

Mandatory Housing Affordability (MHA) in Chinatown/International District

a program of the
Housing Affordability and Livability Agenda



PLUZ
Committee
Briefing
May 2, 2017



- **2011 Livable South Downtown**
- **Incentive Zoning & Transfer of Development Rights**
- **Ongoing Growth & Investments**
- **Commercial Stabilization**
- **2017 CID Framework & Implementation Plan**
- **MHA in the CID Context**

2011 Livable South Downtown

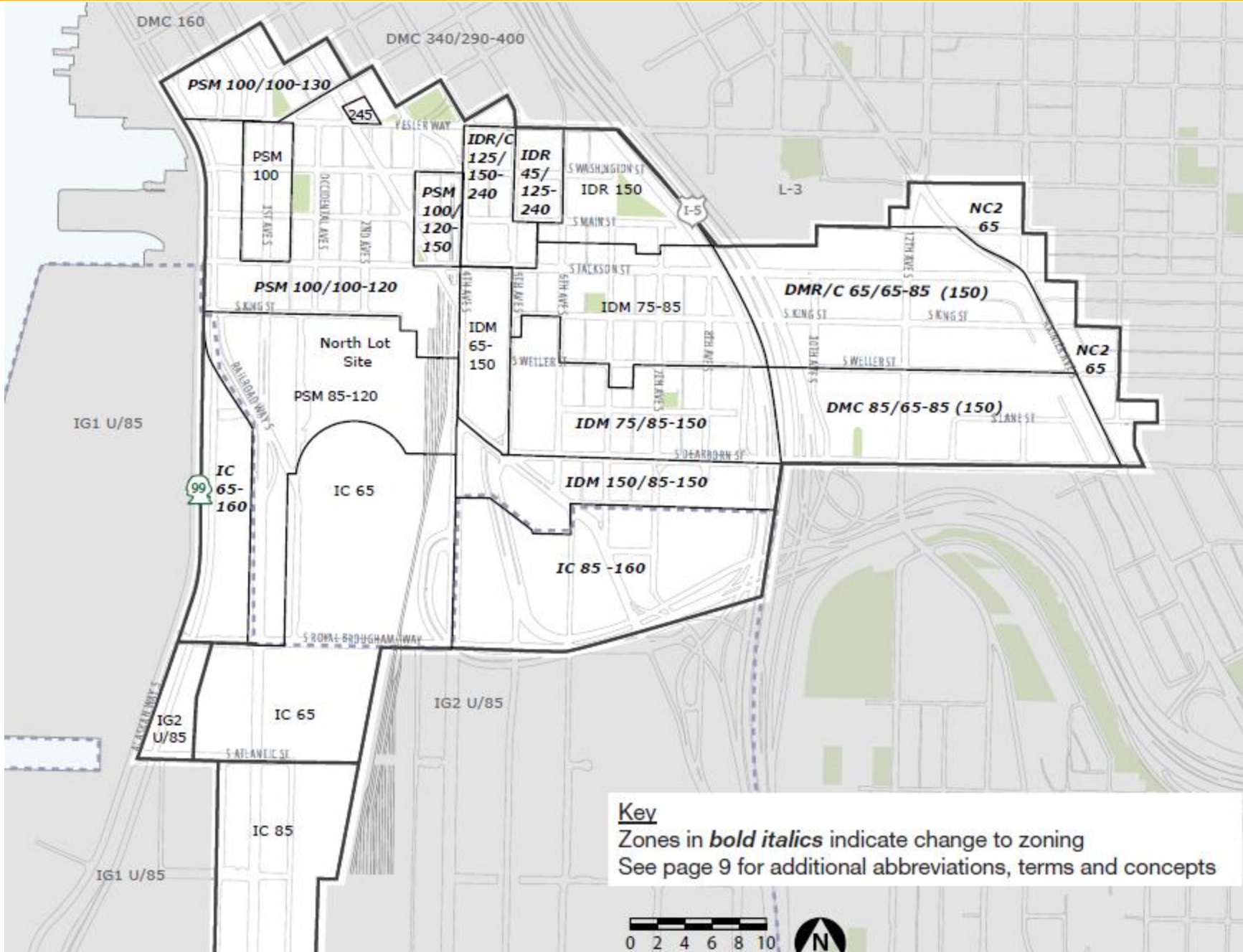


Livable South Downtown

...a project of the Mayor's Center City Seattle strategy



Zoning changes



Incentive Zoning



In addition to affordable housing, to reach the maximum heights projects must:

- Acquire TDR from open space, landmarks,
- Provide Privately Owned Public Space (POPS); or
- Provide green street improvements







