

City of Seattle Housing Affordability and Livability Agenda

Geoff Wentlandt, Sara Maxana, Vinita Goyal
Seattle Office of Planning and Community Development

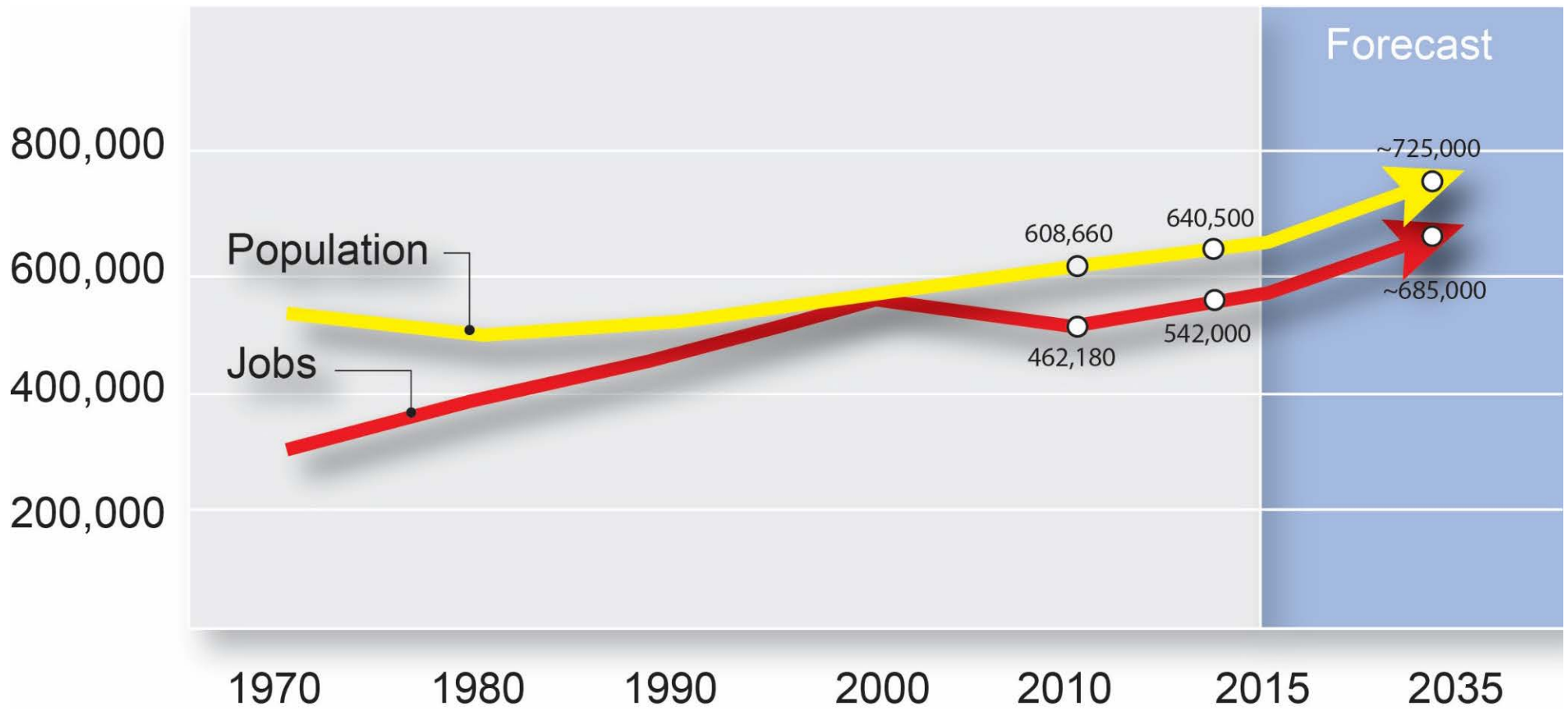


Morgan Junction
March 6, 2017

Investing in our communities



Seattle is growing



Seattle's housing reality

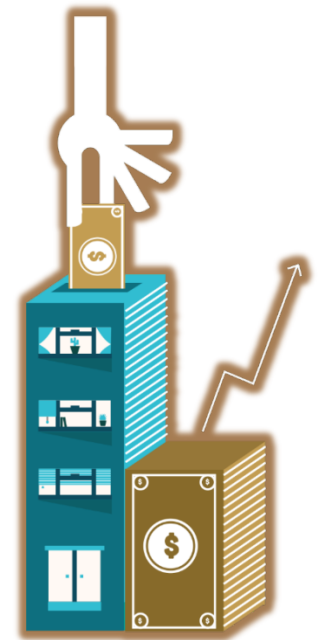


2,942 people are living **without shelter** in Seattle.



More than 45,000 Seattle households pay **more than half of their income** on housing.

Average rent for a 1-bedroom apartment in Seattle **increased 35%** in the last five years to \$1,641.



The HALA goal



In the next 10 years:

30,000

new market-rate homes

- Critical to expand housing options to meet growing demand
- Continue growth in urban centers
- Reduce permitting barriers
- Maximize efficient construction methods
- Provide incentives for family-sized housing



20,000

affordable homes

- Net new rent- and income-restricted homes
- Includes new construction and acquisition rehab
- About 3x current production
- New and expanded public and private resources
- Funding programs primarily serve $\leq 60\%$ AMI households
- Incentive programs primarily serve 60% to 80% AMI households

HALA in action



**Invest in housing
for those most in
need**



**Create new
affordable
housing as we
grow**



**Prevent
displacement and
foster equitable
communities**



**Promote
efficient and
innovative
development**

What is MHA?



Creating more affordable housing through *growth*

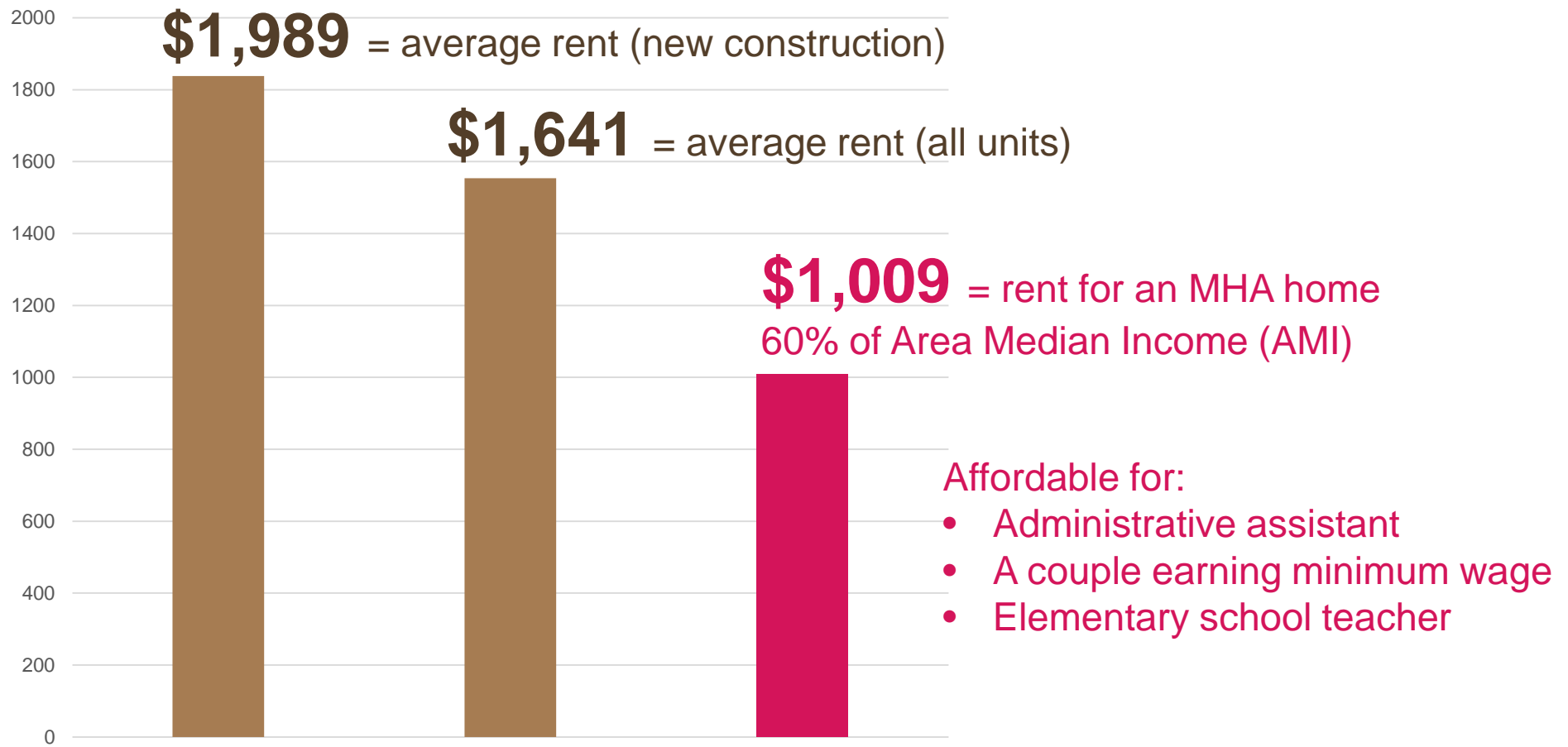
- All new multifamily and commercial development must either build or pay into a fund for affordable housing
- Provides additional development capacity through zoning changes to partially offset the cost of these requirements
- Increases housing choices
- A state-approved approach other local cities have used



