

## Amendment 3 Version 1 to CB 120750 - LEG Connected Communities and EDZ ORD

**Sponsor:** Councilmember Strauss

Require projects to participate in MHA and incentive zoning programs, if applicable

**Effect:** This amendment would strike a provision of CB 120750 that would exempt participating projects from participating in the Mandatory Housing Affordability (MHA) (Seattle Municipal Code (SMC) Chapters 23.58B and 23.58C) and Incentive Zoning (IZ) (SMC Chapter 23.58A) programs. Under the proposed bill, qualifying projects would be exempt from participating in these programs.

The MHA program requires that projects in areas mapped with an MHA suffix provide affordable housing as part of their development proposal or contribute funds to support the development of affordable housing off-site. Low-income housing (affordable to households at or below 60 percent of the Area Median Income (AMI)) is already exempt from participation in MHA. Under the MHA program, projects are required to provide between 2 and 11 percent of units as affordable units. Under CB 120750, qualifying projects, which would generally be required to provide at least 30 percent of units affordable to households at or below 80 percent of the AMI would be exempt from MHA.

The IZ program allows tower development in areas like the University District, South Lake Union, and Uptown to provide public benefits in exchange for public benefits like space for child care or schools, public open space, arts spaces, or historic preservation. The provisions of each IZ program were developed in consultation with the affected communities. Under CB 120750, qualifying projects, which would generally provide space for community development organizations, would not be required to meet the IZ program requirements.

This amendment would require qualifying projects to participate in the MHA and IZ programs, if applicable. MHA would be required for projects with rental units affordable above 60 percent AMI and ownership units affordable above 80 percent AMI. Incentive zoning requirements would apply in the Seattle Mixed zones in South Lake Union, Uptown, and the University District.

Projects would continue to be exempt from participation in the Design Review program and would not have vehicle or bicycle parking requirements.

Amend Section 2 to Council Bill 120750 to amend proposed new Section 23.40.093, as follows:

Section 2. New Sections 23.40.090 through 23.40.097 are added to the Seattle Municipal

Code as follows:

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### **23.40.093 Alternative development standards and exemptions**

A. In lieu of otherwise applicable development standards contained in Chapters 23.44, 23.45, 23.47A, and 23.48, a proposed development project that meets the requirements of Section 23.40.092 may elect to meet the alternative development standards, as applicable, of Sections 23.40.094 through 23.40.097. A determination by the Director that development meets the alternative development standards of Section 23.40.094 through 23.40.097 is a Type I decision.

B. Exemptions. Eligible projects are exempt from the requirements of Chapter 23.41((~~5~~)) and Section 23.54.015 ((~~Chapter 23.58A, Chapter 23.58B, and Chapter 23.58C~~)).

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