

Mandatory Housing Affordability Citywide Implementation

a program of the Housing Affordability and Livability Agenda



Seattle City Council
Select Committee
on Citywide MHA

Special Meeting
February 12, 2018 | 6:00 p.m.

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.



Affordable Housing Outcomes

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

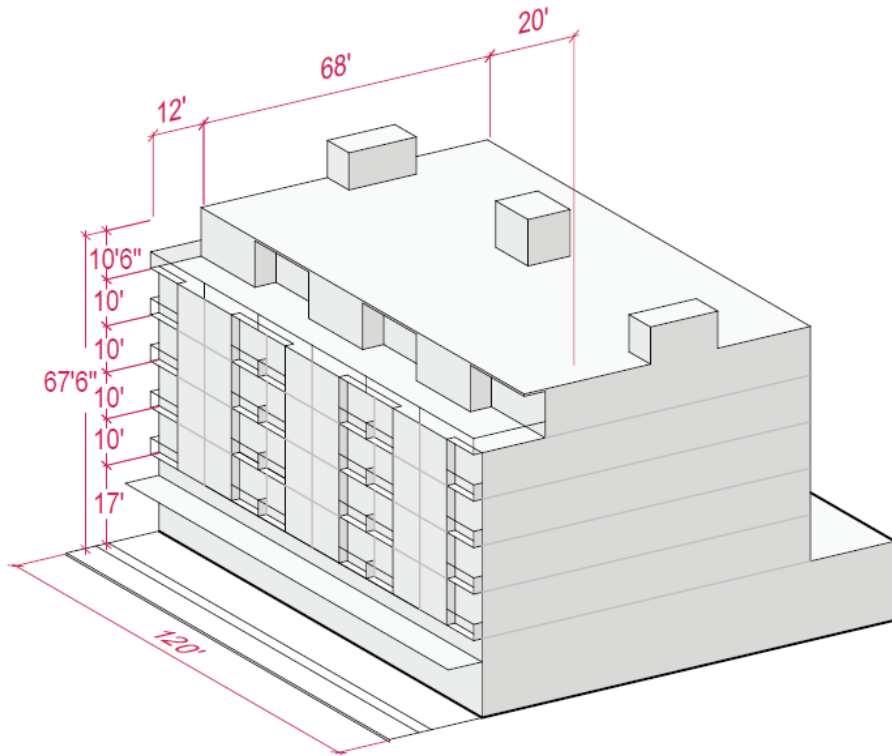
- Two ways to comply with MHA:
 - *Performance*: create new affordable homes on-site
 - *Payment*: contribute to affordable housing fund to create high-quality affordable units throughout the city