Commercial properties also contribute to childcare





TDR Sending Sites

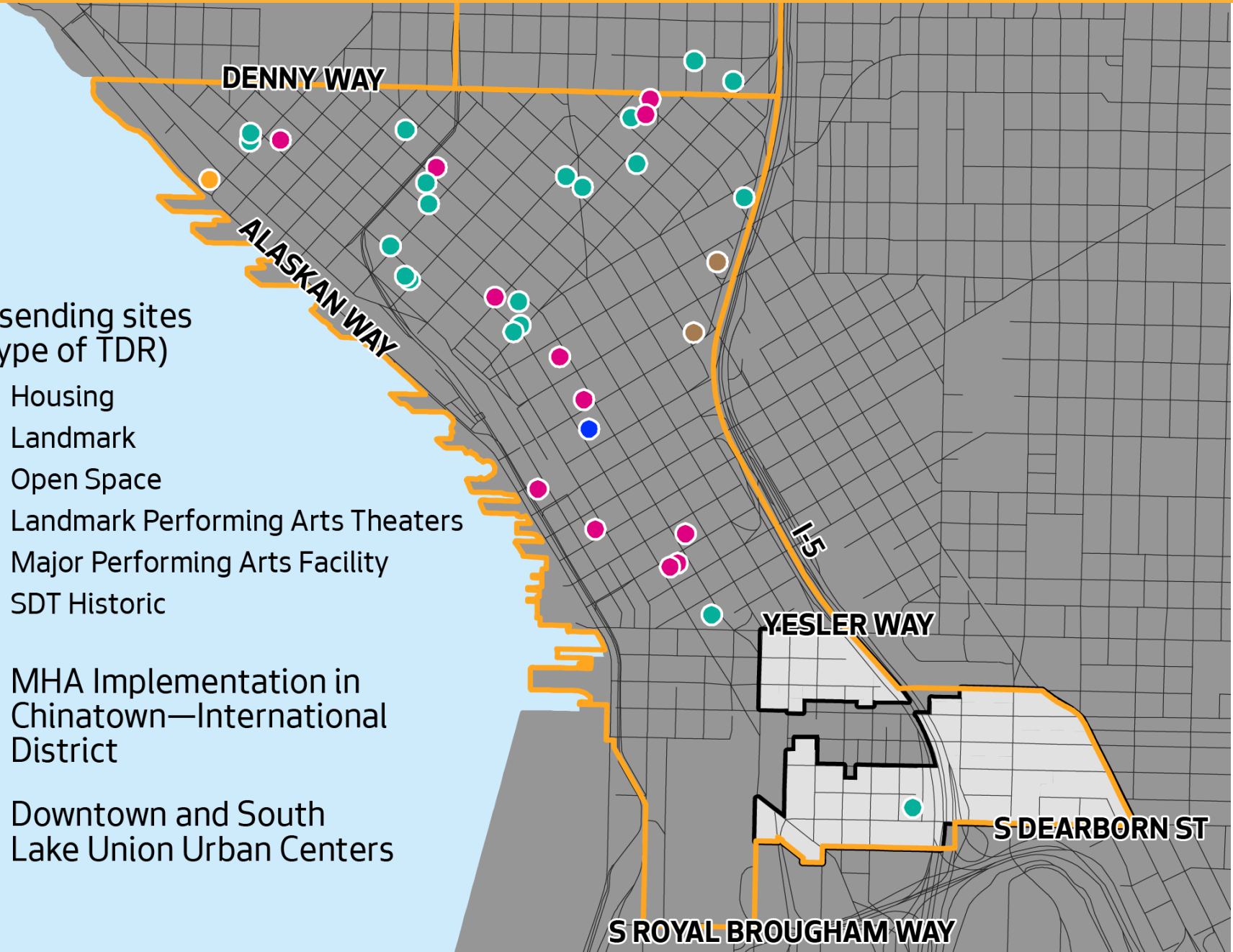


TDR sending sites (by type of TDR)

-  Housing
-  Landmark
-  Open Space
-  Landmark Performing Arts Theaters
-  Major Performing Arts Facility
-  SDT Historic

