

# City of Seattle Housing Affordability and Livability Agenda

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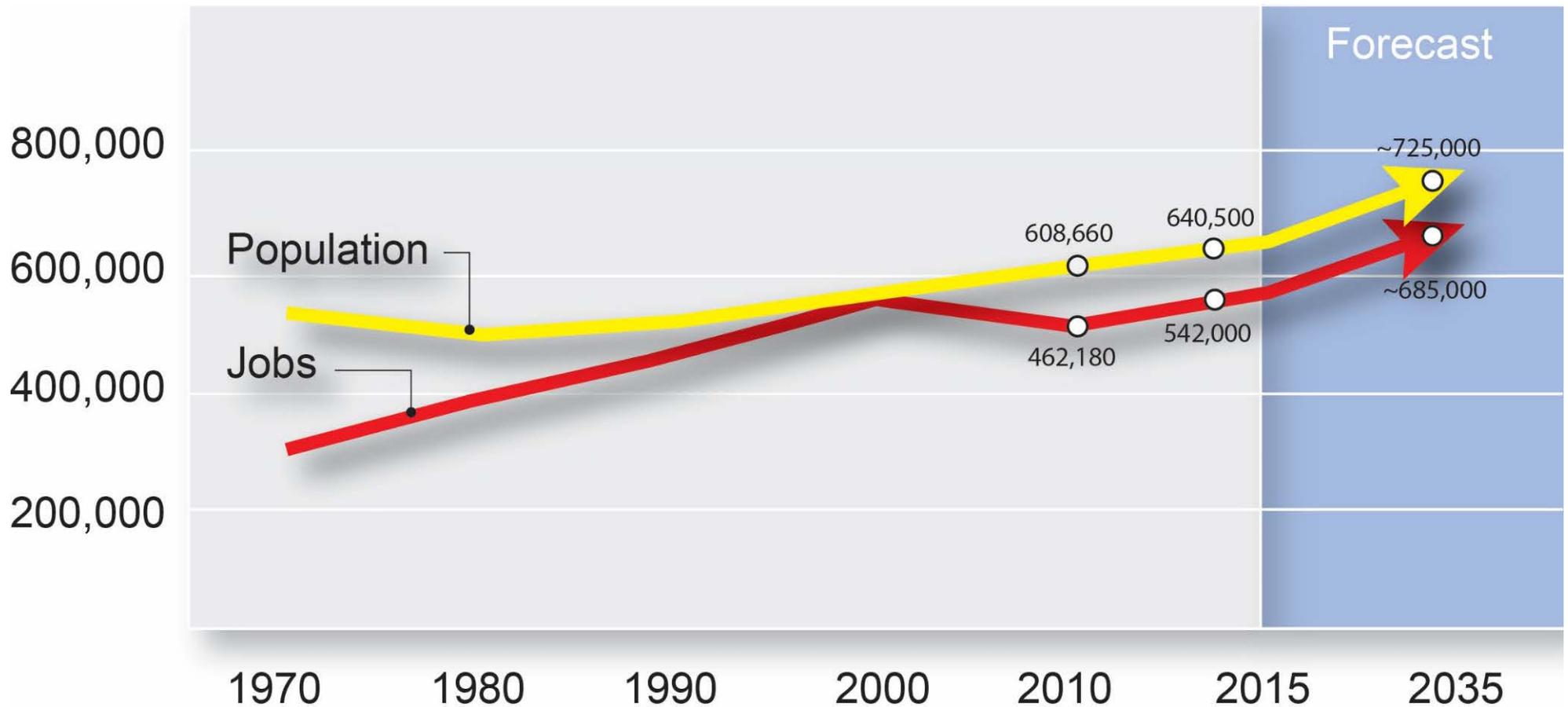


**Alaska Junction**  
**January 26, 2017**

# Investing in our communities



# Seattle is growing



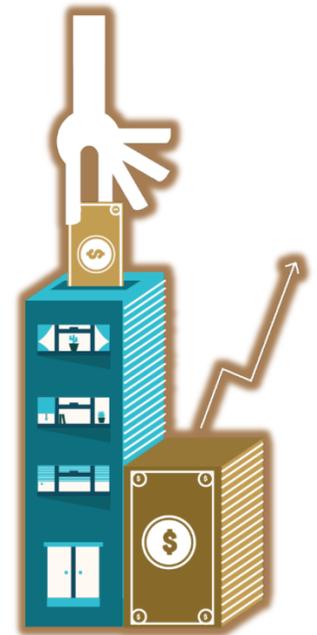
# Seattle's housing reality



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**

# Mandatory Housing Affordability (MHA)

What is MHA and how does it work?