How MHA Works

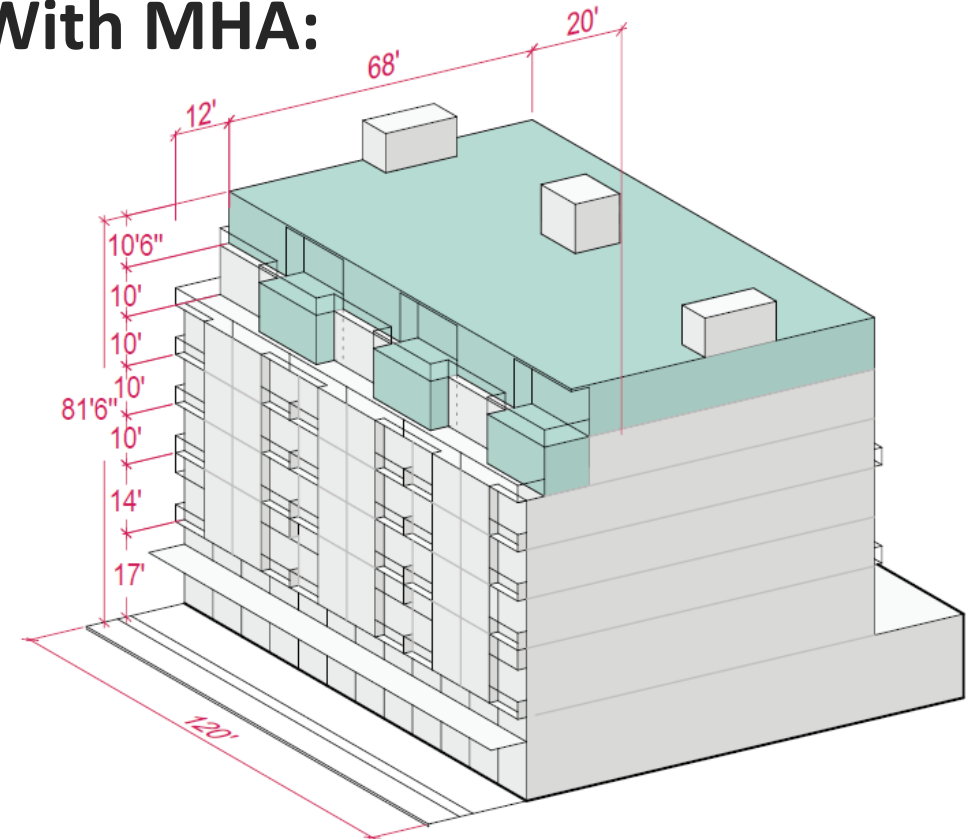
Requirements + Rezones

Without MHA:



market rate building with current code
NO affordability requirement

With MHA:



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

COMMUNITY ENGAGEMENT OVERVIEW

How we engaged community*



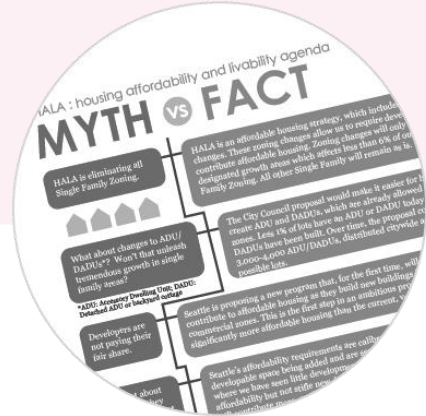
IN-PERSON TALKS



GOING WHERE YOU ARE



SPEAKING YOUR LANGUAGE



ANSWERING YOUR QUESTIONS



YOUR INPUT SHAPED OUTCOMES

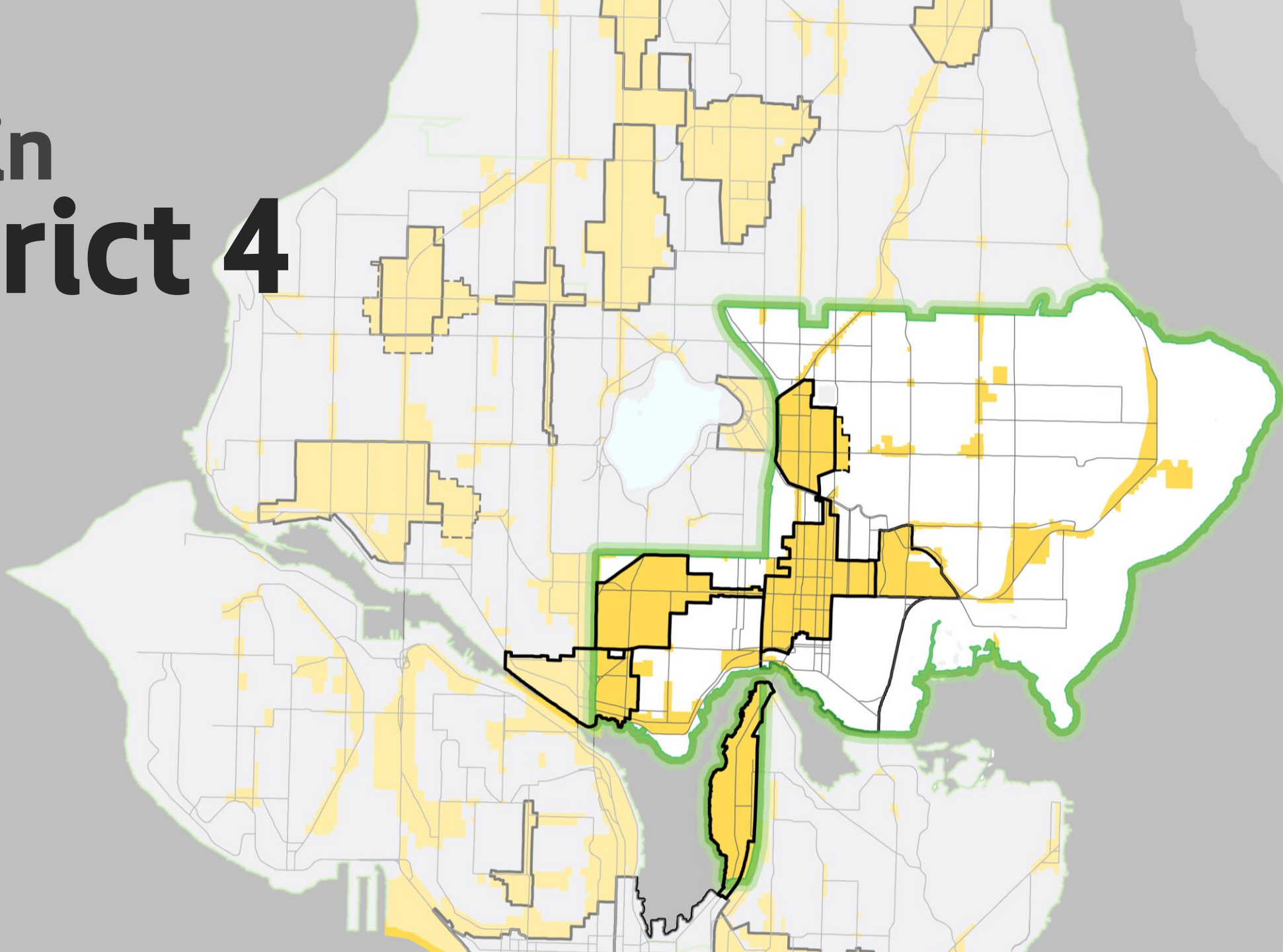
*** Deliberate efforts to engage under-represented communities**