 MHA Implementation in Chinatown—International District

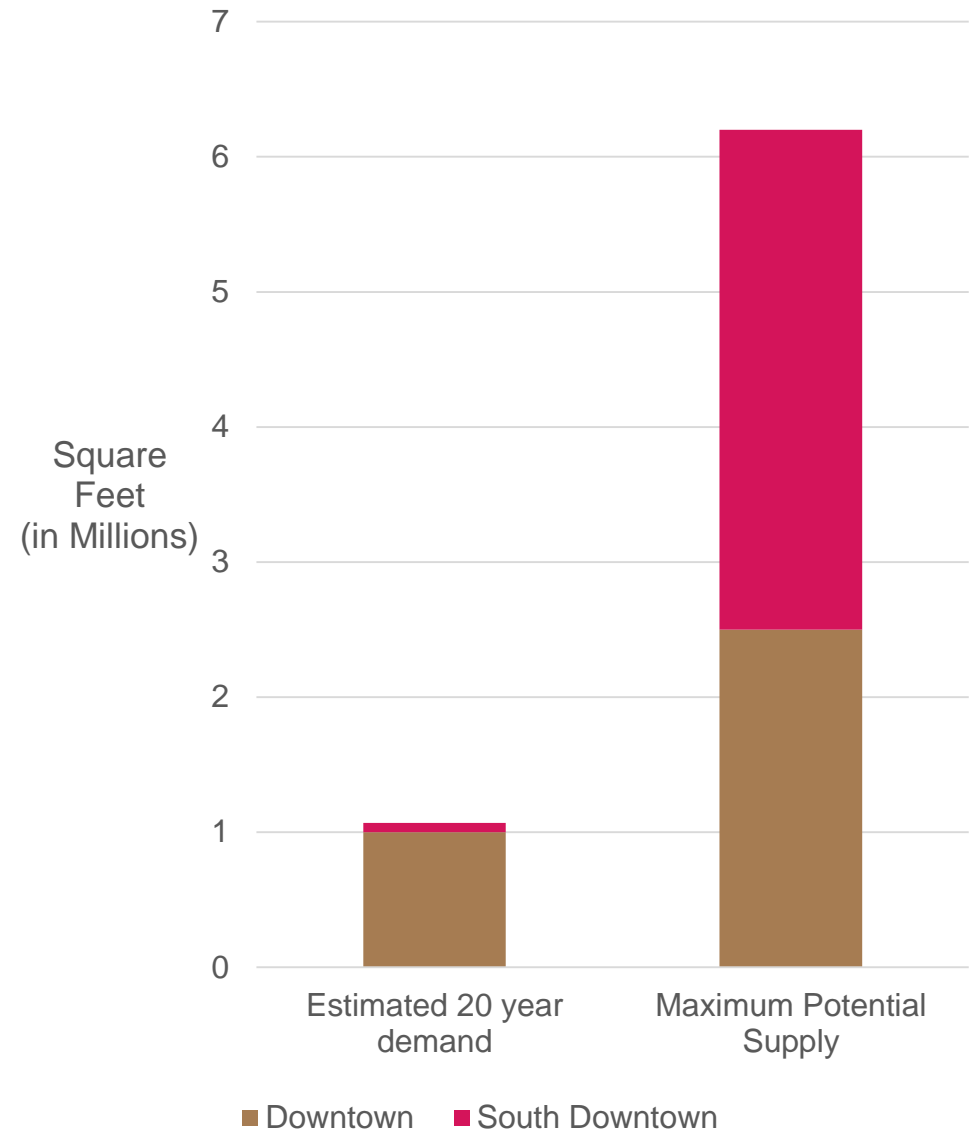
 Downtown and South Lake Union Urban Centers



