

Mandatory Housing Affordability Citywide Implementation

a program of the Housing Affordability and Livability Agenda



Seattle City Council
Select Committee
on Citywide MHA

Special Meeting
May 7, 2018 | 6:00 p.m.

Mandatory Housing Affordability

*Creating more **affordable housing** through growth*

We are enacting zoning changes so that new development will create income-restricted affordable housing.

MHA lays the framework for how Seattle grows equitably and sustainably.



Affordable Housing Outcomes

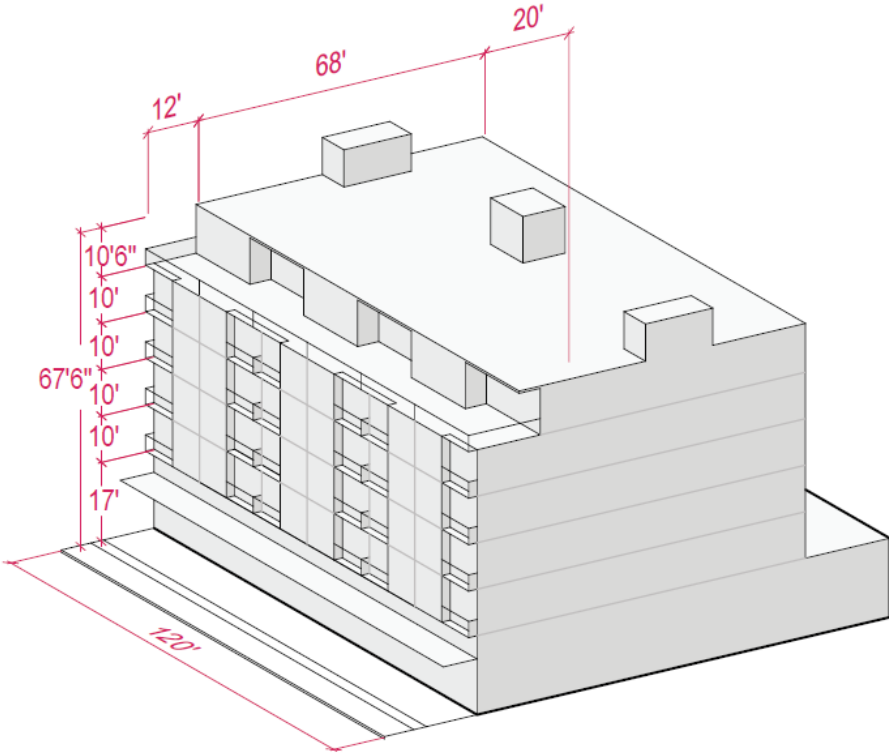
10-Year Goal: 6000+ units affordable to households at <60% of AMI

- Two ways to comply with MHA:
 - *Performance*: create new affordable homes on-site
 - *Payment*: contribute to affordable housing fund to create high-quality affordable units throughout the city



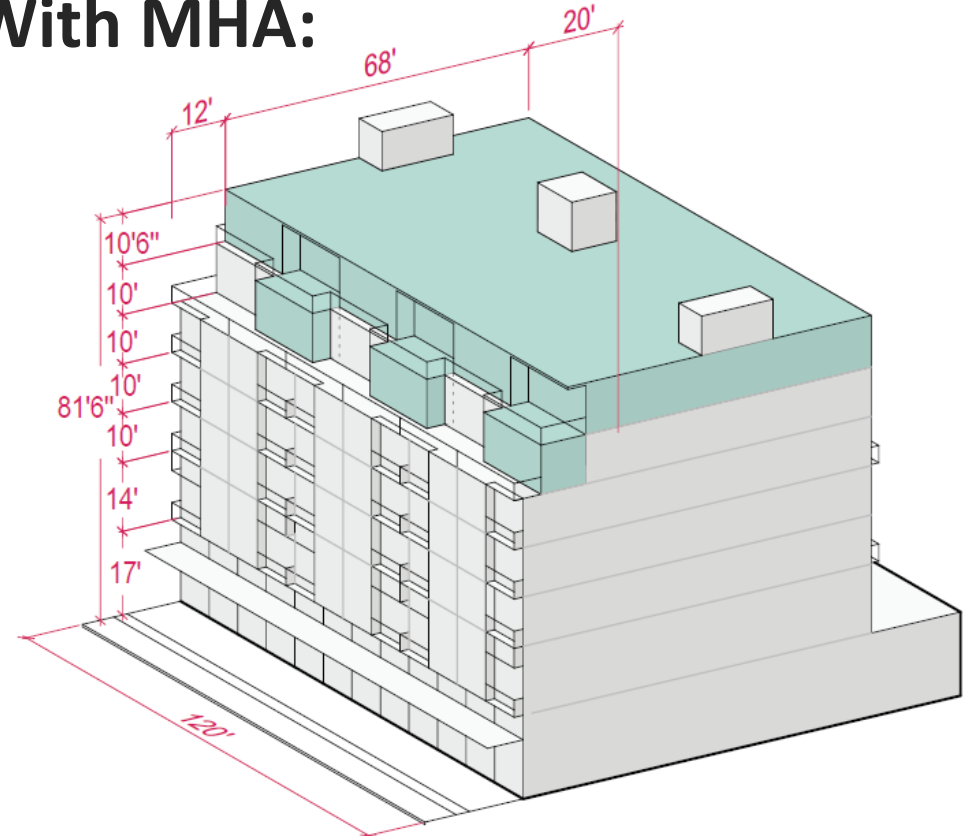
How MHA Works

Without MHA:



market rate building with current code
NO affordability requirement

With MHA:



+ additional development capacity
+ **affordable housing contribution through payment or performance**

COMMUNITY ENGAGEMENT OVERVIEW

How we engaged community*

shaped by
community



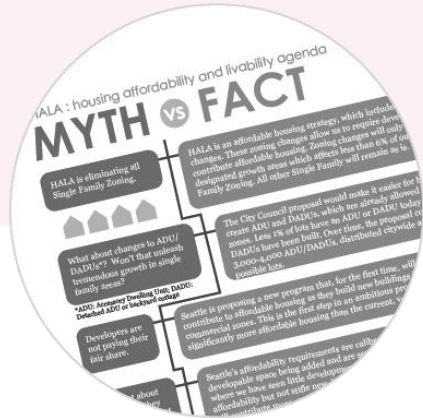
IN-PERSON
TALKS



GOING WHERE
YOU ARE



SPEAKING YOUR
LANGUAGE



ANSWERING
YOUR QUESTIONS



YOUR INPUT SHAPED
OUTCOMES

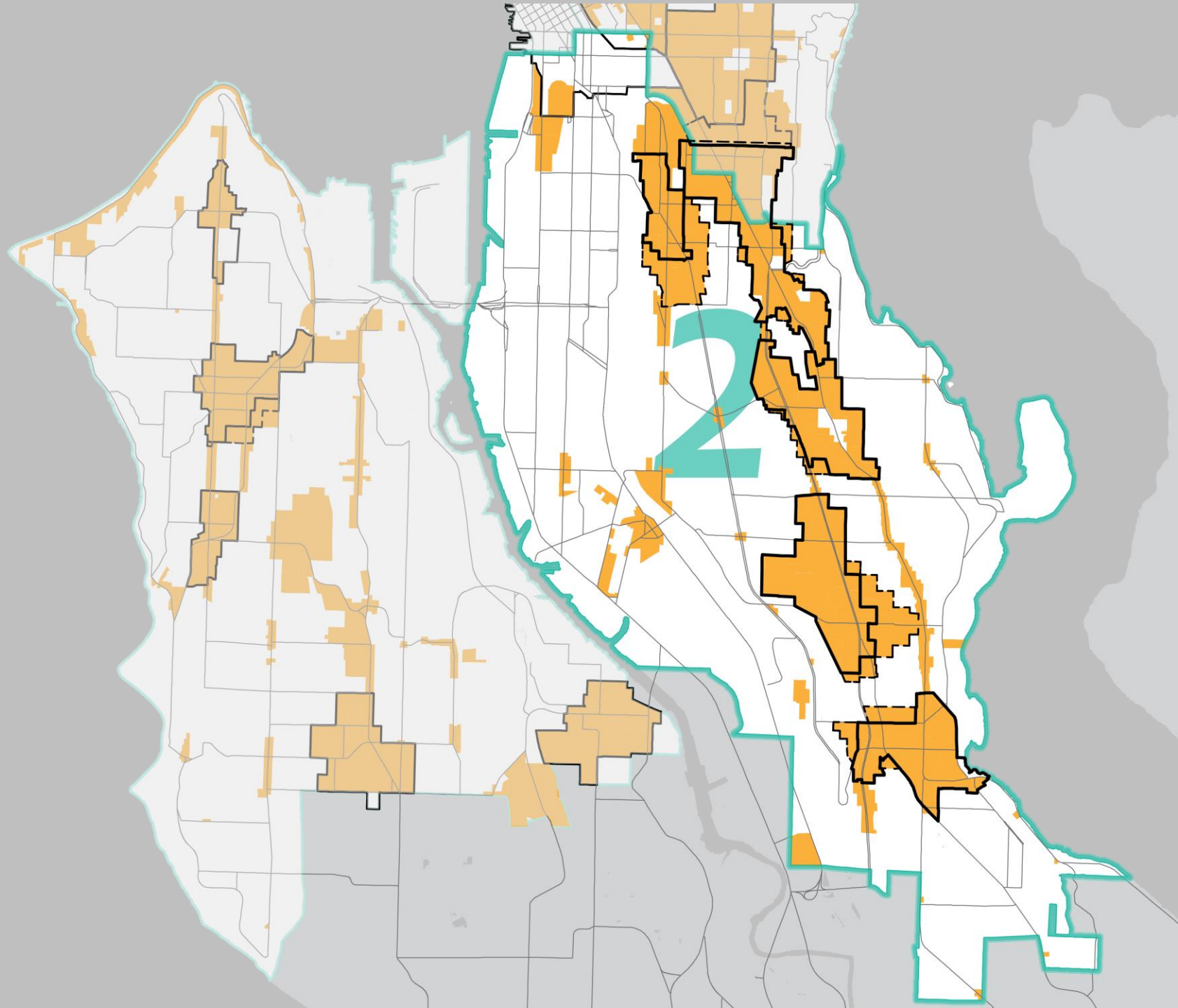
*** Deliberate efforts to
engage under-represented
communities**

How engagement shaped the proposal



- ▶ Create more housing for people at all income levels
- ▶ Minimize displacement of current residents
- ▶ Create housing choices, including homeownership and family-size units
- ▶ Create more opportunities to live near parks, schools, and transportation
- ▶ Strengthen urban design and sense of place in urban villages
- ▶ Promote environmental sustainability, including supporting transit use and having space for trees