How 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

MHA in District 4

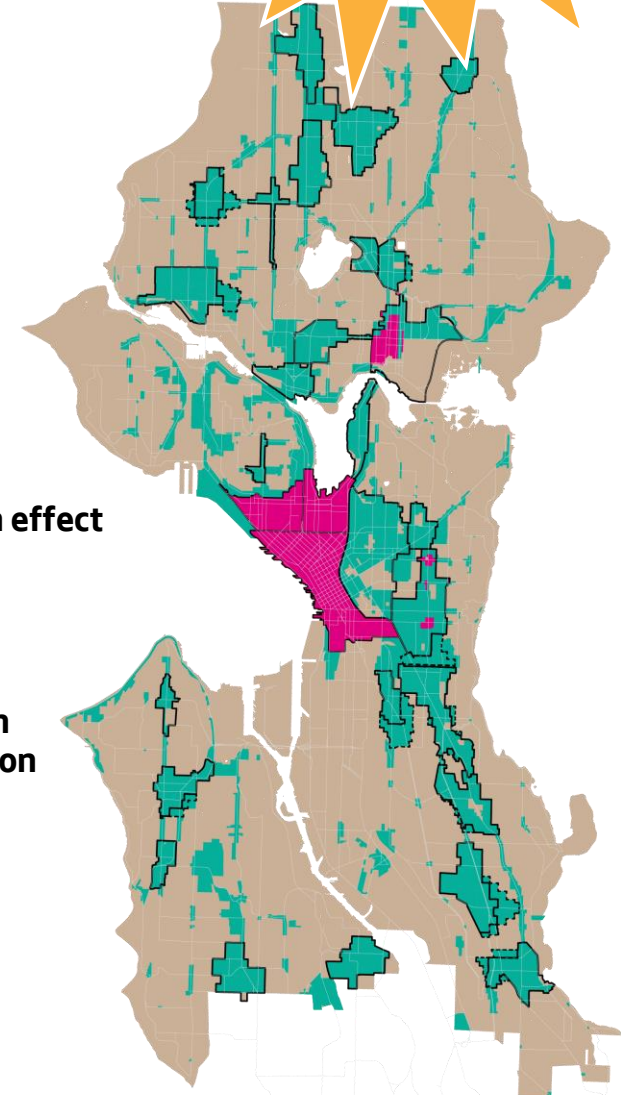
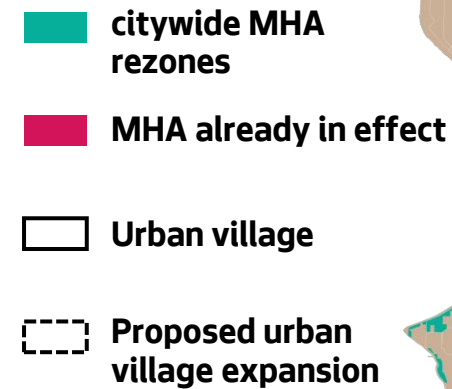