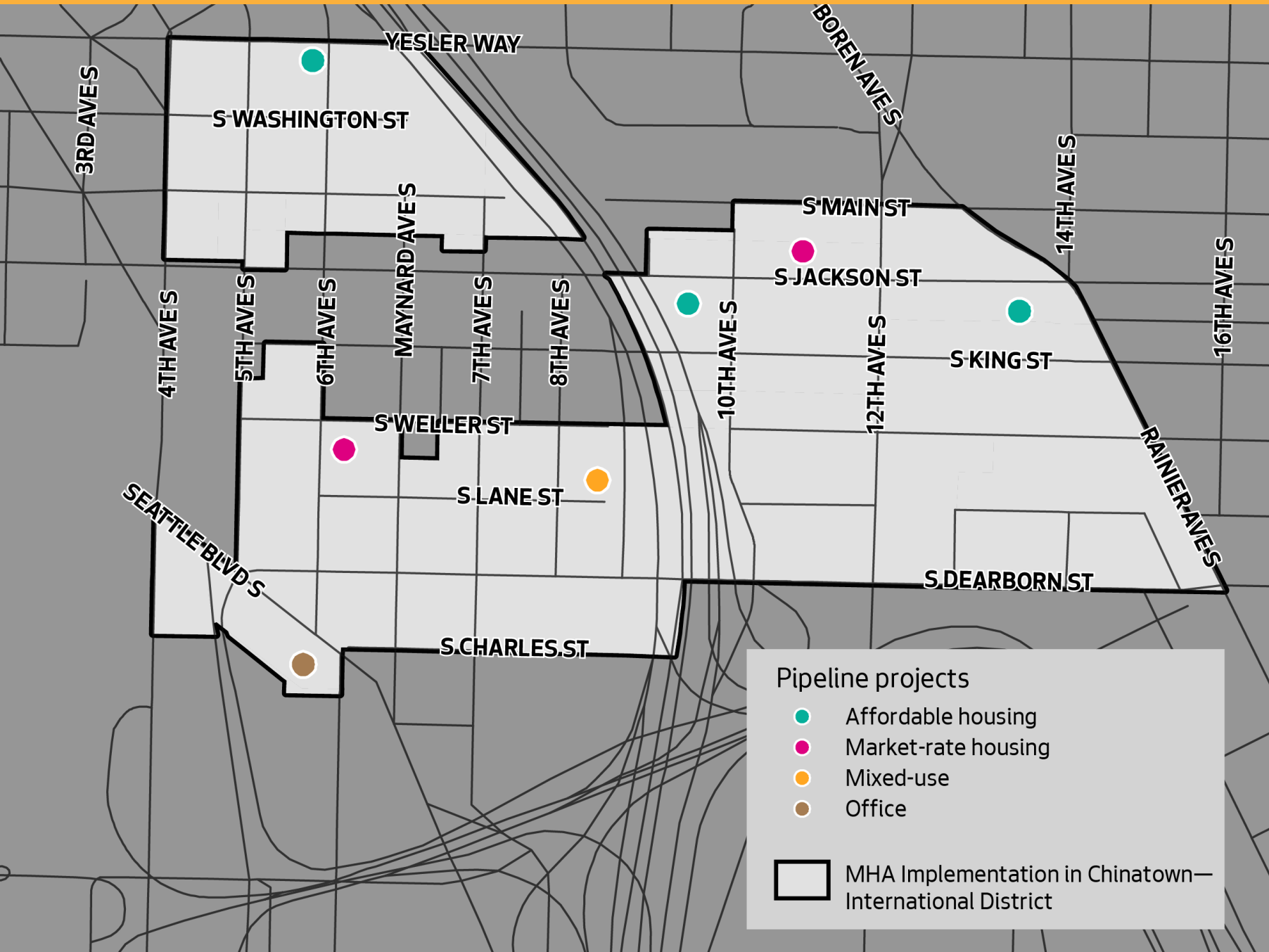
Transfer of Development Rights



- Potential amount of TDR that could be transferred is substantial more than 20 year demand
- Amount of TDR actually available for sale at any time varies



