



SEATTLE CITY COUNCIL

Select Committee on Citywide Mandatory Housing Affordability (MHA)

Agenda

Thursday, February 21, 2019

5:30 PM

Public Hearing

Council Chamber, City Hall
600 4th Avenue
Seattle, WA 98104

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
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Housing Affordability (MHA)
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Meeting Location:

Council Chamber, City Hall, 600 4th Avenue, Seattle, WA 98104

Committee Website:

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

This meeting also constitutes a meeting of the City 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

Public Hearing for Items 1 - 3: CB 119443, CB 119444, and CB 119445

1. [CB 119443](#) **AN ORDINANCE** relating to land use; amending the Seattle Comprehensive Plan to incorporate changes related to Mandatory Housing Affordability as proposed as part of the 2019 Comprehensive Plan annual amendment process.

Attachments: [Att 1 – Amendments to Growth Strategy Element](#)
[Att 2 – Amendments to Neighborhood Plans](#)
[Att 3 - Amendments to the Future Land Use Map in 23rd & Union Jackson](#)
[Att 4 - Amendments to the Future Land Use Map in Ballard](#)
[Att 5 - Amendments to the Future Land Use Map in Columbia City](#)
[Att 6 - Amendments to the Future Land Use Map in Crown Hill](#)
[Att 7 - Amendments to the Future Land Use Map in North Beacon Hill](#)
[Att 8 - Amendments to the Future Land Use Map in North Rainier](#)
[Att 9 - Amendments to the Future Land Use Map in Othello](#)
[Att 10 - Amendments to the Future Land Use Map in Rainier Beach](#)
[Att 11 - Amendments to the Future Land Use Map in Roosevelt](#)
[Att 12 - Amendments to the Future Land Use Map in West Seattle Junction](#)

Supporting Documents: [Summary and Fiscal Note](#)
[Neighborhood Plan Element Updates Director's Report](#)

Public Hearing

2. [CB 119444](#) **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 Chapters 23.30, 23.34, 23.44, 23.45, 23.47A, 23.48, 23.50, 23.53, 23.54, 23.58A, 23.58B, 23.58C, 23.58D, 23.71, 23.73, 23.74, 23.76, 23.84A, 23.86, 23.91, 25.05, and 25.11 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 119444](#)
 [Att 1 - Maps of Specific Rezone Areas](#)
 [Att 2 - Maps of Areas Excluded from Rezone](#)

Supporting
Documents: [Summary and Fiscal Note](#)
 [Director's Report](#)
 [Central Staff Memo](#)

Public Hearing

3. [CB 119445](#) **AN ORDINANCE** relating to land use and zoning; amending Chapter 23.32 of the Seattle Municipal Code at page 28 of the Official Land Use Map to rezone land in the Northgate Urban Center; amending Sections 23.30.010, 23.48.002, 23.48.040, 23.48.055, 23.48.085, 23.58B.040, 23.58B.050, 23.58C.040, 23.58C.050, 23.71.004, 23.84A.025, 23.84A.038, 23.84A.048, and 25.05.800 of the Seattle Municipal Code; and adding a new Subchapter VII to Chapter 23.48 of the Seattle Municipal Code, consisting of Sections 23.48.802, 23.48.805, 23.48.820, 23.48.825, 23.48.827, 23.48.835, 23.48.840, 23.48.841, 23.48.845, 23.48.846, 23.48.847, 23.48.850, 23.48.852, 23.48.880, and 23.48.885.

Attachments: [Full Text: CB 119445](#)
 [Att 1 – Seattle Mixed Northgate Rezone Map](#)

Supporting
Documents: [Summary and Fiscal Note](#)
 [Mayor's Letter](#)
 [Director's Report](#)

Public Hearing

D. Adjournment

**Notice of City Council Public Hearing on Council Bill Nos. 119443, 119444,
and 119445**

**Thursday, February 21, 2019 at 5:30 p.m.
Seattle City Hall, Council Chambers
600 4th Avenue
Seattle, WA 98104**

The Seattle City Council is considering legislation to amend Seattle's land use and zoning code and Comprehensive Plan to rezone property and 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 within expanded urban village boundaries.

The City Council's Select Committee on Mandatory Housing Affordability (MHA) will hold a public hearing on these proposed changes as proposed in Council Bill Nos. 119443, 119444, and 119445, and further potential changes as described in Land Use Information Bulletin

(<https://cosaccela.seattle.gov/portal/welcome.aspx>) Record No. 000203-19PN.

For those who wish to speak or provide public comment, sign-up sheets will be available starting at 5:00 p.m. The hearings 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 (4) or more people will be limited to up to five (5) minutes to comment on all three items. Individual comments will be limited up to two (2) minutes to comment on all three items.

Information on Citywide Mandatory Housing Affordability Development

Information regarding the development of the proposal, including additional resources, is available at <https://www.seattle.gov/hala/about/>. Information about the specific pieces of legislation is available at <http://seattle.legistar.com/Legislation.aspx> by searching for the specific Council Bill by Record Number.

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, 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.

Written Comments

Written comments on the proposal will be accepted until the City Council takes final action on the proposal. Please send comments to Noah An in Councilmember Rob Johnson's office via e-mail at citywidemha@seattle.gov; to all Councilmembers at council@seattle.gov; or by mail to: Councilmember Rob Johnson
PO Box 34025
Seattle, WA 98124-4025
All comments received are considered public records.

Pay Parking

Pay parking is available in SeaPark Garage located between Cherry and James Streets and 5th and 6th Avenues. A discounted rate of \$5.00 begins at 4:30 p.m. Please note the garage closes at 10:00 p.m.

Request for Accommodations

Council Chambers 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.

City Hall parking garage has eight disabled parking spaces for those with a state-issued disability placard or license plate. For more information on how to access City Hall see:

<http://seattle.gov/cityclerk/accommodations> and
http://www.seattle.gov/council/visiting_city_hall.htm

Childcare Provided

Childcare will be provided by A-List Nanny Services. Parents or guardians attending the Public Hearing and who wish to use the complimentary childcare, please RSVP with Ashley.Harrison@seattle.gov. On the day of the hearing, check in at the sign-in table for childcare.