

*For publication in the LUIB and the Daily Journal of Commerce on May 19, 2016.*

## **Other Land Use Actions**

---

### **NOTICE OF CITY COUNCIL PUBLIC HEARING ON A COUNCIL BILL ESTABLISHING A MANDATORY HOUSING AFFORDABILITY PROGRAM FOR RESIDENTIAL DEVELOPMENT**

The Seattle City Council is considering a proposed ordinance that would add a new Chapter 23.58C to the Land Use Code and make other amendments. Chapter 23.58C would establish a framework for a Mandatory Housing Affordability program for residential development (MHA-R). Under the MHA-R program new residential development, including development with live-work units and congregate residence sleeping rooms, would be required to provide affordable units (performance) or make an in-lieu payment. The MHA-R program will be implemented as increases in residential development capacity are approved. Among other things, the proposed ordinance would:

- Establish the Council's intent as to implementation of the MHA-R program;
- Establish the applicability of and exemptions from the program;
- Define the relationship of the program to the existing Incentive Zoning program (Seattle Municipal Code (SMC) Chapter 23.58A and certain sections of Chapter 23.49);
- Establish procedures for permitting;
- Establish requirements for units provided through performance; and
- Establish procedures for seeking modifications to program requirements.

The hearing will also allow testimony to determine whether local housing market conditions are such in Seattle as to require that the City establish programs to provide for development of rental affordable housing for not only those earning no higher than 50 percent of Area Median Income (AMI) (\$36,150 annually for a two-person household), but also those earning no higher than 60 percent of AMI (\$43,380 annually for a two-person household). The proposed ordinance provides income limits of 60 percent of AMI for rental housing and income limits of 80 percent of AMI (\$95,360 annually for a two-person household) for owner-occupied housing.

Based upon public testimony and Council deliberations, the ordinance ultimately approved may be different than the amendments summarized above.

### **PUBLIC HEARING**

The City Council's Planning Land Use and Zoning Committee will hold a public hearing to take comments on the proposal on Tuesday, June 21<sup>st</sup> at 9:30 a.m. The hearing will be held in the:

City Council Chambers  
2nd floor, Seattle City Hall  
600 Fourth Avenue

For more information on the time of the hearing, please check the Committee agenda a few days prior to the meeting at [www.seattle.gov/council/com\\_assign.htm](http://www.seattle.gov/council/com_assign.htm). The entrances to City Hall are located on the west side of Fifth Avenue and the east side of Fourth Avenue, between James and Cherry Streets. For those who wish to testify, a sign-up sheet will be available outside the Council Chamber one-half hour before the public hearing.

Questions concerning the public hearing may be directed to Amy Gore in the offices of Councilmember Rob Johnson, at 684-8808, [amy.gore@seattle.gov](mailto:amy.gore@seattle.gov). Print and communications access is provided on prior request. Please contact Amy Gore at 684-8808 as soon as possible to request accommodations for a disability.

**Written Comments**

For those unable to attend the public hearing, written comments may be sent to:

**Councilmember Rob Johnson**  
**Legislative Department**  
**600 Fourth Avenue, Floor 2**  
**PO Box 34025**  
**Seattle, WA 98124-4025**  
or by email to [rob.johnson@seattle.gov](mailto:rob.johnson@seattle.gov)

Written comments should be received by Monday, June 20th at 12 p.m.

**INFORMATION AVAILABLE**

Electronic copies of the proposed ordinance are available through the Planning, Land Use and Zoning Committee's webpage, <http://www.seattle.gov/council/committees/planning-land-use-and-zoning>. Paper copies of the proposal are available from the Seattle Department of Construction and Inspection's Public Resource Center, 700 5<sup>th</sup> Avenue, Suite 2000 in the Seattle Municipal Tower, 684-8467. The Public Resource Center is open 8:00 a.m. to 4:00 p.m. on Monday, Wednesday and Friday and 10:30 a.m. to 4:00 p.m. on Tuesday and Thursday.

Questions regarding the proposal or requests for electronic copies may be directed to Laura Hewitt Walker at the Office of Planning and Community Development (OPCD), 684-0429, [laura.hewitt@seattle.gov](mailto:laura.hewitt@seattle.gov); Geoff Wentlandt at OPCD, 684-3586, [geoff.wentlandt@seattle.gov](mailto:geoff.wentlandt@seattle.gov); Emily Alvarado at the Office of Housing, 684.3727, [emily.alvarado@seattle.gov](mailto:emily.alvarado@seattle.gov); or Ketil Freeman at the Council Central Staff, 684-8178, [ketil.freeman@seattle.gov](mailto:ketil.freeman@seattle.gov).