Comprehensive rezones



Propose comprehensive MHA rezones and new affordability requirements in:

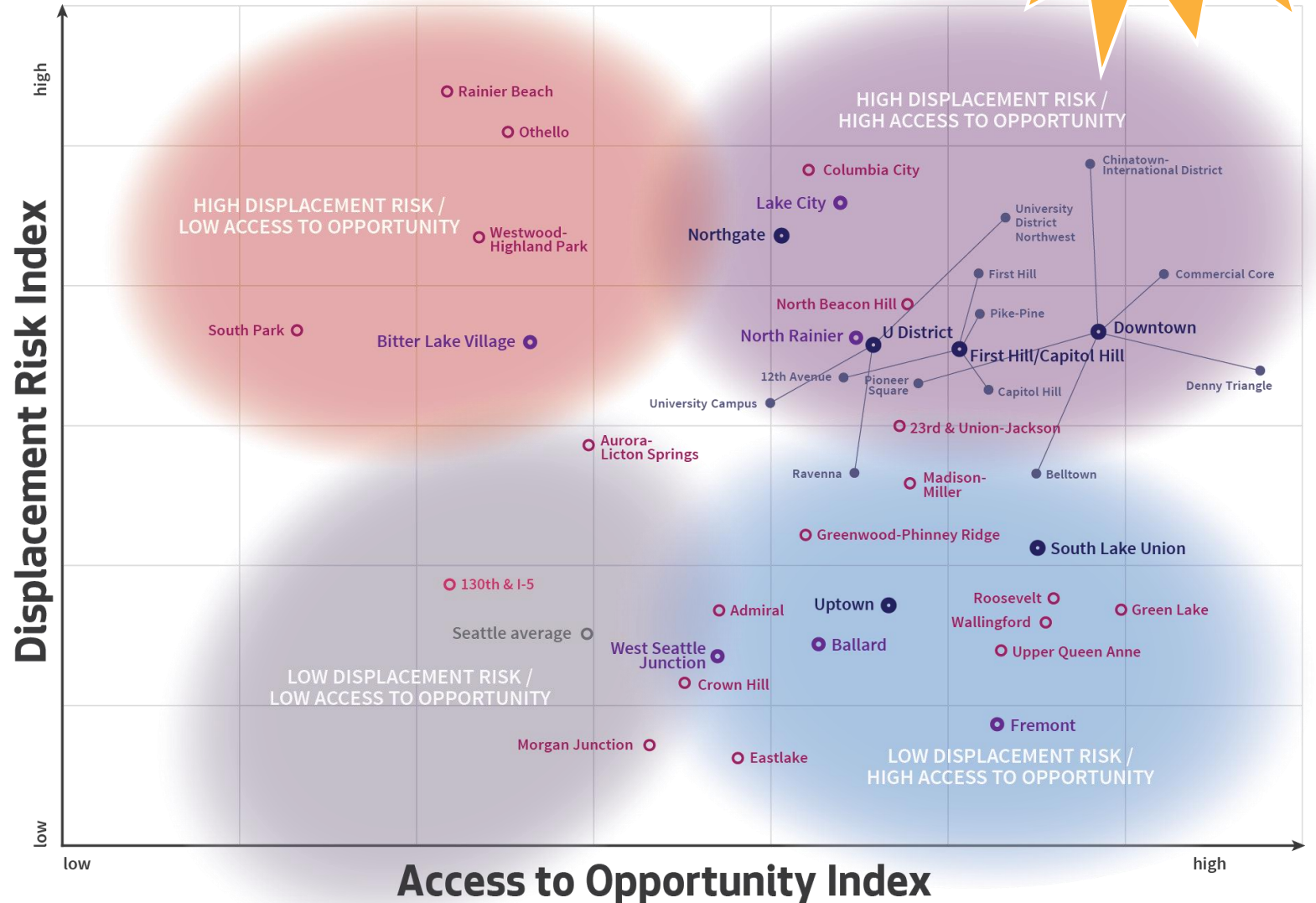
- ▶ all urban villages and urban village expansion areas
- ▶ all areas outside urban villages with multifamily and commercial zoning