MHA and affordability



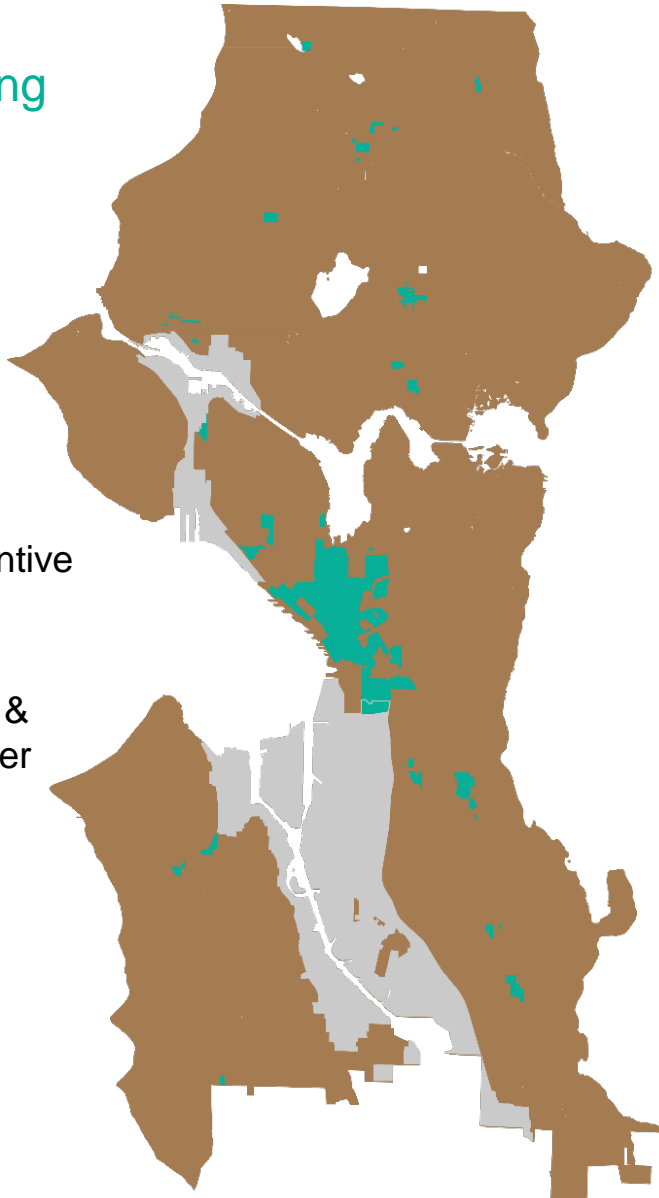
Market Rents and Affordable MHA Rents one-bedroom unit



A citywide program



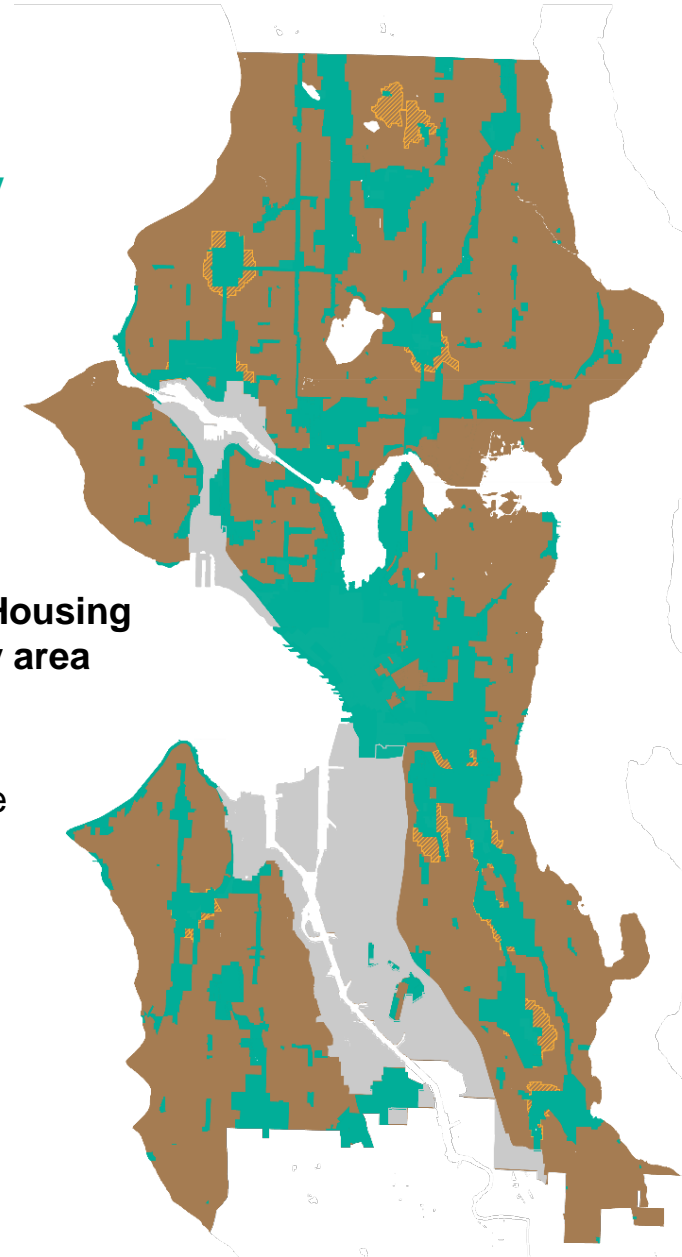
EXISTING Voluntary Incentive Zoning for affordable housing (IZ)



Existing
Voluntary Incentive
Zoning area

Manufacturing &
Industrial Center

PROPOSED Mandatory Housing Affordability (MHA)



Proposed
Mandatory Housing
Affordability area

Potential
Urban Village
Expansion
area

An anti-displacement tool



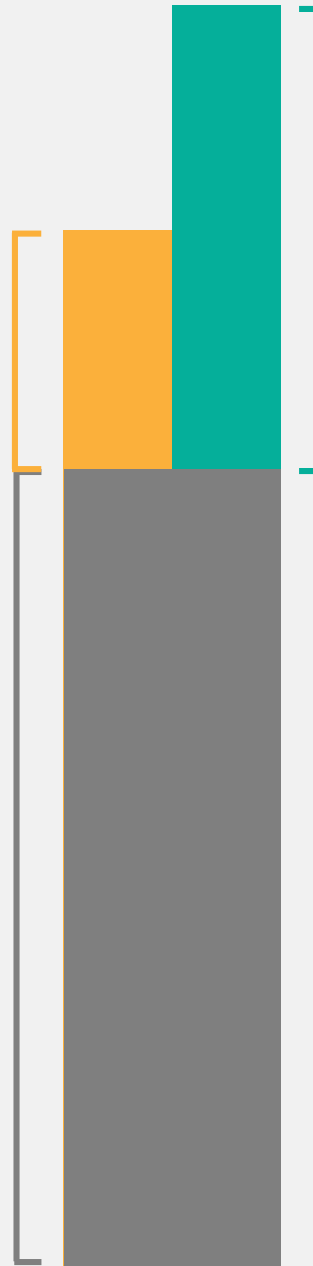
- MHA is an important anti-displacement tool
 - New housing choices
 - At least 6,000 new rent- and income-restricted homes — not otherwise created
 - MHA is not anticipated to significantly change total amount of demolition
- Two studies by UC Berkeley and the California’s Legislative Analysts Office
 - Cities with more development experienced less displacement

Growth and MHA in Morgan Junction



SEATTLE 2035
GROWTH ESTIMATE:
**400 homes
over 20 years**

EXISTING HOUSING
1,342 homes
(2015 baseline)



ESTIMATE BASED ON DRAFT
MHA ZONING CHANGES:

**778 homes
over 20 years**

- **23-40 affordable homes through MHA performance**

and

- **\$4.6-8.3 million for affordable housing through MHA payment (approx. 82-108 homes)**

Putting MHA into effect

Zoning and urban village boundary changes

What is an urban village?