MHA in District 2

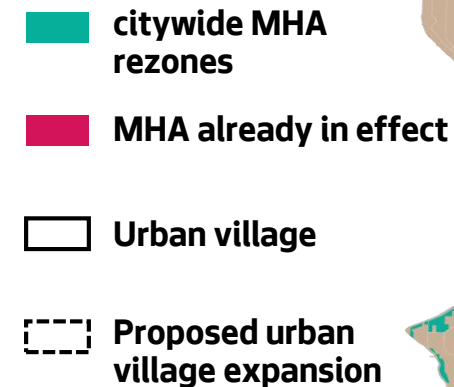


Comprehensive rezones

shaped by
community

Propose comprehensive MHA rezones and new affordability requirements in:

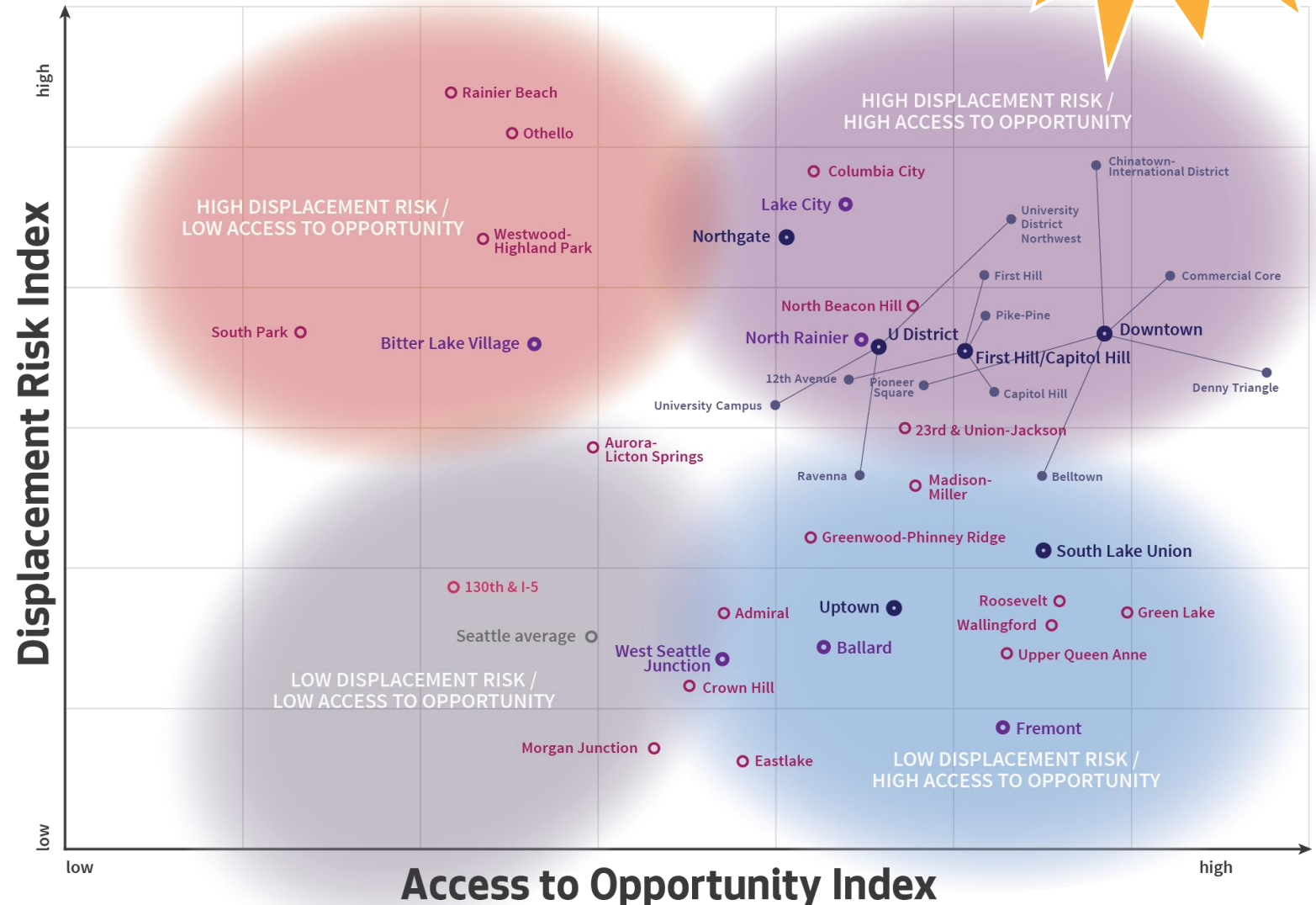
- ▶ all urban villages and urban village expansion areas
- ▶ all areas outside urban villages with multifamily and commercial zoning