Use Growth & Equity Analysis



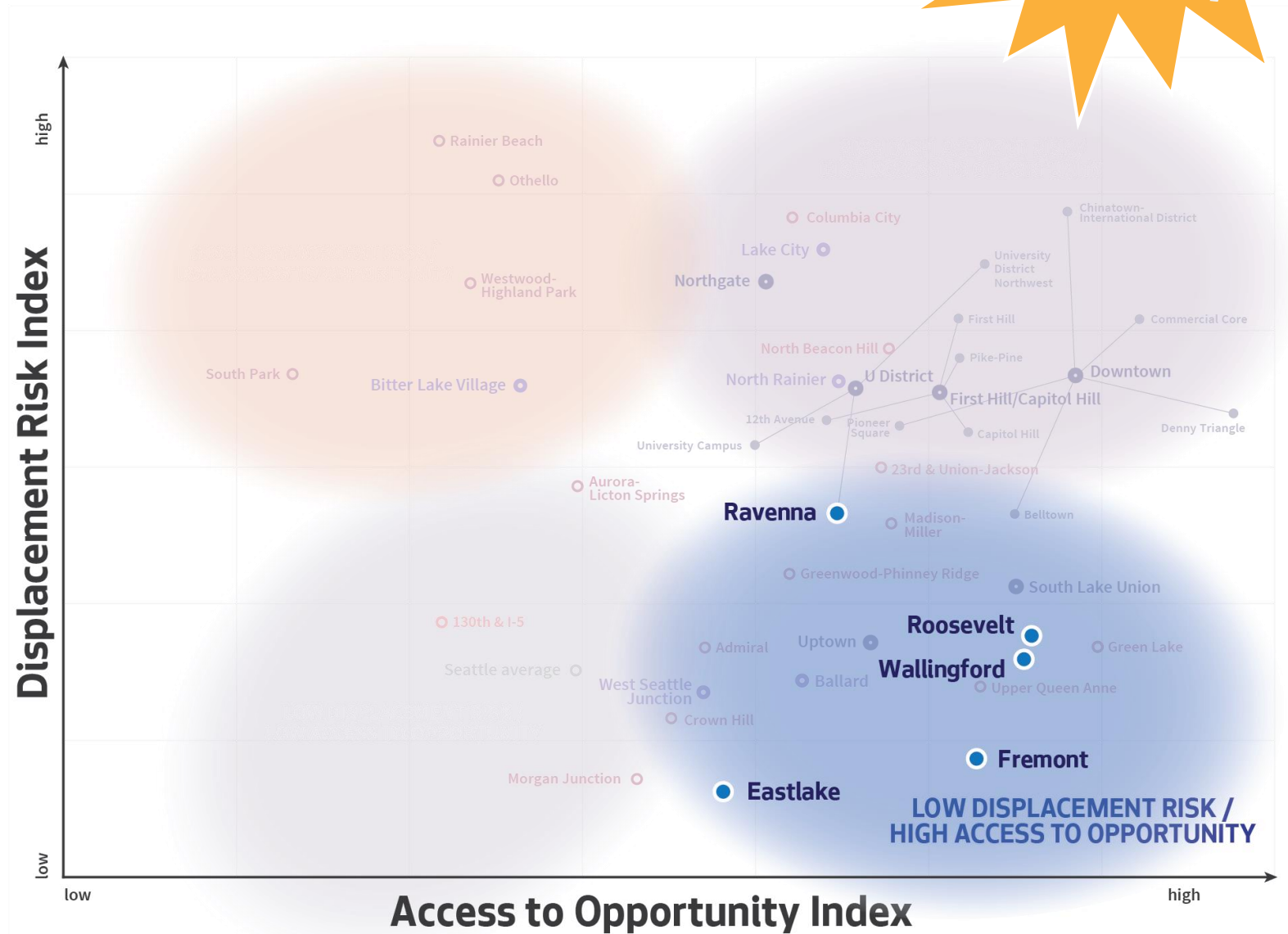
Vary scale of zoning changes based on displacement risk and access to opportunity