HOUSING AFFORDABILITY  
AND LIVABILITY AGENDA

# What is MHA?



## Growth with affordability

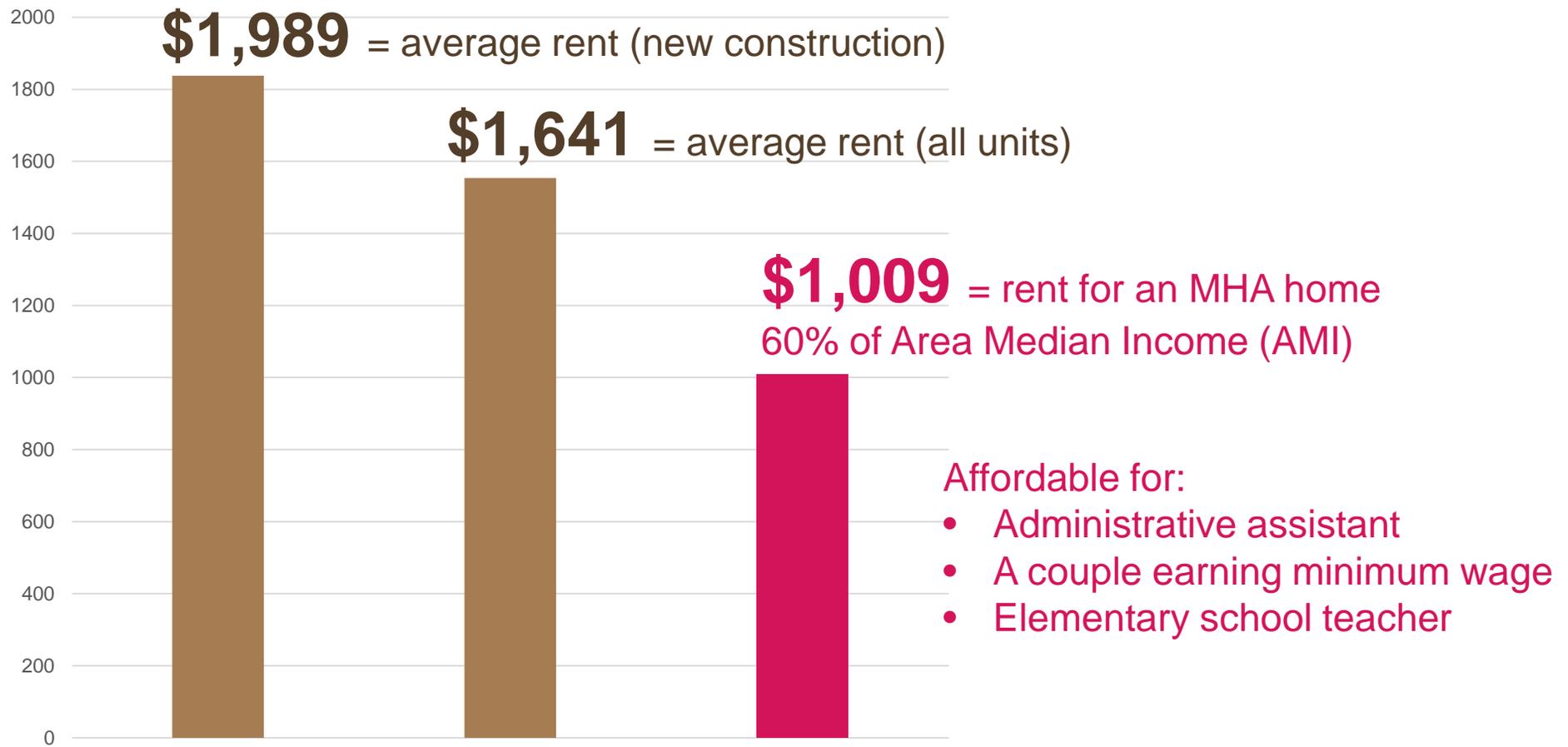
- All new multifamily and commercial development must either build or pay into a fund for affordable housing
- Provides additional development capacity to partially offset the cost of these requirements (zoning changes)
- Increases housing choices
- A state-approved approach other local cities have used