Use *Growth & Equity Analysis*

shaped by
community

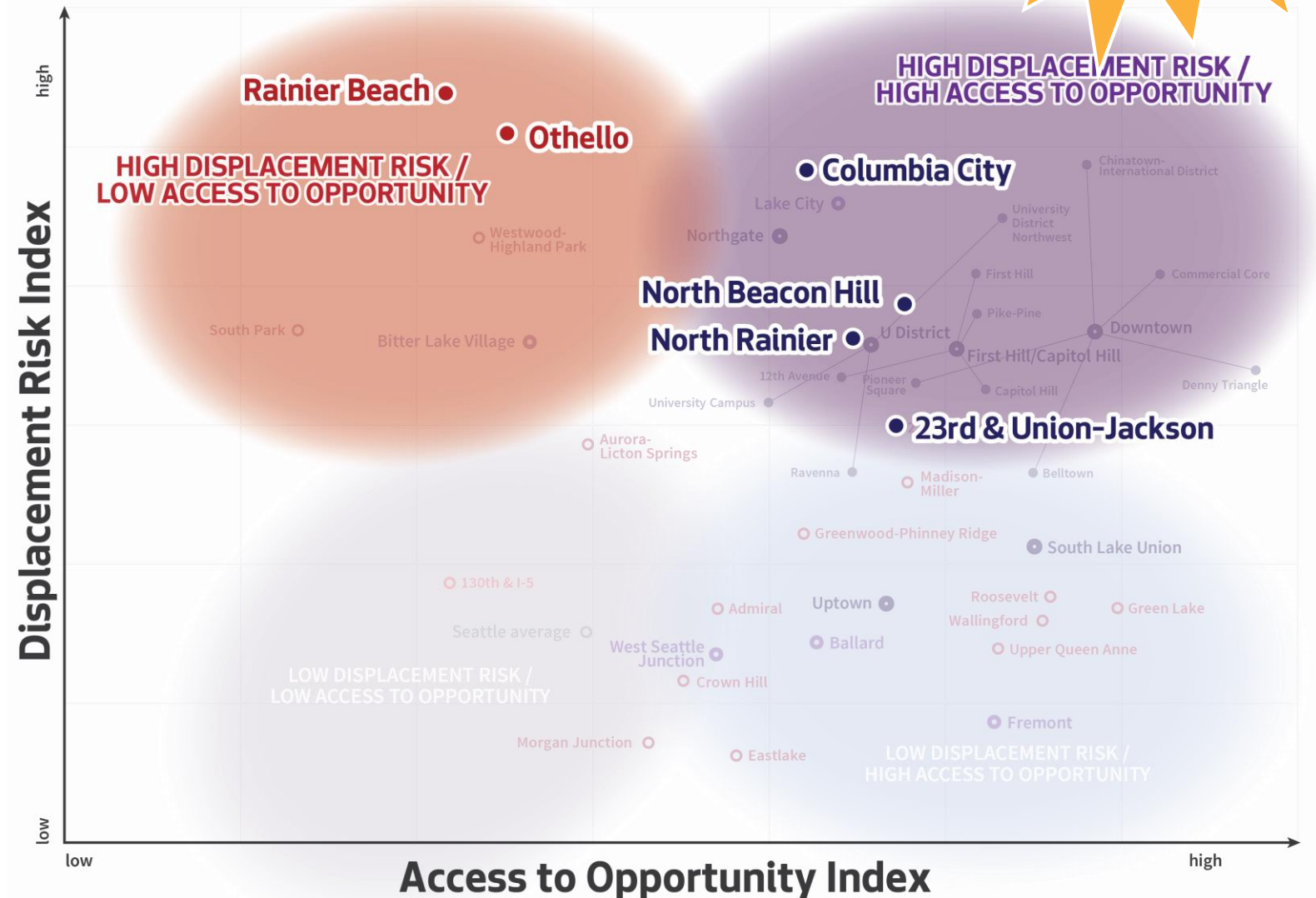
Vary scale of zoning
changes based on
displacement risk
and **access to
opportunity**



District 2: Growth & Equity Analysis

shaped by
community

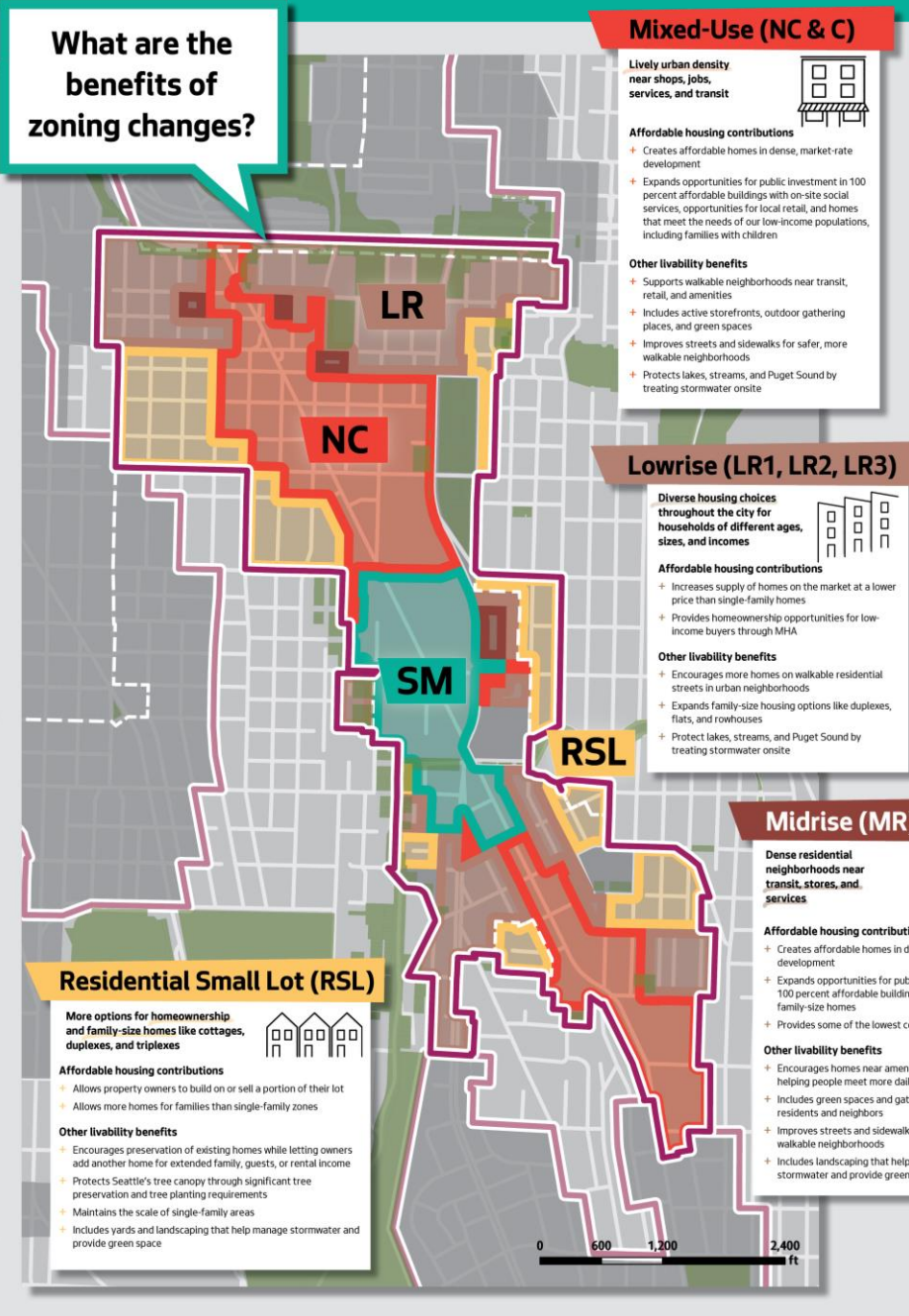
District 2 urban villages have **high risk of displacement**. They vary on **access to opportunity**.