Vibrant local businesses



Transportation options

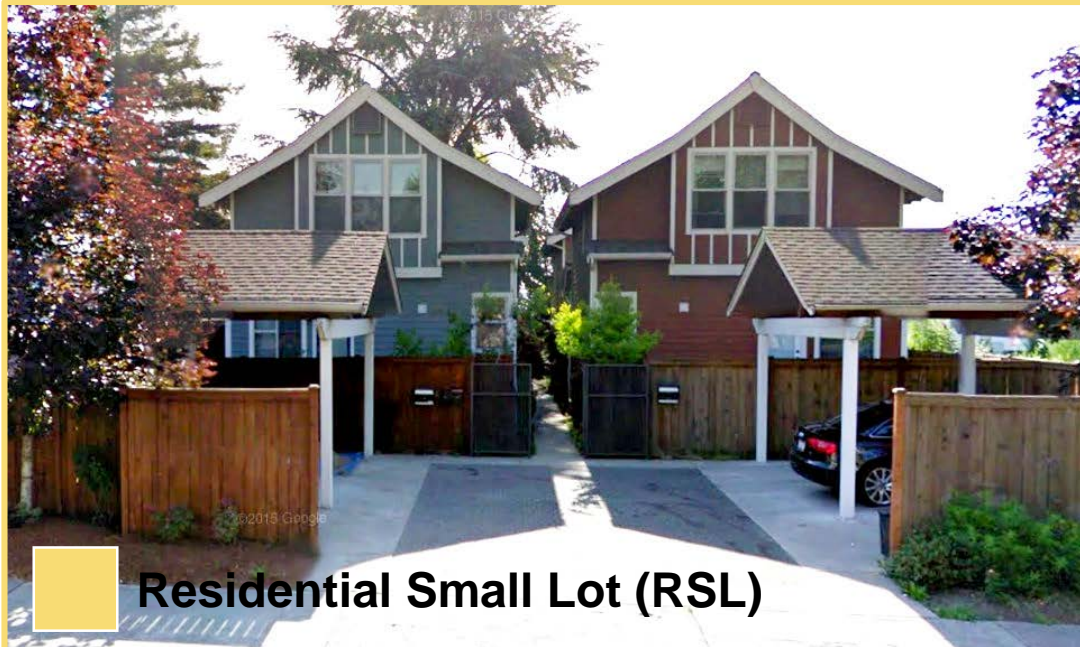


Amenities & investments



Community gathering places

What is zoning?

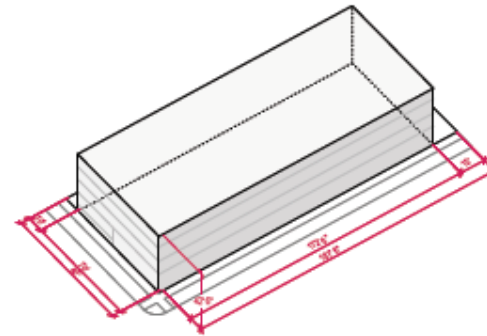


MHA zone changes – typical



EXISTING NC-40

Floor Area Ratio (FAR) Max	3.25
Height Limit	40'
Setbacks	
Front	Dwellings 4' above or 10' back from street
Rear	10' next to residentially zoned lot
Sides	15' next to residentially zoned lot
Parking	1 per unit; No min. in Urban Villages



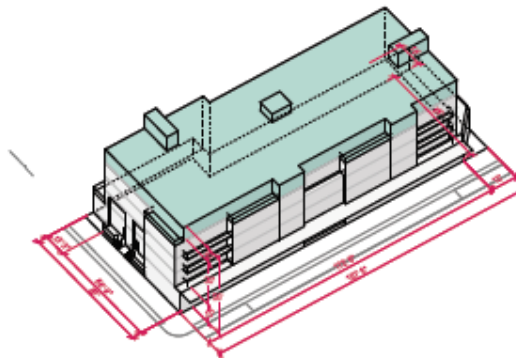
Lot Size	15,000sf
Total Allowed GSF	48,750sf
Efficiency Factor	.8
Ground Floor Commercial GSF	5,000sf
Residential GSF	43,750sf
Total Net Residential	35,000sf
Total Units	40
Average Net Unit Size	875sf
Parking Spaces Provided	underground

Affordable:

- None required.

PROPOSED MHA NC-55

Floor Area Ratio (FAR) Max	3.75
Height Limit	55'
Setbacks	
Front	Dwellings 4' above or 10' back from street
Upper	Avg. depth of 5'; max. depth of 15' above 45'
Rear	10' next to residentially zoned lot
Sides	15' next to residentially zoned lot
Facade Modulation	Change of materials or a min. 18" deep setback at a min. of every 50' ft.
Parking	1 per unit; No min. in Urban Villages



Lot Size	15,000sf
Total Allowed GSF	56,250sf
Efficiency Factor	.8
Ground Floor Commercial GSF	5,000sf
Residential GSF	51,250sf
Total Net Residential	41,000sf
Total Units	52
Average Net Unit Size	788sf

Affordable:

- 4 Units performance; or
- \$ 622K payment

MHA zone changes – other



- **Local input and community preference**
- **Changes in single-family zoned areas**

Principles to Guide MHA Implementation

How the MHA Principles inform the draft
zoning maps

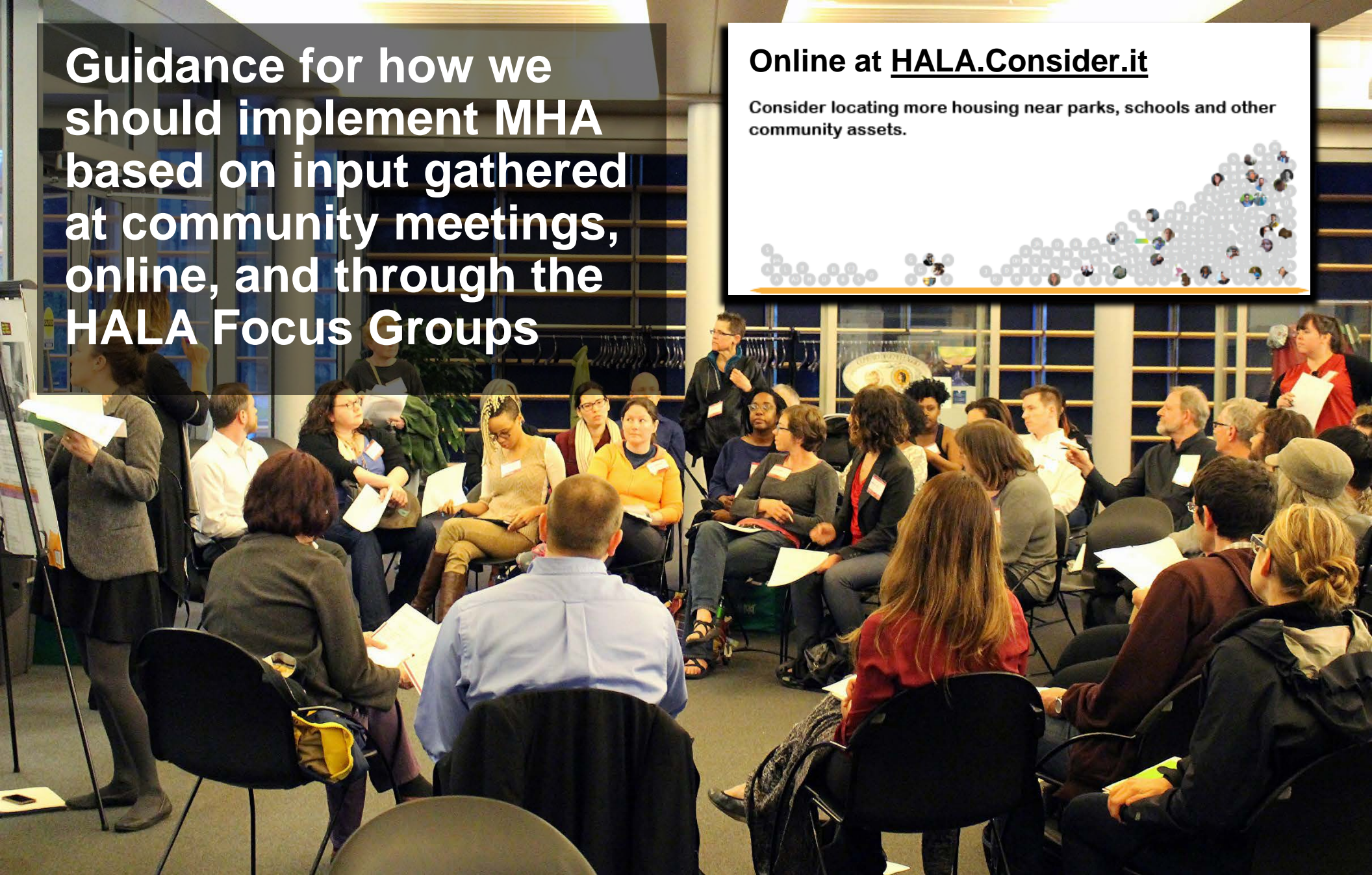
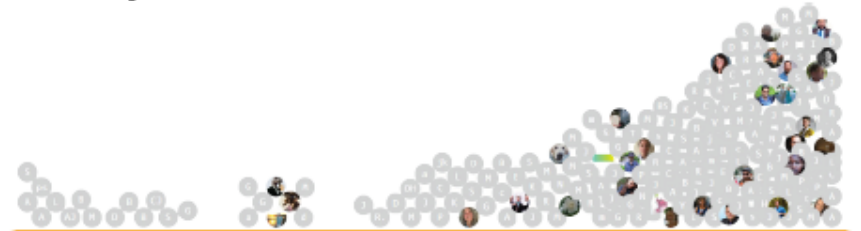
MHA Principles