Use Growth & Equity Analysis



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



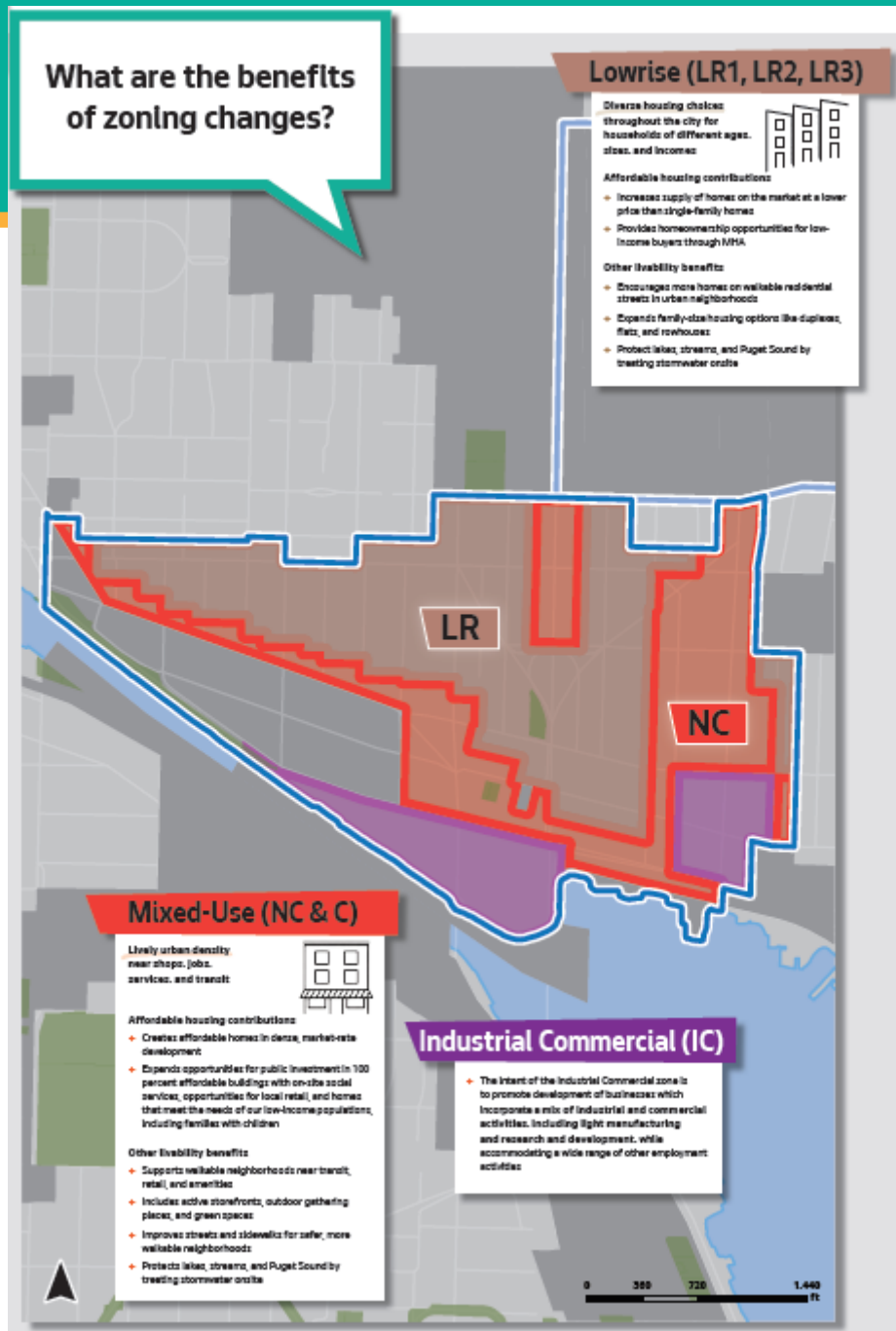
shaped by
community

- ▶ 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



shaped by
community

- ▶ 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



shaped by
community

- ▶ 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