# MHA and affordability



## Market Rents and Affordable MHA Rents one-bedroom unit



# A citywide program



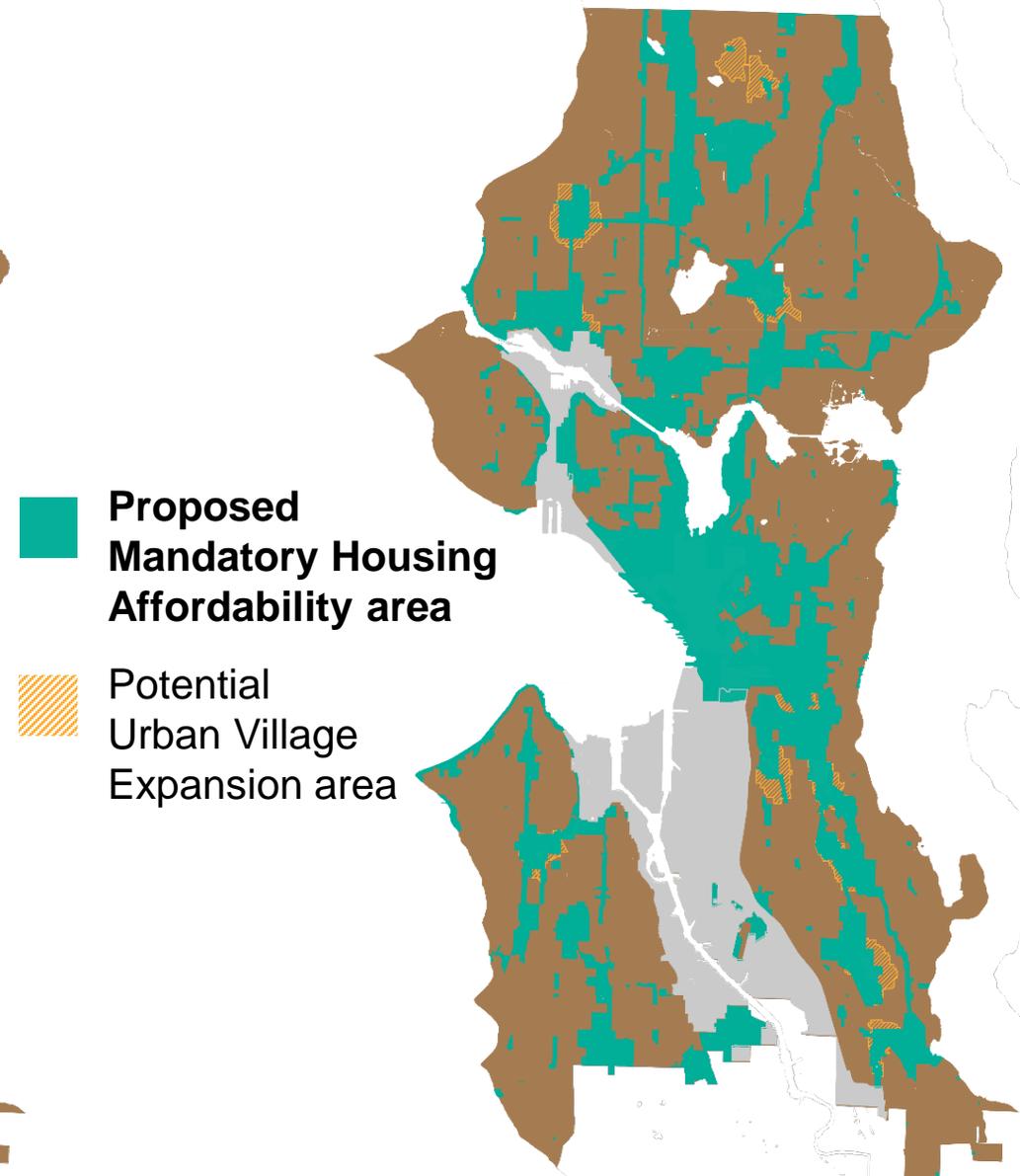
## EXISTING

Voluntary Incentive Zoning for affordable housing (IZ)



## PROPOSED

Mandatory Housing Affordability (MHA)



# An anti-displacement tool



- MHA is a strong anti-displacement tool.
  - Physical and economic displacement are occurring today.
  - MHA will bring new housing choices – especially rent-restricted units.
  - MHA is not anticipated to significantly change total amount of demolition.
  