Guidance for how we should implement MHA based on input gathered at community meetings, online, and through the HALA Focus Groups

Online at [HALA.Consider.it](https://www.halaconsiderit.com)

Consider locating more housing near parks, schools and other community assets.



Core principles



- MHA goal is at least 6,000 affordable homes in the next 10 years
- Create affordable housing opportunities throughout the city
- Expand housing options in existing single-family zones within urban villages
- Expand the boundaries of urban villages to allow more homes near good transit
- Evaluate MHA implementation using a social and racial equity lens



Principle:

Evaluate MHA implementation with a racial equity lens.

Consider questions such as:

Who is not at the table with us right now? Who should be?

- Renters?
- Low-income people?
- Seniors?
- People of color?
- English language learners?
- People experiencing homelessness?

What are the tradeoffs of a given idea or suggestion?

Example:

“Preserve the character of single family zones”

- Does this limit who can live in these areas?
- Where should affordable housing go instead?

What does it mean for social equity to propose greater increases in housing density along arterials?

- Pedestrian safety
- Air quality
- Light and noise
- Adjacency to landscaping and green space

When considering various alternatives, what assumptions do we make about people who are different from us?

- Renters
- Homeowners
- Low-income individuals
- Tech workers
- People who have recently moved to the area
- Longtime residents
- Millennials

Principle: Housing Options

Encourage a wide variety of housing sizes, including family-sized homes.



Principle: Transitions

Plan for transitions between higher- and lower-scale zones when making zoning changes.



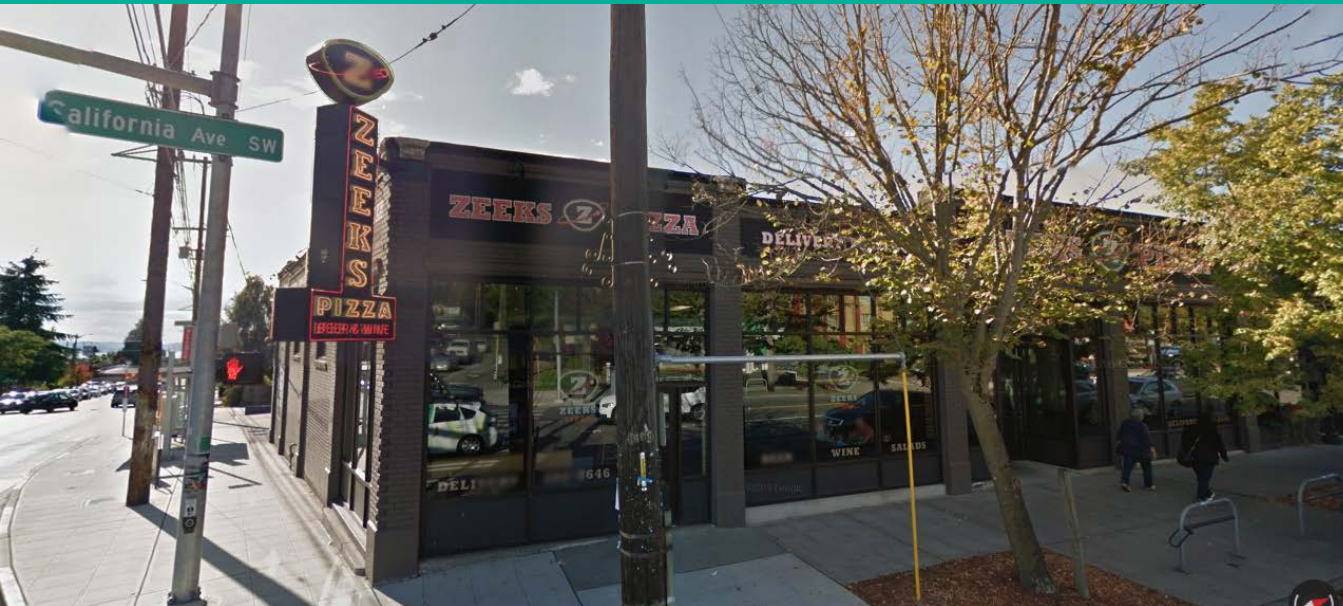
Principle: Assets and Infrastructure

Allow more housing near neighborhood assets and infrastructure like parks, schools, and transit.



Principle: Neighborhood Urban Design

Consider local urban design priorities when making zoning changes.



Local Considerations

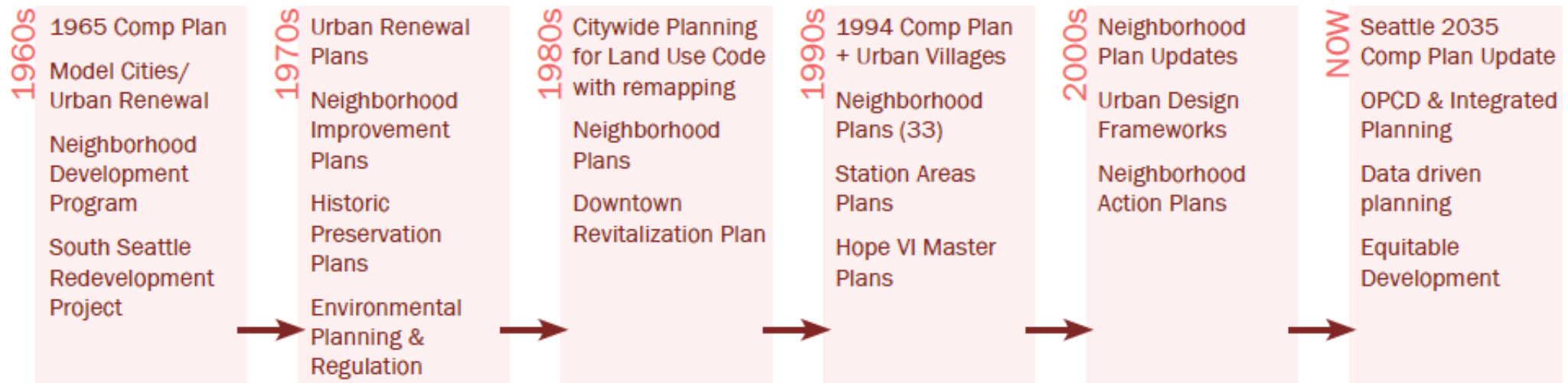


- Retain highest density along California Ave SW
- Transition from these heights to single family areas
- Largest changes in areas of lower intensity sandwiched between two area of higher intensity
- Consider topography

Comprehensive Plan & Neighborhood Plans



- **MoCA comment letter**
- **Seattle 2035 Updated Citywide Policies**
- **Consider Neighborhood Plan priorities while taking steps to implement current policies and update for consistency**



Land Use and Community Planning over time

Reading the MHA maps

Zoning changes to implement MHA

Where MHA applies



existing zoning | draft zoning



FROULA PLAYGROUND

(M1)

Single Family |
Residential Small
Lot (M)



Hatched areas



- Change from one zoning type to another
(e.g., **Multifamily to Neighborhood Commercial**)
- A change other than a typical amount
(e.g., **Single Family to Lowrise 1**)



What do zoning changes mean?



