



# SEATTLE CITY COUNCIL

## Select Committee on Citywide Mandatory Housing Affordability (MHA)

### Agenda

Monday, March 12, 2018

6:00 PM

### Special Meeting - Public Hearing

Northgate Community Center (Multi-Purpose Room)  
10510 5th Ave NE  
Seattle, WA 98125

Rob Johnson, Chair  
M. Lorena González, Vice-Chair  
Sally Bagshaw, Member  
Bruce Harrell, Member  
Lisa Herbold, Member  
Debora Juarez, Member  
Teresa Mosqueda, Member  
Mike O'Brien, Member  
Kshama Sawant, Member

Chair Info: 206-684-8808; [Rob.Johnson@seattle.gov](mailto:Rob.Johnson@seattle.gov)  
[Watch Council Meetings Live](#) [View Past Council Meetings](#)  
Council Chamber Listen Line: 206-684-8566

For accessibility information and for accommodation requests, please call  
206-684-8888 (TTY Relay 7-1-1), email [CouncilAgenda@seattle.gov](mailto:CouncilAgenda@seattle.gov), or visit  
<http://seattle.gov/cityclerk/accommodations>.



**SEATTLE CITY COUNCIL**  
**Select Committee on Citywide Mandatory**  
**Housing Affordability (MHA)**  
**Agenda**  
**March 12, 2018 - 6:00 PM**  
**Special Meeting - Public Hearing**

**Meeting Location:**

Northgate Community Center (Multi-Purpose Room), 10510 5th Ave NE, Seattle, WA 98125

**Committee Website:**

<http://www.seattle.gov/council/committees/citywidemha>

---

This meeting also constitutes a meeting of the Full Council, provided that the meeting shall be conducted as a committee meeting under the Council Rules and Procedures, and Council action shall be limited to committee business.

*Please Note: Times listed are estimated*

**A. Call To Order**

**B. Chair's Report**

*(5 minutes)*

**C. Items of Business**

1. [CB 119184](#) **AN ORDINANCE relating to Mandatory Housing Affordability (MHA); rezoning certain land and modifying development standards throughout the City, implementing MHA requirements, and modifying existing development standards to improve livability; amending Chapter 23.32 of the Seattle Municipal Code (SMC) at pages 2, 3, 4, 5, 6, 7, 8, 9, 12, 13, 14, 15, 16, 17, 18, 19, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 48, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 70, 71, 72, 73, 74, 75, 76, 77, 78, 80, 81, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 143, 144, 145, 146, 147, 149, 150, 151, 152, 155, 156, 157, 158, 159, 160, 161, 163, 164, 165, 166, 167, 168, 170, 172, 173, 174, 175, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 195, 197, 198, 200, 203, 205, 206, 208, 215, 216, 217, 218, and 219 of the Official Land Use Map; amending Sections 23.30.010, 23.34.008, 23.34.010, 23.34.011, 23.34.012, 23.34.024, 23.44.002, 23.44.006, 23.44.008, 23.44.010, 23.44.012, 23.44.014, 23.44.016, 23.44.022, 23.44.024, 23.44.034, 23.44.041, 23.44.042, 23.45.502, 23.45.508, 23.45.509, 23.45.510, 23.45.512, 23.45.514, 23.45.516, 23.45.517, 23.45.518, 23.45.520, 23.45.522, 23.45.529, 23.45.536, 23.45.545, 23.47A.002, 23.47A.005, 23.47A.008, 23.47A.009, 23.47A.012, 23.47A.013, 23.47A.014, 23.47A.017, 23.48.002, 23.48.021, 23.48.025, 23.48.040, 23.48.055, 23.48.300, 23.48.320, 23.48.325, 23.48.400, 23.48.420, 23.48.421, 23.48.620, 23.48.623, 23.48.627, 23.48.635, 23.48.640, 23.48.645, 23.48.646, 23.48.650, 23.50.020, 23.50.026, 23.50.028, 23.50.053, 23.50.055, 23.53.006, 23.53.025, 23.54.015, 23.54.040, 23.58A.002, 23.58A.014, 23.58B.040, 23.58B.050, 23.58C.040, 23.58C.050, 23.58D.002, 23.58D.006, 23.71.030, 23.73.009, 23.73.010, 23.73.014, 23.73.024, 23.74.010, 23.76.060, 23.84A.002, 23.84A.048, 23.86.002, 23.86.007, 23.86.012, 23.86.014, 23.86.015, 23.86.016, 23.86.019, 23.91.002, and 25.11.060 of the SMC; adding Sections 23.34.006, 23.44.009, 23.44.011, 23.44.017, 23.44.018, 23.44.019, 23.44.020, 23.45.530, 23.48.050, 23.48.340, 23.48.345, 23.48.445, 23.48.900, 23.48.905, 23.48.920, 23.48.940, and 23.48.945 to the SMC; repealing Sections 23.34.026, 23.43.006, 23.43.008, 23.43.010, 23.43.012, 23.43.040, 23.48.425, 23.48.621, 23.48.721, 23.58A.025, 23.58A.026, 23.58A.028, and 23.71.040 of the SMC; recodifying Section**

**23.44.018 of the SMC as Section 23.44.021; and amending the titles of Chapter 23.45 and Subchapter IV of Chapter 23.58A of the SMC.**

Attachments: [Full Text: CB 119184 v1](#)  
[Att 1 - Maps of Specific Rezone Areas](#)  
[Att 2 - Maps of Areas Excluded from Rezone](#)

Supporting Documents: [Summary and Fiscal Note](#)  
[Mayor's Letter](#)  
[Director's Report](#)  
[Presentation \(03/12/18\)](#)  
[Presentation \(03/12/18\)](#)

**Public Hearing**

**Presenter:** Sara Maxana, Office of Planning and Community Development

The hearing begins at 6:00 p.m. and will continue until all in-person comments have been received. Members of groups, organizations, or coalitions with similar interests are encouraged to combine their presentations. Group presentations with four or more people will be limited to up to five (5) minutes. Individual comments will be limited to up to two (2) minutes.