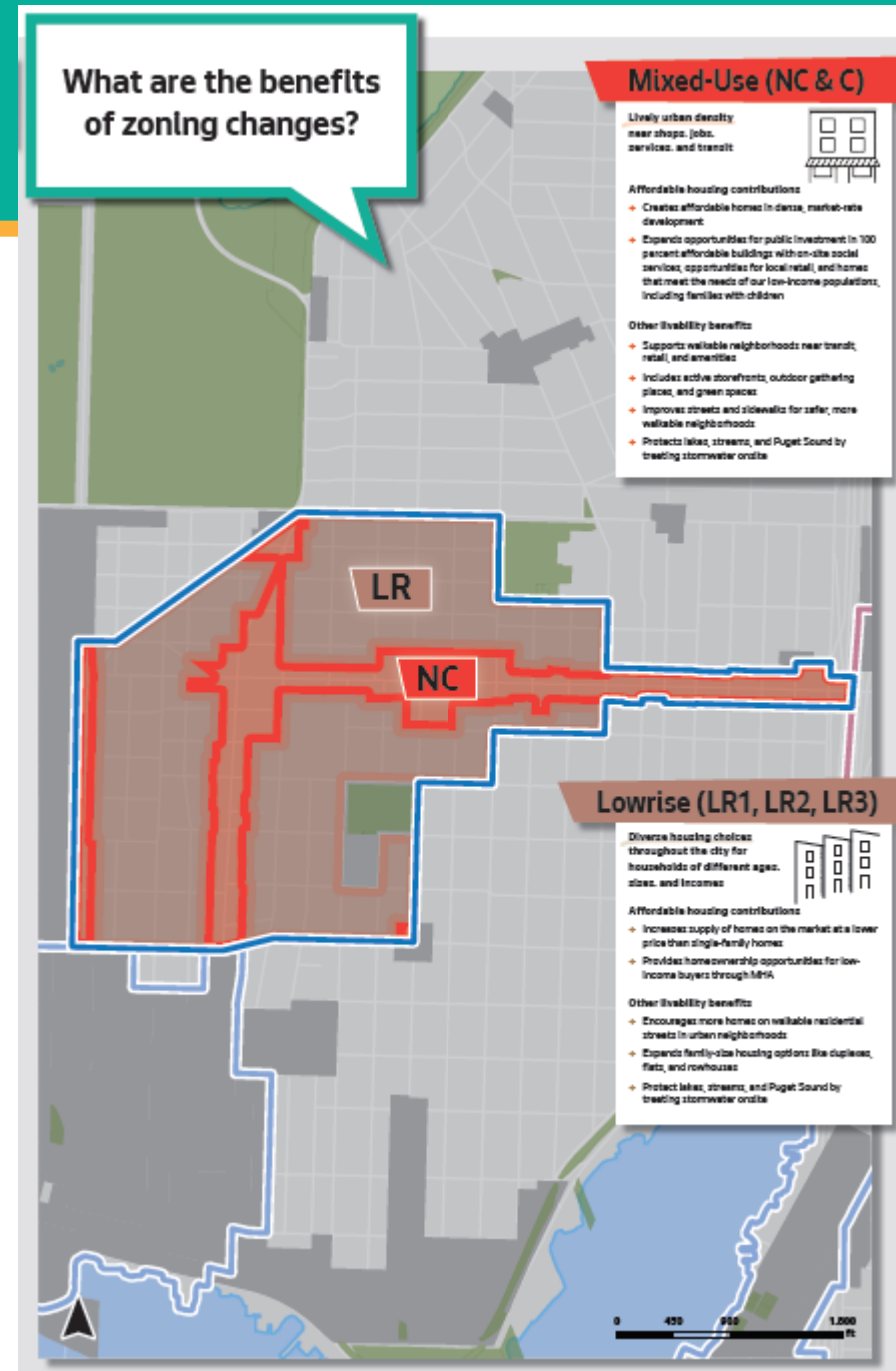
shaped by
community

- ▶ 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



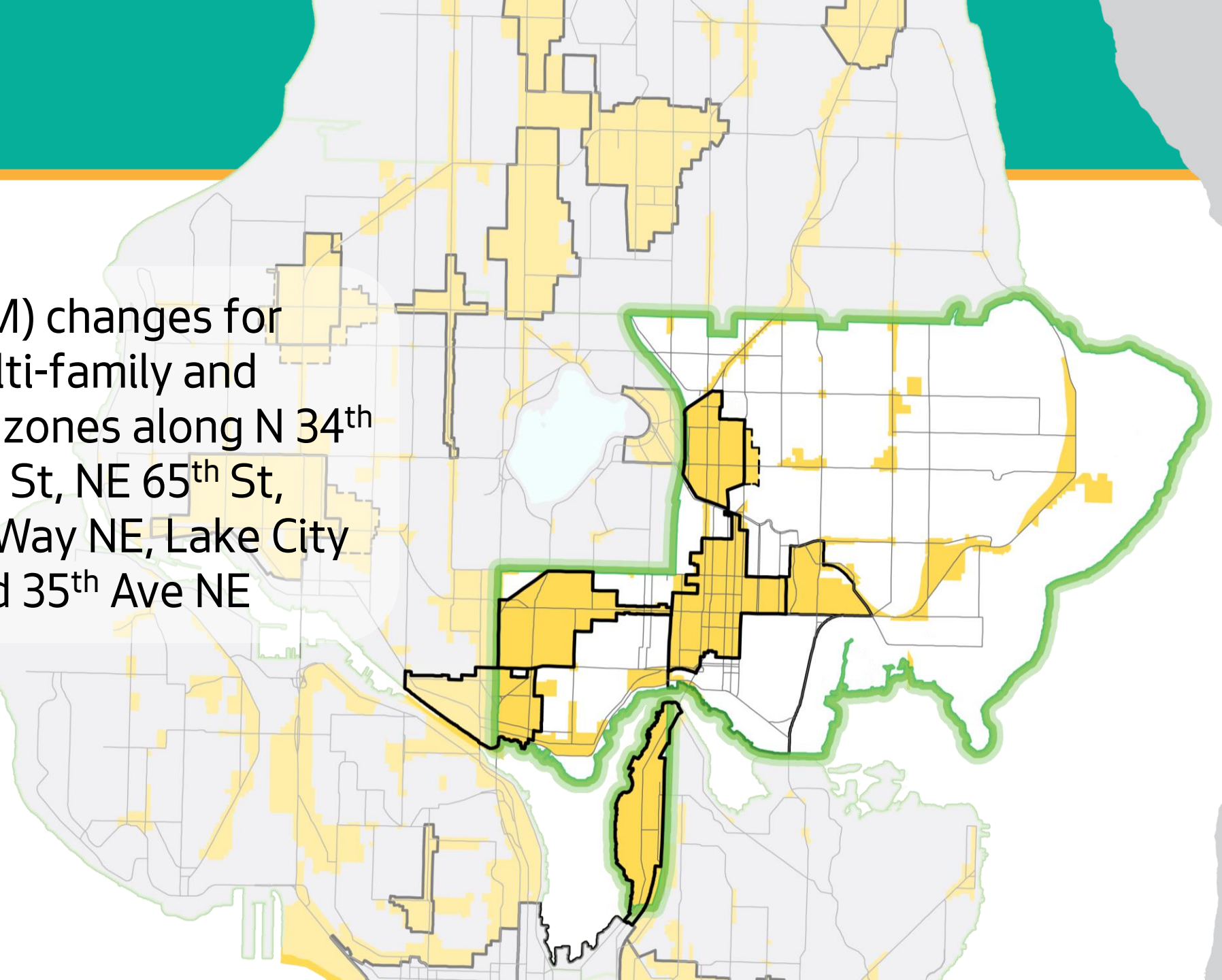
shaped by
community

- ▶ 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



shaped by
community

- ▶ 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



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.



IMPROVE LIVABILITY, SUSTAINABILITY, DESIGN

Responding to community engagement

shaped by
community

Proposed development standards responds to community engagement to **enhance livability**, **promote sustainability**, and **improve design**.



Mandatory Housing Affordability



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

thank you.