Establishes rule for the scale of buildings and the uses that can occur on a site, when redevelopment occurs

Zoning does not require someone to change or develop their property



Residential Small Lot (RSL)

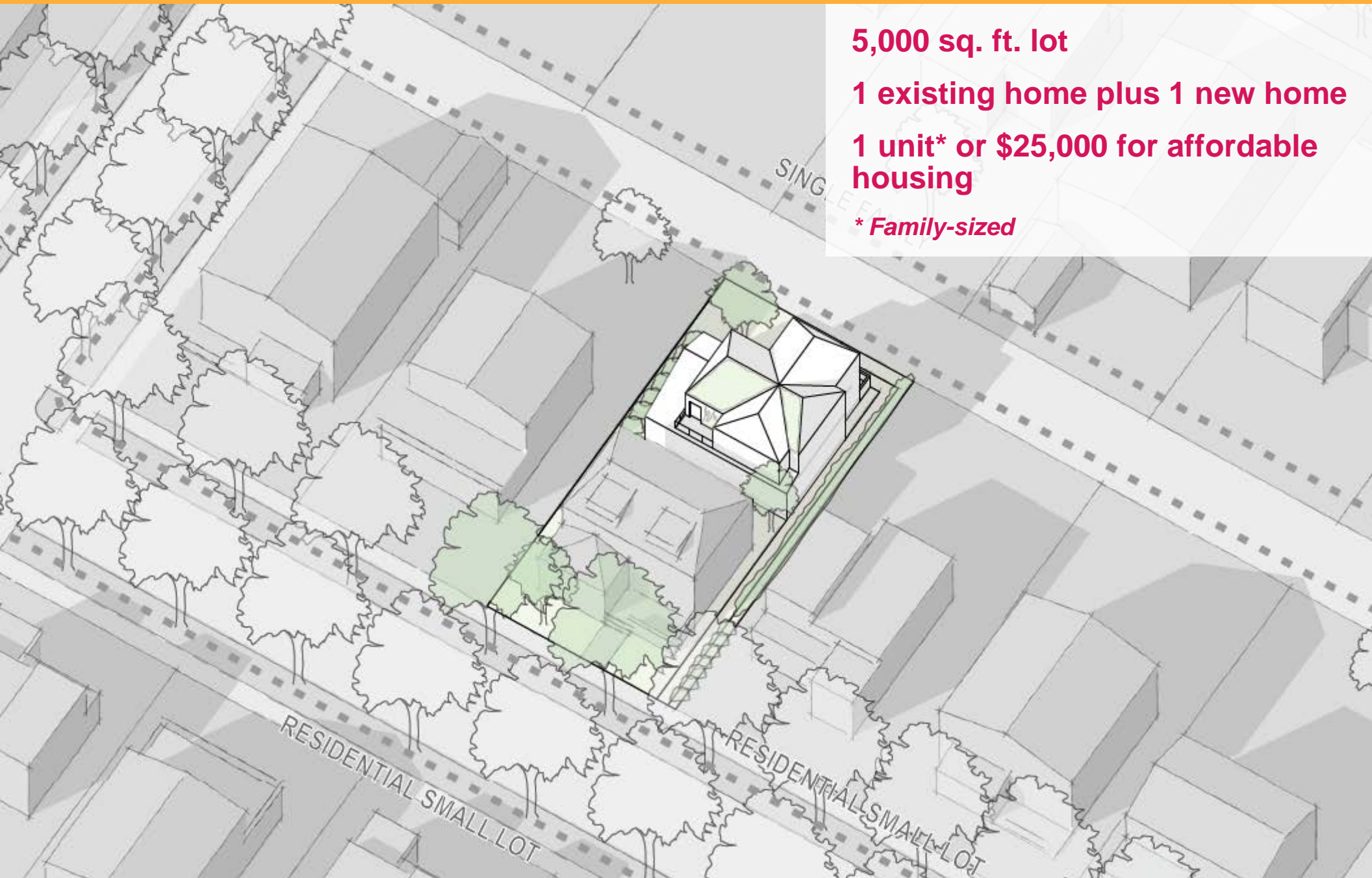


5,000 sq. ft. lot

1 existing home plus 1 new home

1 unit* or \$25,000 for affordable housing

*** Family-sized**



Residential Small Lot (RSL)