shaped by
community

► Primary principles:

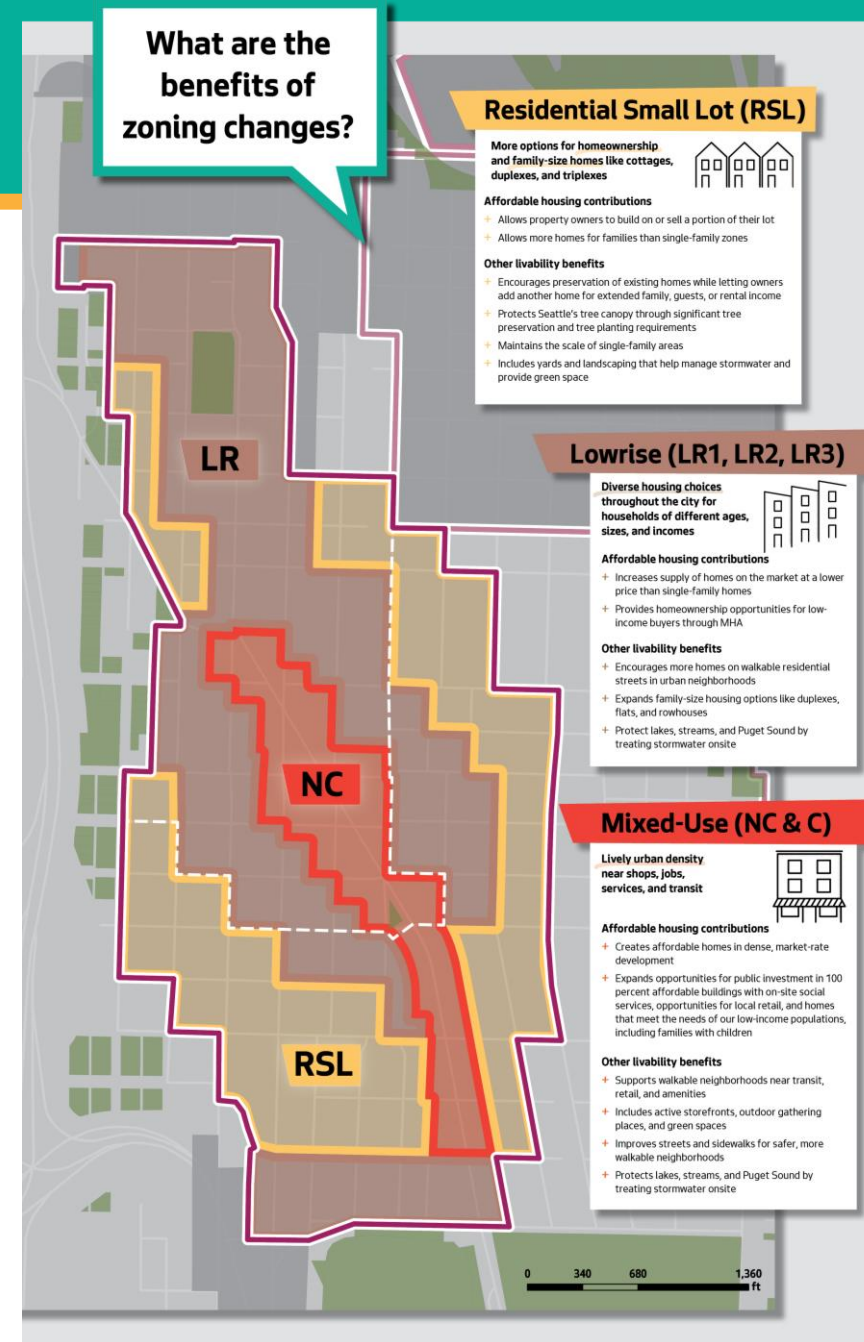
- In communities with high risk of displacement, propose (M) increases throughout urban village, except near frequent transit
- Expand urban village to include 10-minute walkshed to frequent transit
- Existing single-family proposed to RSL
- Minimize increases within 500 ft of I-90
- Support mixed-use nodes at Mt. Baker and future Judkins Park light rail stations



shaped by
community

► Primary principles:

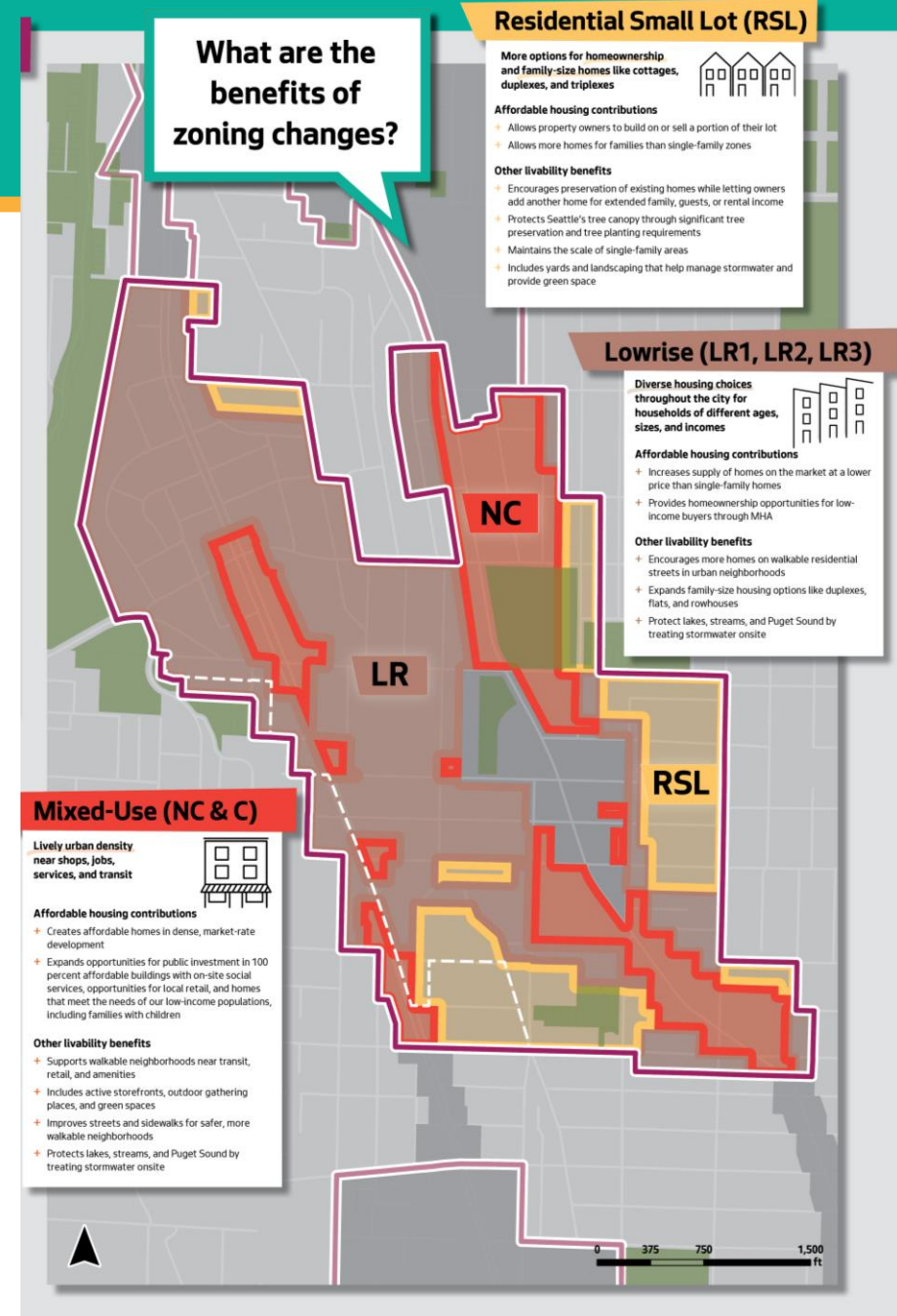
- In communities with high risk of displacement, propose (M) increases throughout urban village, except near frequent transit
- Expand urban village to include 10-minute walkshed to frequent transit
- Existing single-family proposed to RSL; LR1 exception near Jefferson Park
- Existing LR areas remain LR
- Support mixed-use node at Beacon Hill light rail station and along Beacon Ave corridor



shaped by
community

► Primary principles:

- In communities with high risk of displacement, propose (M) increases throughout urban village, except near frequent transit
- Expand urban village to include 10-minute walkshed to frequent transit
- Most existing single-family proposed to RSL; limited LR1 exceptions
- Some areas removed from expansion due to environmental concerns
- Support mixed-use node at Columbia City light rail station and along MLK



shaped by
community

Primary principles:

- ▶ In communities with high risk of displacement, propose (M) increases throughout urban village, except near frequent transit
- ▶ Expand urban village to include 10-minute walkshed to frequent transit (exception for Graham St station)
- ▶ Existing single-family proposed to RSL; existing LR areas remains LR
- ▶ Larger changes proposed for known affordable housing sites
- ▶ Support mixed-use node at Othello light rail station and along MLK

What are the
benefits of
zoning changes?

