

Land Use Code Omnibus

Amending low-income housing and
affordable units Code provisions



Today's presentation

- Introduction
- What this Omnibus does
- Questions



Omnibus introduction

- Updates low-income housing and affordable units land use code (LUC) provisions
 - Primarily technical LUC clean-up
 - A small number of amendments will facilitate development of publicly-funded low-income housing



Outcome 1: Updated defined terms

Current LUC	This Legislation
<ul style="list-style-type: none">• Over a dozen obsolete defined terms• Inconsistent application of LUC provisions to low-income housing and other units with affordability restrictions.	<ul style="list-style-type: none">• Four key defined terms used throughout the LUC• Projects: “Low-income housing”• Units: “Low-income unit;” “Moderate-income unit;” and “Restricted unit”



Outcomes 2: Expanded application of design review exemption and waivers/modifications

Current LUC	This Legislation
<ul style="list-style-type: none">• Permanent supportive housing is design review exempt; waiver/modification of certain development standards can be requested• Same applies to low-income housing with units \leq 60% AMI, but under temporary provisions that sunset in January 2024• Same does <u>not</u> apply to publicly funded development of homes with ongoing affordability for low-income buyers	<ul style="list-style-type: none">• Extends the design review exemption to all publicly-funded low-income housing developments• Authorizes waiver/modification requests for certain development standards, separate from design review, to all publicly-funded low-income housing developments• Estimated annual use of these provisions:<ul style="list-style-type: none">• 5 to 6 rental projects (~ 685 apartments)• 2 to 3 ownership projects (~ 40 to 60 homes)

Outcomes 3: Consolidated incentive zoning provisions

Current LUC	This Legislation
<ul style="list-style-type: none">• Incentive zoning provisions related to affordable housing:<ul style="list-style-type: none">• Lengthy and complicated;• Largely became obsolete with adoption of MHA	<ul style="list-style-type: none">• Repeals obsolete code sections• Consistent reference to the “Incentive provisions” LUC chapter (23.58A)



Outcome 4: Improved consistency, clarity, and readability

Current LUC	This Legislation
<ul style="list-style-type: none">• Complicated, unclear, and inconsistent LUC provisions re: low-income housing and affordable units	<ul style="list-style-type: none">• Comprehensive review of Title 23 to provide simplified, clearer, and consistent language• Defined terms improve LUC readability and consistency• Consistent standard requirements for units with housing affordability restrictions



Questions?

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