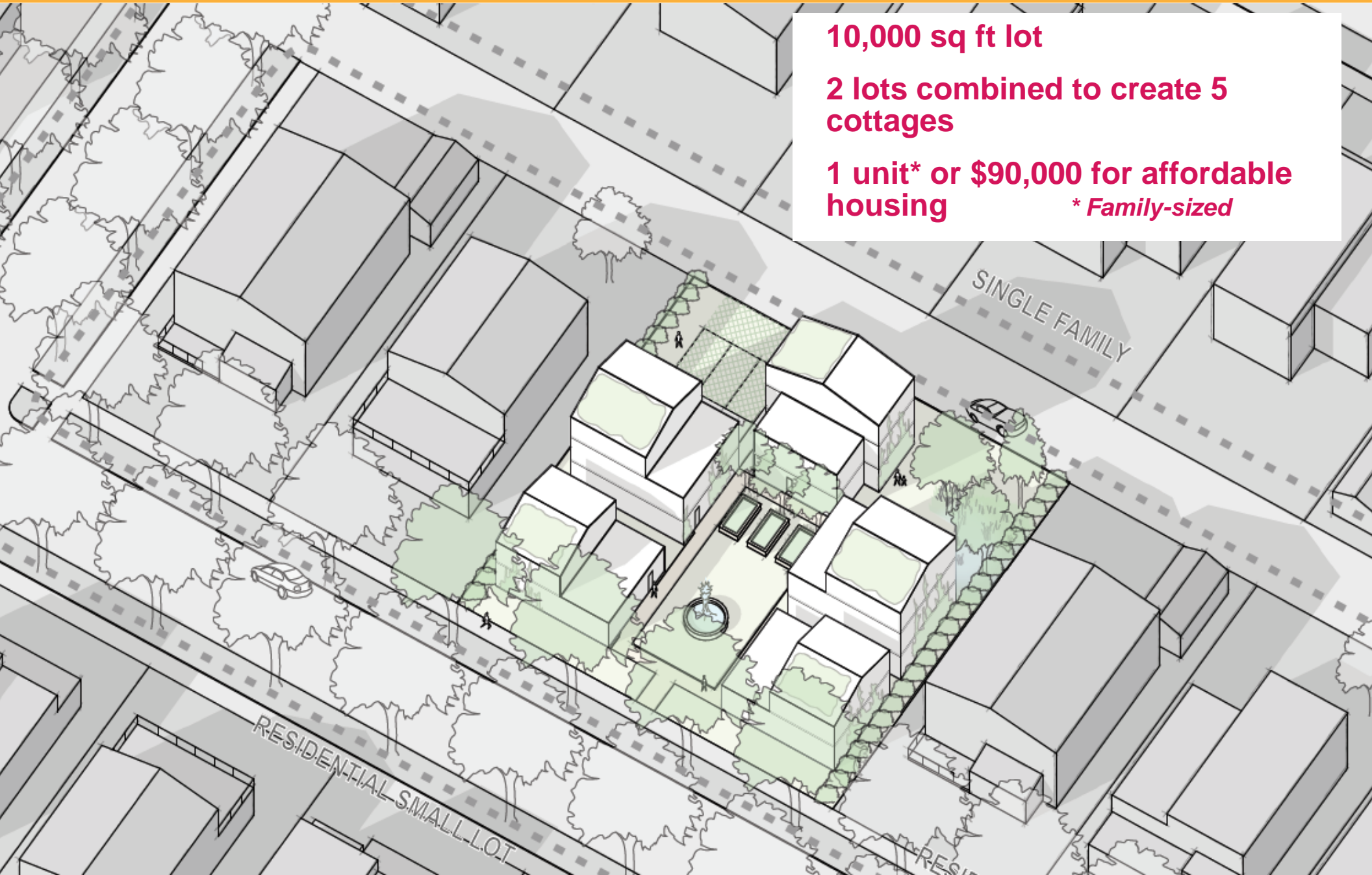


10,000 sq ft lot

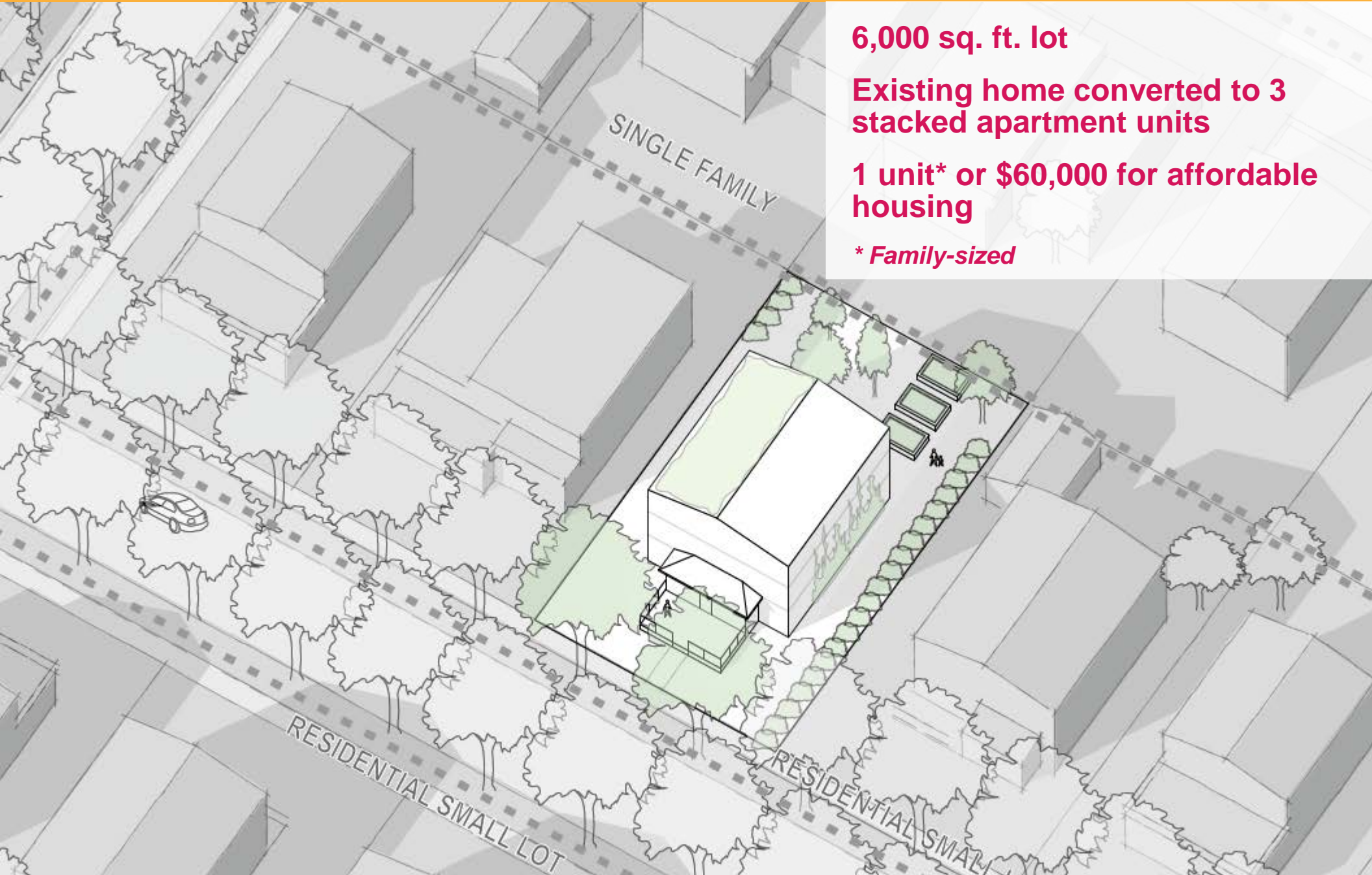
2 lots combined to create 5 cottages

1 unit* or \$90,000 for affordable housing

** Family-sized*



Residential Small Lot (RSL)



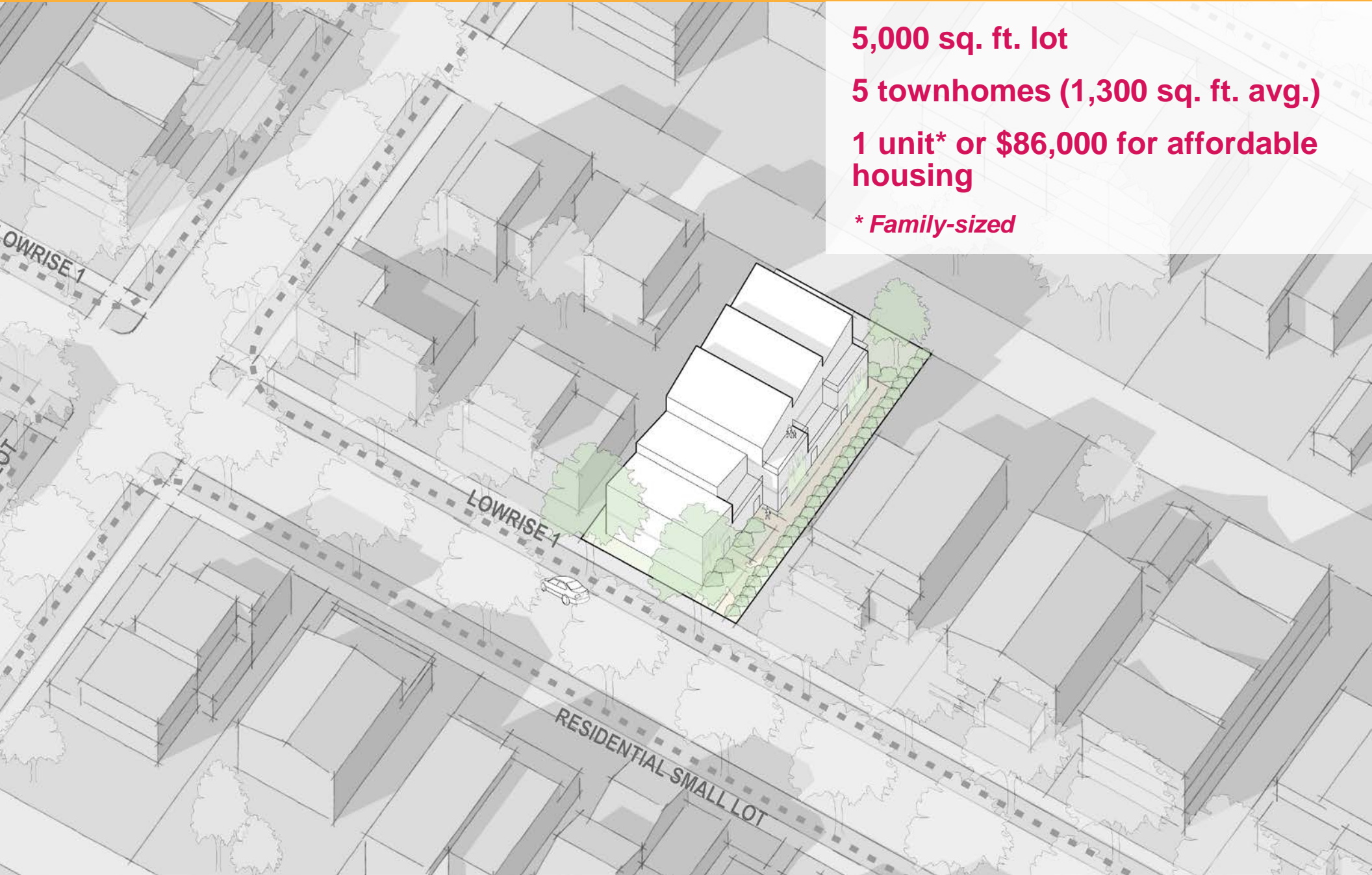
6,000 sq. ft. lot

Existing home converted to 3 stacked apartment units

1 unit* or \$60,000 for affordable housing

*** Family-sized**

Lowrise 1 (LR1)



5,000 sq. ft. lot

5 townhomes (1,300 sq. ft. avg.)