**D. Adjournment**

**Notice of a City Council Public Hearing regarding rezones and amendments to the Seattle Municipal Code, implementing Mandatory Housing Affordability (MHA) throughout the city.**

**Monday, March 12, 2018 at 6:00 p.m.  
Northgate Community Center (Multi-Purpose Room)  
10510 5th Avenue NE  
Seattle, WA 98125**

The Seattle City Council is considering proposed legislation to amend Seattle's land use and zoning code to apply Mandatory Housing Affordability (MHA) requirements in existing multifamily and commercial zones in Seattle, areas currently zoned Single Family in existing urban villages, and areas zoned Single Family in potential urban village expansion areas identified in the Seattle 2035 Comprehensive Planning process.

The City Council's Select Committee on Mandatory Housing Affordability will hold a series of public hearings during the first half of 2018 to take comments on the proposed changes to land use and zoning regulations. This hearing will focus on changes affecting property in District 5 (District 5 includes all or portions of the Bitter Lake / Haller Lake, Cedar Park, Chelsea, Lake City, Morningside, North Park, Northgate, Maple Leaf, and Wedgwood neighborhoods) and District 6 (District 6 includes all or portions of the Ballard, Crown Hill, Green Lake, Greenwood, North Beach, and Phinney Ridge neighborhoods).

The legislation would: make area-wide revisions to the official zoning map in the areas shown on the map; apply MHA requirements in the rezoned areas, requiring new commercial or multi-family development in the affected zones to contribute to affordable housing; add development capacity in the form of an increase in the amount of allowed height and/or floor area for buildings in zones where the MHA requirements would apply; modify or introduce new development standards to address design issues with current development and accommodate new building types; modify or introduce new requirements to apply MHA to contract rezones; modify certain rezone criteria in the Land Use Code; modify certain land use definitions; and modify or introduce new requirements for certain measurements, such as floor area ratio and green factor.

**For those who wish to speak or provide public comment, sign-up sheets will be available starting at 5:30 p.m.** The hearings will

continue until all in-person comments have been received. In the interest of time, members of groups, organizations, or coalitions with similar interests are encouraged to combine their presentations. Group presentations with four or more people will be limited to up to five (5) minutes. Individual comments will be limited to two (2) minutes or less. The Select Committee hearing will be webcast live at <http://www.seattle.gov/council/watch-council-live>.

### **Information Available**

#### **Citywide Mandatory Housing Affordability Legislation**

Information regarding the proposal, including CB 119184, is available at [www.seattle.gov/council/committees/citywidemha](http://www.seattle.gov/council/committees/citywidemha).

#### **Citywide Mandatory Housing Affordability Development**

Information regarding the development of the proposal, including additional resources, is available at <https://www.seattle.gov/hala/about>.

Questions regarding the proposal may be directed to Ketil Freeman of the City Council Central Staff at (206) 684-8178 or via email at [ketil.freeman@seattle.gov](mailto:ketil.freeman@seattle.gov), or to Geoff Wentlandt of the Office of Planning and Community Development (OPCD) at 206-684-3586 or via email at [geoffrey.wentlandt@seattle.gov](mailto:geoffrey.wentlandt@seattle.gov).

### **Written Comments**

Written comments on the proposal will be accepted until the Full Council takes final action on the proposal, which is not anticipated to occur before July 2018. Please send comments to Spencer Williams in Councilmember Rob Johnson's office via e-mail at [citywidemha@seattle.gov](mailto:citywidemha@seattle.gov); to all councilmembers at [council@seattle.gov](mailto:council@seattle.gov); or by mail to:

**Councilmember Rob Johnson**  
**PO Box 34025**  
**Seattle, WA 98124-4025**

*All comments received are considered public records.*

### **Parking**

Parking is limited. The location is also accessible by the 41, 67, 75, 347, 348 Bus Lines.

### **Request for Accommodations**

Northgate Community Center is ADA accessible. Print and communications and other accommodations may be provided by contacting customer support at (206) 684-8888; or TTY Relay 7-1-1; or visit <http://seattle.gov/cityclerk/accommodations>. Every effort will be made to accommodate each request.

### **Childcare Provided**

Parents or guardians attending the Public Hearing and who wish to utilize the complimentary childcare, please RSVP with [spencer.williams@seattle.gov](mailto:spencer.williams@seattle.gov). On the day of the hearing, check in outside the Multi-Purpose Room at Northgate Community Center from 5:30 p.m. through 7:30 p.m. Childcare will be provided by A-List Nanny Services.