, and social opportunities, while supporting a more inclusive city and reducing displacement from Seattle neighborhoods or from the city as a whole.
- H 5.7** Consider that access to frequent transit may lower the combined housing and transportation costs for households when locating housing for lower-income households.
- LU G1** Achieve a development pattern consistent with the urban village strategy, concentrating most new housing and employment in urban centers and villages, while also allowing some infill development compatible with the established context in areas outside centers and villages.
- LU 7.2** Use a range of single-family zones to
  - maintain the current low-height and low-bulk character of designated single-family areas;
  - limit development in single-family areas or [areas] that have environmental or infrastructure constraints;
  - allow different densities that reflect historical development patterns; and
  - respond to neighborhood plans calling for redevelopment or infill development that maintains the single-family character of the area but also allows for a greater range of housing types.

- LU 7.3** Consider allowing redevelopment or infill development of single-family areas inside urban centers and villages, where new development would maintain the low height and bulk that characterize the single-family area, while allowing a wider range of housing types such as detached accessory units, cottage developments or small duplexes or triplexes.
- LU 7.10** Reflect the character of existing low-density development through the regulation of scale, siting, structure orientation, and setbacks.
- LU 7.12** Emphasize measures that can increase housing choices for low-income individuals and families when considering changes to development standards in single-family areas.
- LU 14.5** Use incentives, including the transfer of development rights, to encourage property owners and developers to restore or reuse designated landmark structures and specified structures in designated districts.
- LU 14.9** Identify historic resources that can be successfully used to meet the city's housing goals.

## **Recommendation**

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OH and OPCD recommend adoption of the proposed amendments to development standards in the Land Use Code. The proposal will support faith institutions' efforts to construct affordable housing and fulfill other community needs on their property; improve the financial and construction feasibility of affordable housing projects; and advance City goals related to affordable housing, equitable development, and displacement prevention, as established in Comprehensive Plan goals and policies.