1 unit* or \$86,000 for affordable housing

**** Family-sized***

Lowrise 2 (LR2)

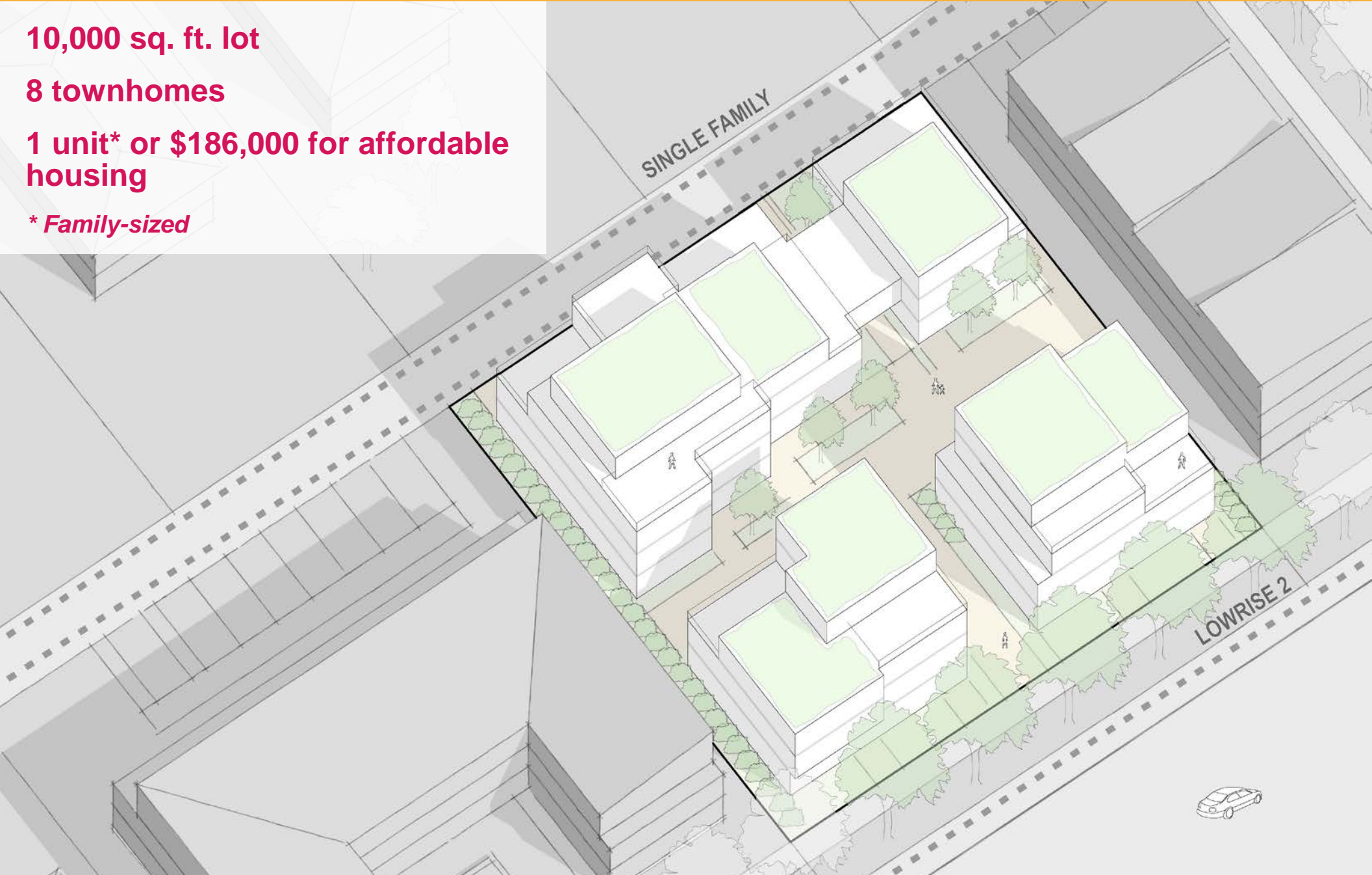


10,000 sq. ft. lot

8 townhomes

1 unit* or \$186,000 for affordable housing

*** Family-sized**



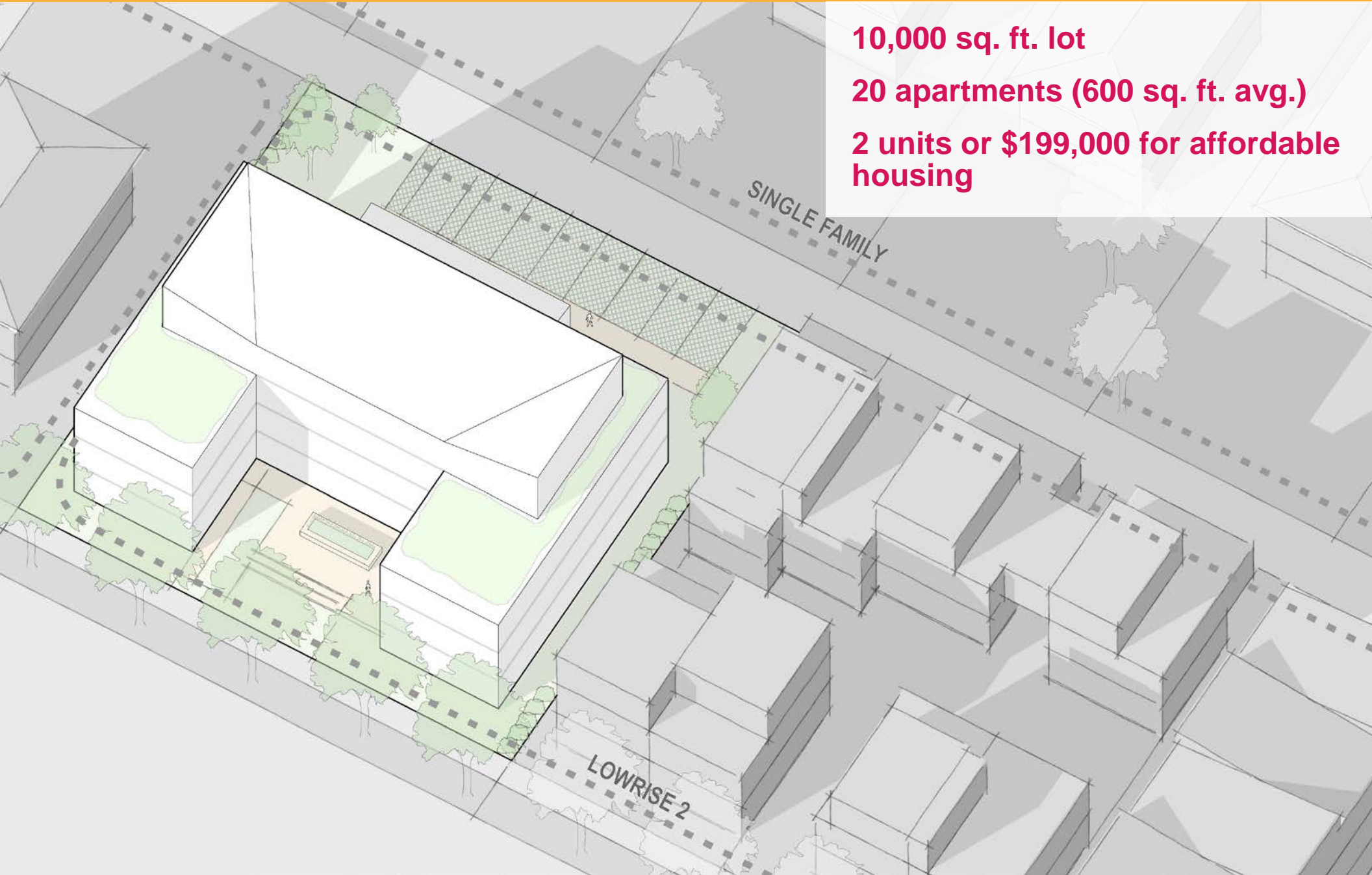
Lowrise 2 (LR2)



10,000 sq. ft. lot

20 apartments (600 sq. ft. avg.)