Pipeline



Investments

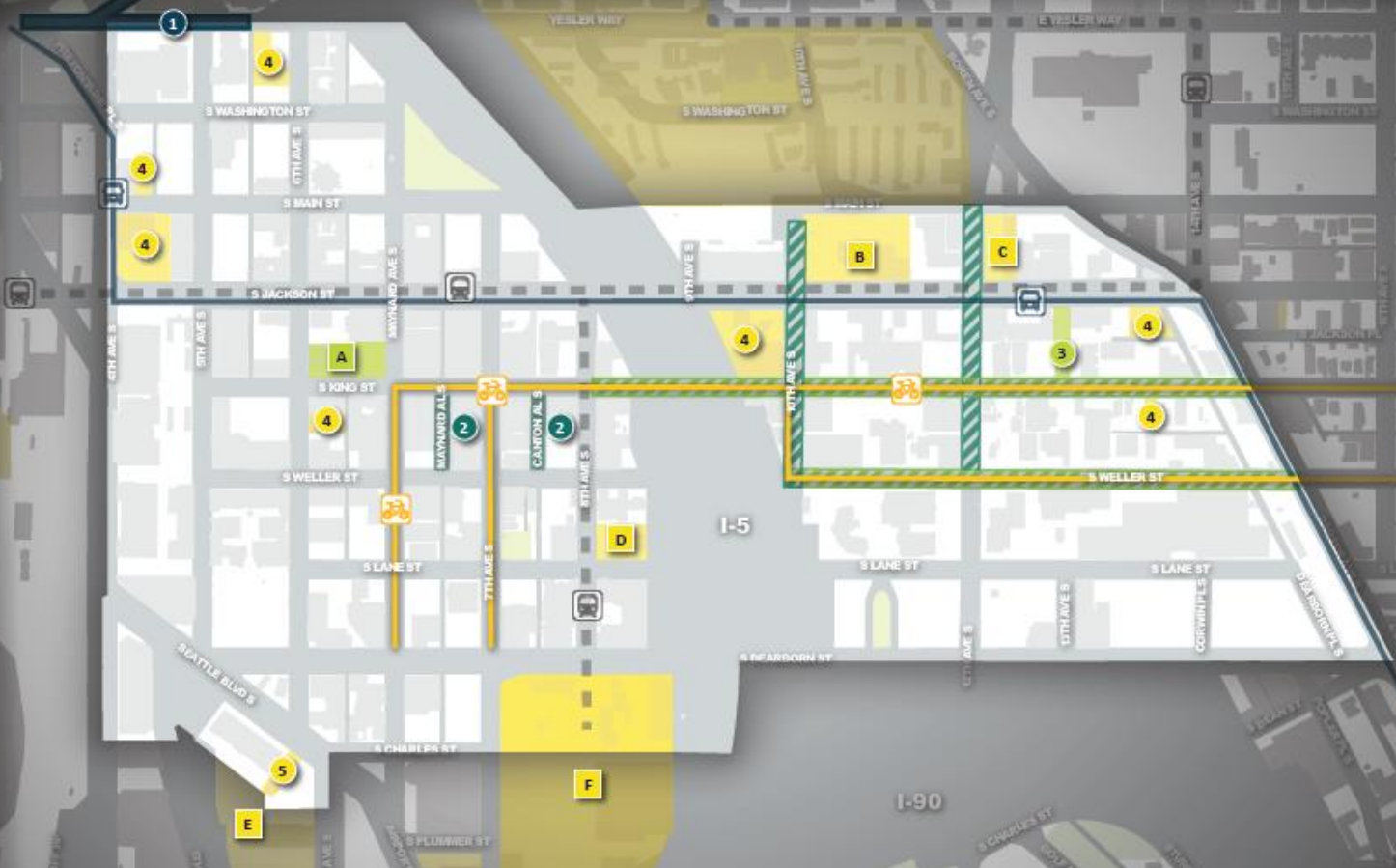


- Hing Hay Park Expansion
- Landmark Project
- Street Concept Plans and Improvements
- One Center City
- Center City Connector
- Crosswalk, Greenway, and Bike Lane Improvements

2017 CID Framework & Implementation Plan



CHINATOWN INTERNATIONAL DISTRICT PLANNED/FUTURE PROJECTS



Legend

- Existing Streetcar
- Greenway
- BRT Expansion
- Street Concept Plan
- Green Street Concept Plan
- 1 Yesler Bridge Rehabilitation
- 2 Alley Activation Project
- 3 Future Park Site
- 4 Residential Mixed Use
- 5 Office Mixed Use

A Hing Hay Park