Mixed-Use (NC & C)

Lively urban density
near shops, jobs,
services, and transit



Affordable housing contributions

- Creates affordable homes in dense, market-rate development
- Expands opportunities for public investment in 100 percent affordable buildings with on-site social services, opportunities for local retail, and homes that meet the needs of our low-income populations, including families with children

Other livability benefits

- Supports walkable neighborhoods near transit, retail, and amenities
- Includes active storefronts, outdoor gathering places, and green spaces
- Improves streets and sidewalks for safer, more walkable neighborhoods
- Protects lakes, streams, and Puget Sound by treating stormwater onsite

Lowrise (LR1, LR2, LR3)

Diverse housing choices
throughout the city for
households of different ages,
sizes, and incomes



Affordable housing contributions

- Increases supply of homes on the market at a lower price than single-family homes
- Provides homeownership opportunities for low-income buyers through MHA

Other livability benefits

- Encourages more homes on walkable residential streets in urban neighborhoods
- Expands family-size housing options like duplexes, flats, and rowhouses
- Protect lakes, streams, and Puget Sound by treating stormwater onsite

Midrise (MR)

Dense residential
neighborhoods near
transit, stores, and
services



Affordable housing contributions

- Creates affordable homes in dense, market-rate development
- Expands opportunities for public investment in 100 percent affordable buildings with service family-size homes
- Provides some of the lowest cost homes

Other livability benefits

- Encourages homes near amenities and transit helping people meet more daily needs without driving
- Includes green spaces and gathering places for residents and neighbors
- Improves streets and sidewalks for safer, more walkable neighborhoods
- Includes landscaping that helps manage stormwater and provide green space

Residential Small Lot (RSL)

More options for homeownership
and family-size homes like cottages,
duplexes, and triplexes



Affordable housing contributions

- Allows property owners to build on or sell a portion of their lot
- Allows more homes for families than single-family zones

Other livability benefits

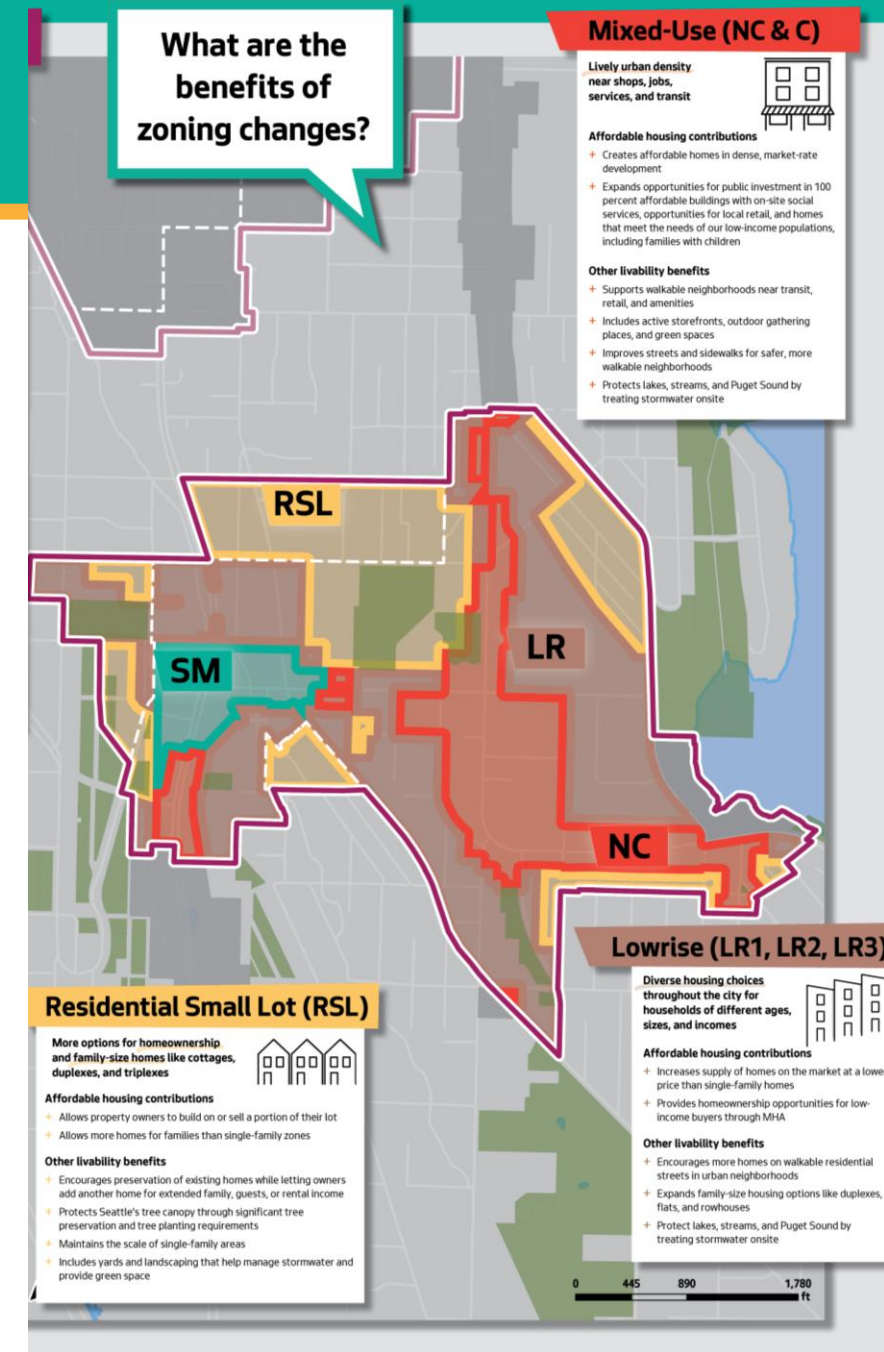
- Encourages preservation of existing homes while letting owners add another home for extended family, guests, or rental income
- Protects Seattle's tree canopy through significant tree preservation and tree planting requirements
- Maintains the scale of single-family areas
- Includes yards and landscaping that help manage stormwater and provide green space