2 units or \$199,000 for affordable housing



Lowrise 3 (LR3)

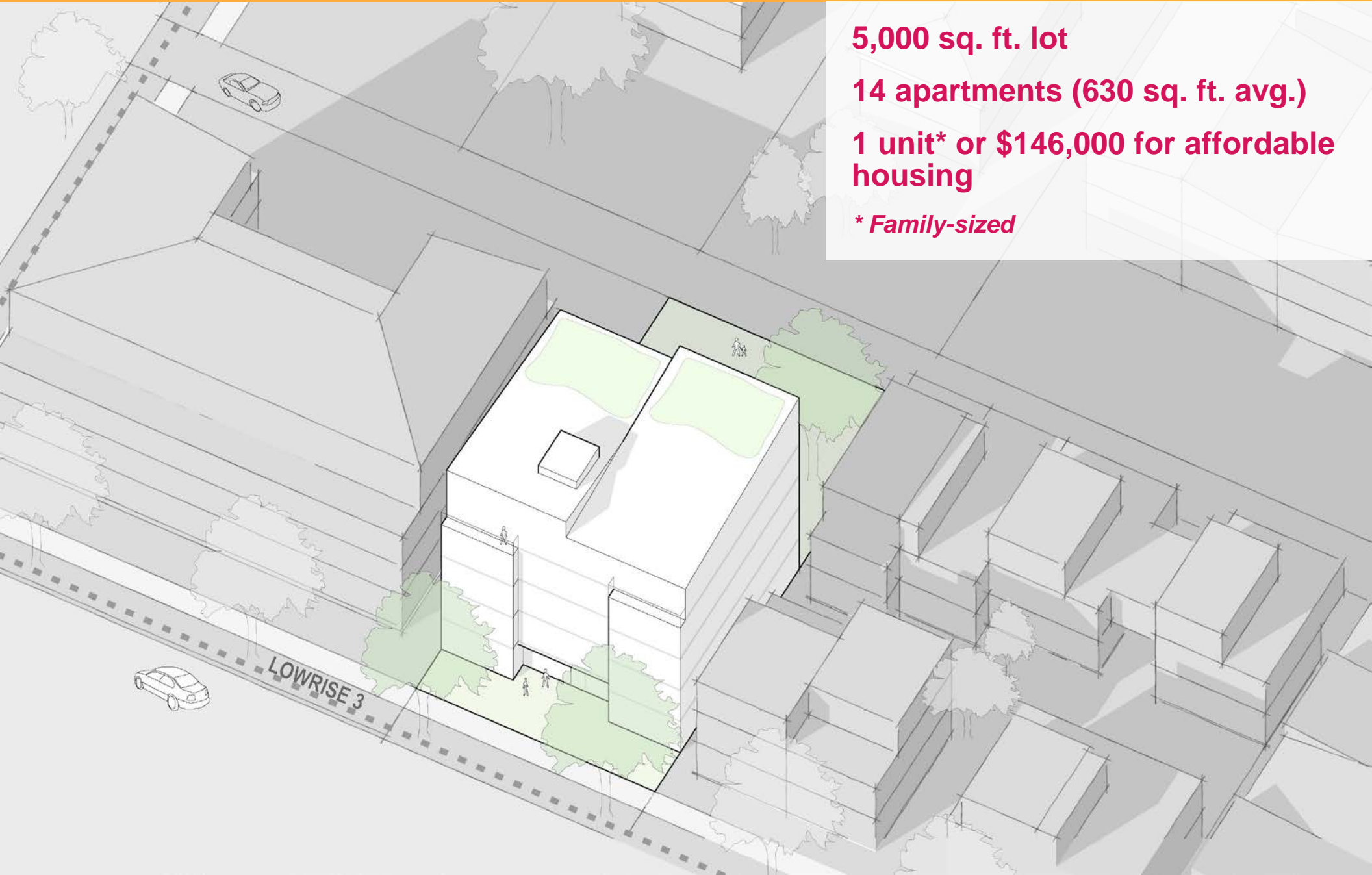


5,000 sq. ft. lot

14 apartments (630 sq. ft. avg.)

1 unit* or \$146,000 for affordable housing

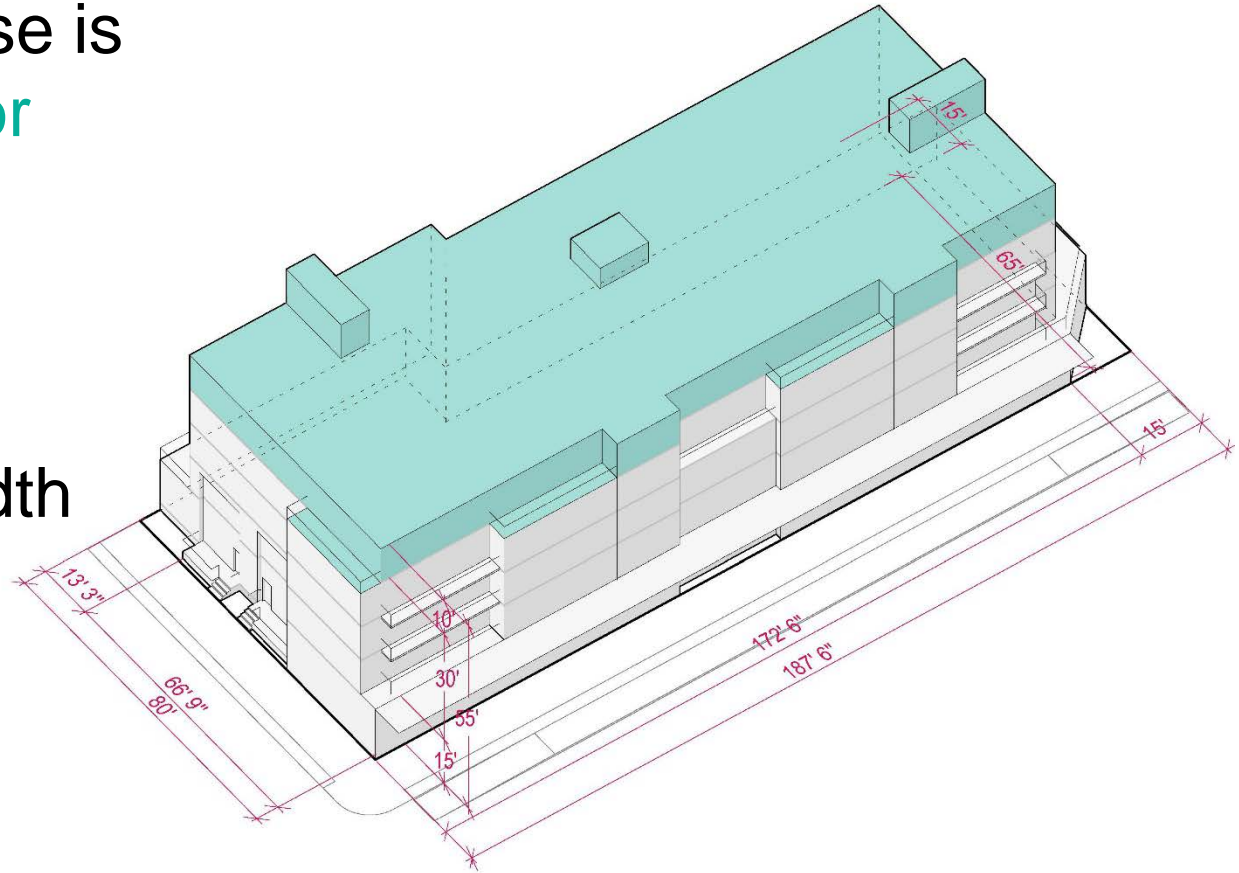
*** Family-sized**



Neighborhood Commercial



- Typical zoning increase is to allow **one extra floor**
- Proposing additional upper-story setback requirements and maximum building width requirements



Property Taxes



- Property Tax = *assessed value of property* * *tax rate*
- Assessed value will change only if there is increase in value demonstrated through land sales and development on comparable sites.
- Analysis of single-family property tax rates in Roosevelt in the several years after zoning changes in 2011 found no change in tax rates for properties rezoned to Lowrise compared to those that weren't rezoned. This may change in future as more development occurs.
- King County has existing tax reduction for qualifying senior citizens.



Does the draft map reflect the MHA Principles?

Zoning changes:

- Are the location and scale of the draft zoning changes reasonable to implement Mandatory Housing Affordability in this neighborhood?

Single Family rezone areas:

- Are Lowrise zones proposed in appropriate places?

Other ways to participate



Online dialogue

HALA.Consider.it

All urban village draft zoning maps online for comment and dialogue.

HALA Community Open Houses

- First round of 5 meetings (complete)
- Second round of 5 meetings (complete)
- Third round (April–June)

Neighborhood Urban Design Workshops

- 14 complete
- **3/6 Morgan Junction**
- 3/13 Eastlake
- Rainier Beach

Citywide mailing

December 2016

Local meetings and group discussions

City staff will attend to the extent possible.

EIS process

- **May 2017** Draft EIS and 45-day comment period
- **July 2017** Final EIS

Door-to-door canvas

February–March 2017

thank you.

www.seattle.gov/HALA

HALA.Consider.it

tinyurl.com/MHA-draft-map



HOUSING AFFORDABILITY
AND LIVABILITY AGENDA