Redevelopment of existing City park.



B 12th and Jackson

Mixed use development including residential, commercial, hotel, grocery, theater, childcare, restaurants, public plaza and parking.



C Little Saigon Landmark Project

Mixed use project with a cultural center, grocery, night market, restaurant, affordable housing, and parking.



D Hotel Mixed Use

Mixed use building including a hotel and residential units.



E "S" Office Mixed Use

Proposed office and retail mixed use development.



F Charles Street Campus

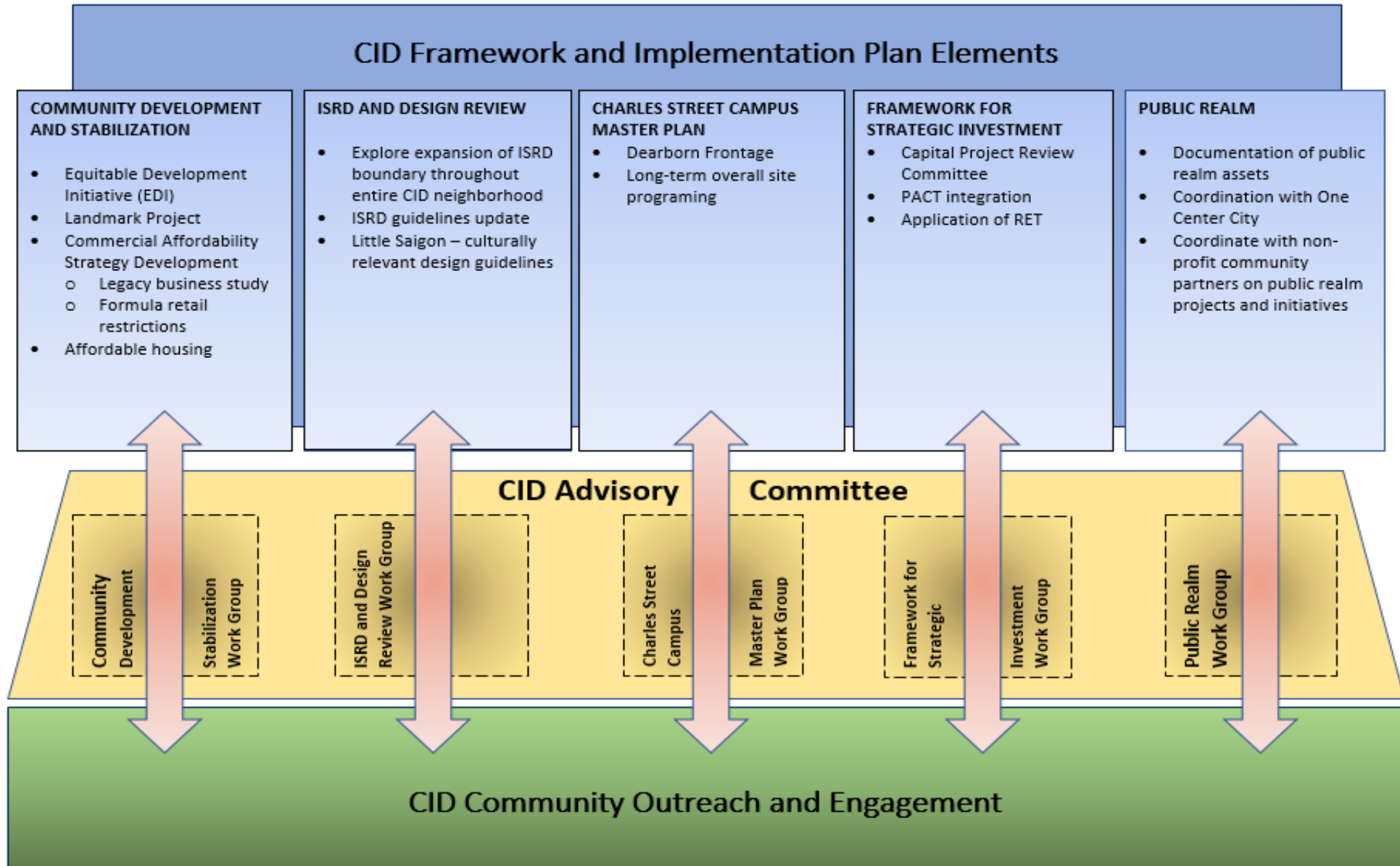
City-owned site undergoing redevelopment study.



