

Proposed Legislation – Temporary Design Review Exemption Briefing to Land Use Committee

Nov. 30, 2022

Seattle Department of
Construction and Inspections



City of Seattle

Background

- City Council has adopted interim Ordinances to assist in the production of low-income housing projects by providing an exemption from Design Review and allowing waiver or modification of certain development standards.
- Ordinance 126072 expired on October 25, 2020, and was replaced by Ordinance 126188, which will expire at the end of December 2022.
- In light of the continuing homelessness emergency, the need for provisions to ease housing supply constraints as addressed by these Ordinances remains.

Proposal - Facilitate construction of low-income housing

Council Bill [120464](#) extends Design Review exemptions for an interim period of twelve months. Without this legislation, the exemptions will expire in late December 2022.

Assists in the production of low-income housing by providing an expedited permit process:

- Exempts these projects from Design Review at the applicant's option.
- Allows the SDCI Director to waive or modify certain development standards for these projects.

Comprehensive Plan

Goal H G2 - Help meet current and projected regional housing needs of all economic and demographic groups by increasing Seattle's housing supply.

Goal 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.

Policy H 5.5 - Collaborate with King County and other jurisdictions in efforts to prevent and end homelessness and focus those efforts on providing permanent housing and supportive services and on securing the resources to do so.

Low-income Housing

- CB 120464 applies to projects substantially consisting of units serving households at or below 60 percent of AMI.
- City's Office of Housing has identified projects with 450 low-income housing units that could benefit.

Thank you.
Questions?

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