0 462.5 925 1,850 ft

shaped by
community

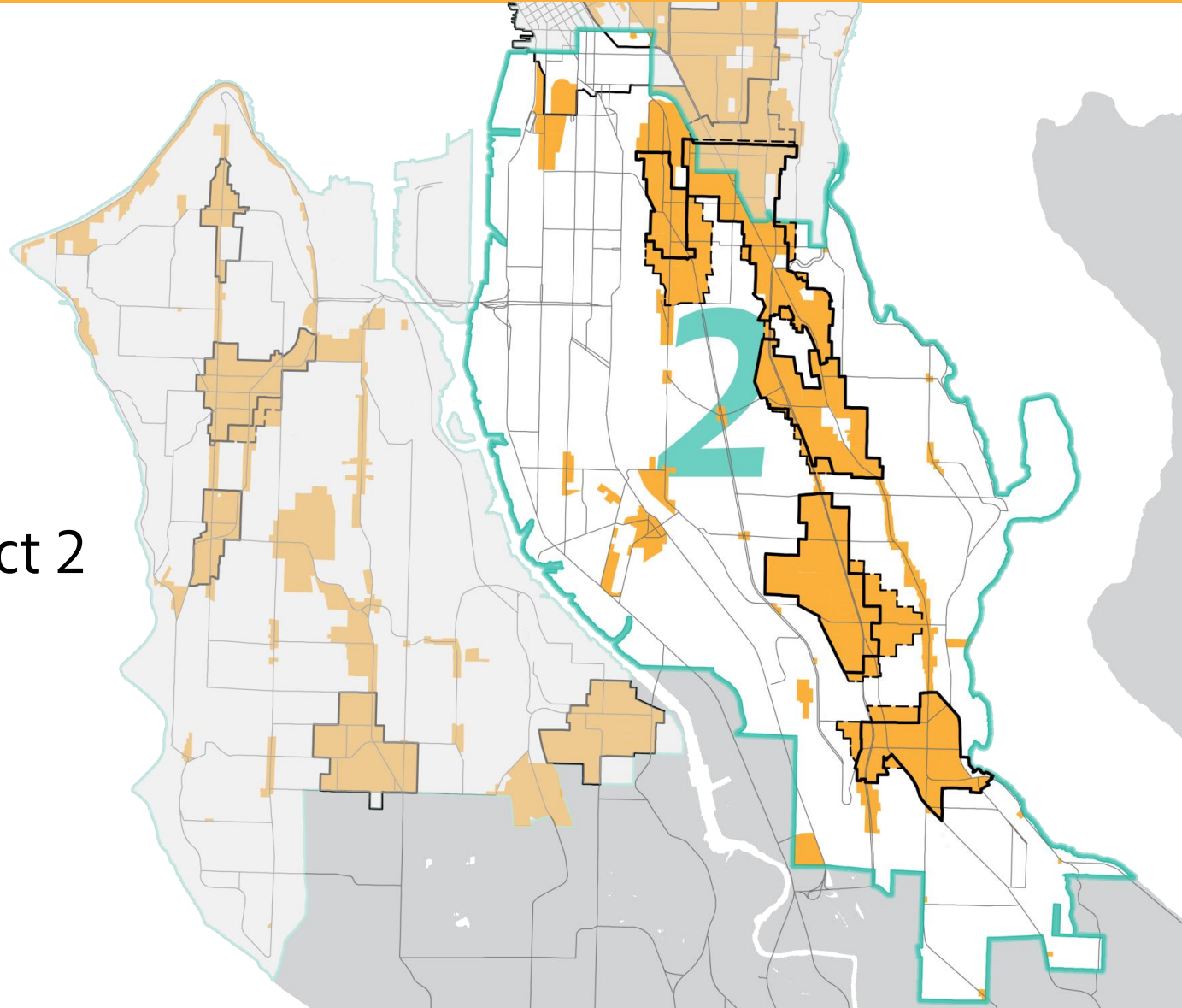
Primary principles:

- ▶ In communities with high risk of displacement, propose (M) increases throughout urban village, except near frequent transit
- ▶ Expand urban village to include 10-minute walkshed to frequent transit
- ▶ Existing single-family proposed to RSL; existing LR areas remain LR
- ▶ New Seattle Mixed-Rainier Beach (SM-RB) zone provides extra floor area to encourage employment-generating uses like education, manufacturing, or food processing, and affordable housing



shaped by
community

Proposed (M) changes for
existing multifamily and
commercial zones along
corridors throughout District 2



INCREASE DEVELOPMENT CAPACITY

How new capacity will look and feel

New development (gold) would have incrementally greater scale or density than if MHA were not implemented — and would contribute to affordable housing.



IMPROVE LIVABILITY, SUSTAINABILITY, DESIGN

Responding to community engagement

shaped by
community

Proposed development standards responds to community engagement to **enhance livability**, **promote sustainability**, and **improve design**.



Mandatory Housing Affordability



Creating more **affordable housing** as we grow
6,000+ new affordable homes by 2025

thank you.