2017 CID Framework & Implementation Plan



CHINATOWN INTERNATIONAL DISTRICT FRAMEWORK AND IMPLEMENTATION PLAN Project Elements and Advisory Committee Structure

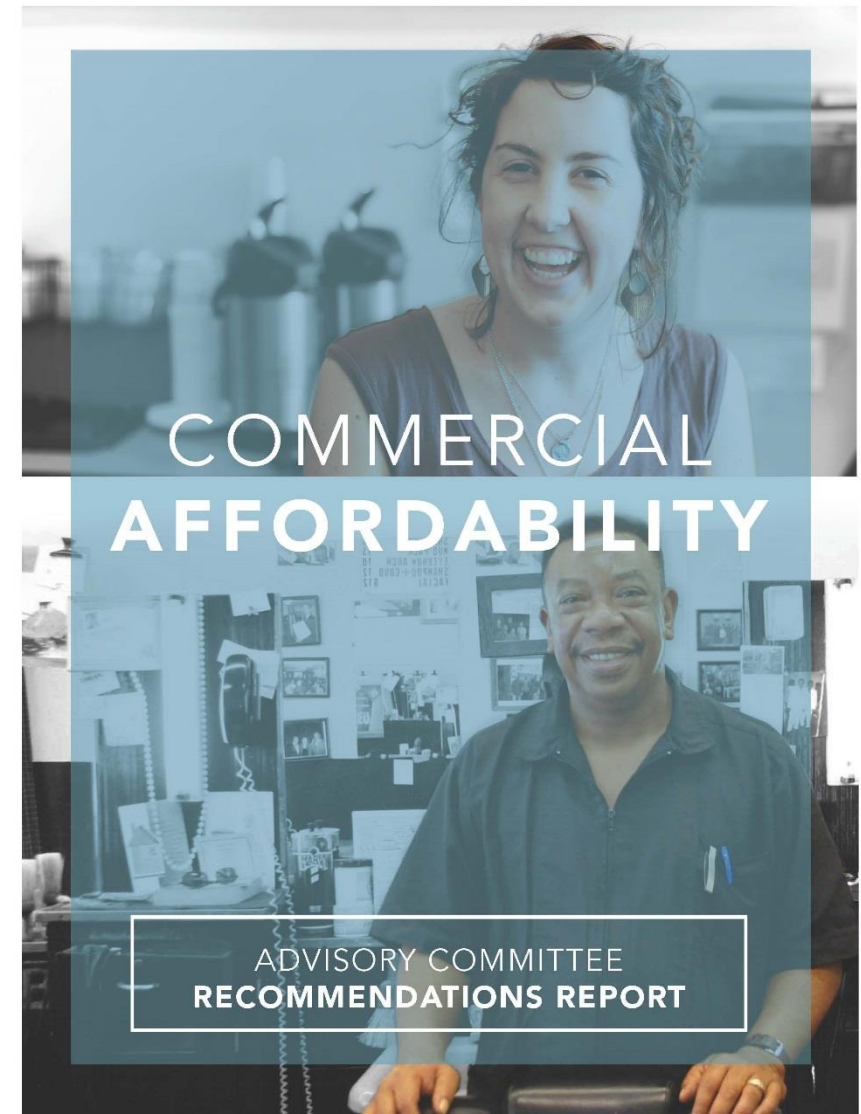


Commercial Affordability



Working Through Task Force Recommendations

- Legacy Businesses study
- Business Consulting Team
- Exploring recommendations
 - Permitting, Affordable housing policy, Retail design
- Exploring opportunities with city-owned properties



Neighborhood Business Districts

Investing in CID business district (Only in Seattle)

- Organizing around an Action Plan
- Retail retention and recruitment
- BIA expansion
- Inclusive business outreach



Small Business Support



Small business development program

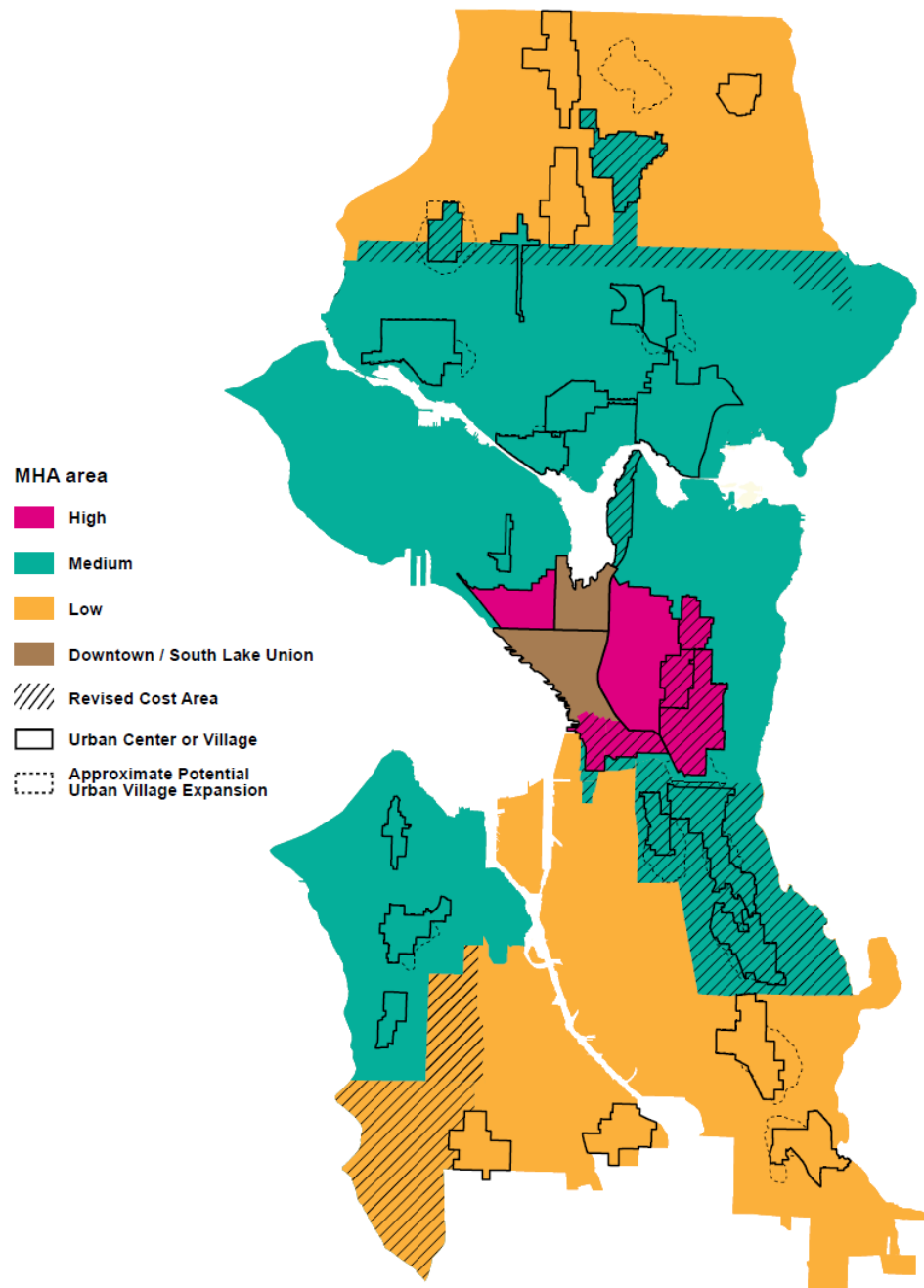
- Outreach and engagement
- Business consulting & training
 - Mobile Business Consulting
- Alternative financing options
- Problem solving & advocacy
- Restaurant Success



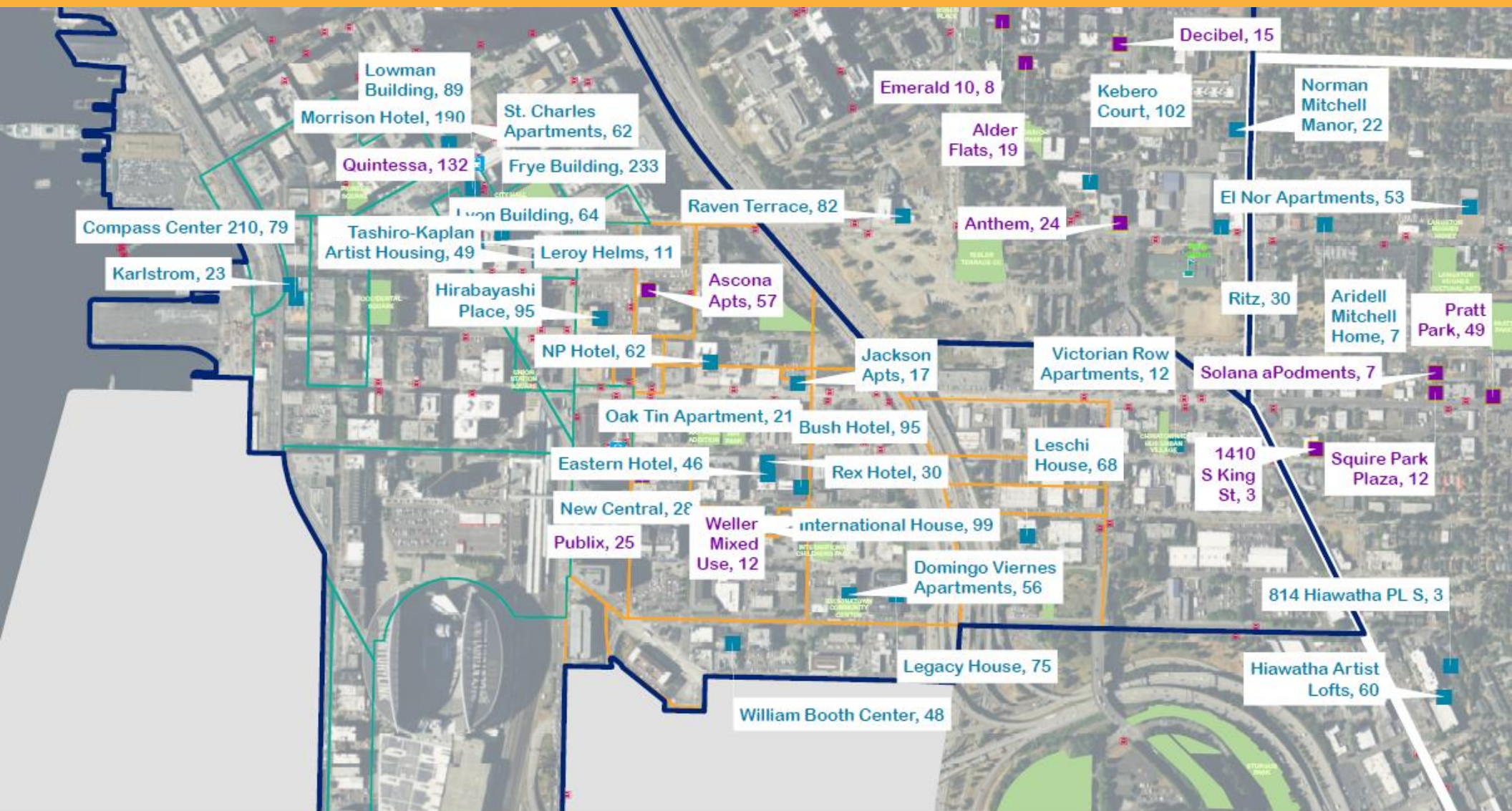
MHA in the CID Context



- Affordability requirements vary across low/medium/high “MHA areas”
- Communities with high risk of displacement on border between two areas moved to higher requirement
 - Change made in response to community engagement and based on Growth & Equity Report



Affordable Housing in CID



Chinatown-International District

Seattle Office of Housing
Affordable housing locations

- Multifamily Tax Exemption (MFTE)
- Rental Housing Program

thank you.



HOUSING AFFORDABILITY
AND LIVABILITY AGENDA