- Two studies by UC Berkley and the California's Legislative Analysts Office
  - Cities with more development experienced less displacement
  - Affordable housing requirements in California had not reduced displacement because they reduced growth

# Growth and MHA in the Junction

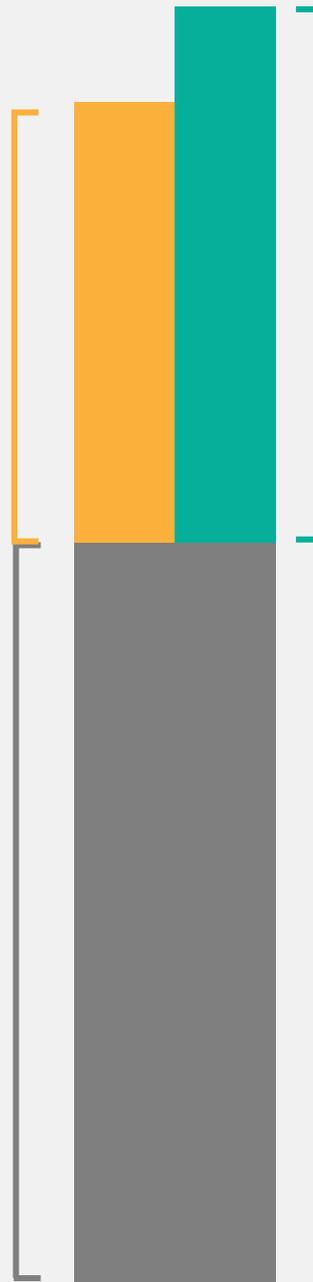


SEATTLE 2035  
GROWTH ESTIMATE:  
**2,300 homes  
over 20 years**

ESTIMATE BASED ON DRAFT  
MHA ZONING CHANGES:

**2,800 homes  
over 20 years**

EXISTING HOUSING  
**3,880 homes**  
(2015 baseline)



- 84-126 affordable homes through MHA performance
- \$20.7-31.6 million for affordable housing through MHA payment

# Putting MHA into effect

Zoning and urban village boundary changes

# What is an urban village?



Vibrant local businesses



Transportation options

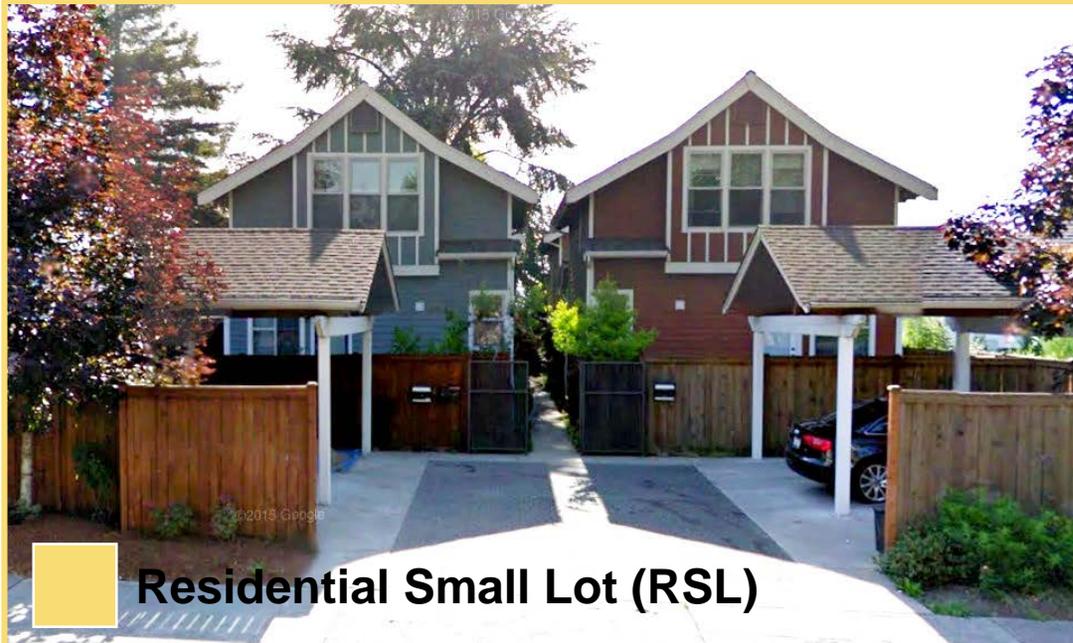


Amenities & investments



Community gathering places

# What is zoning?

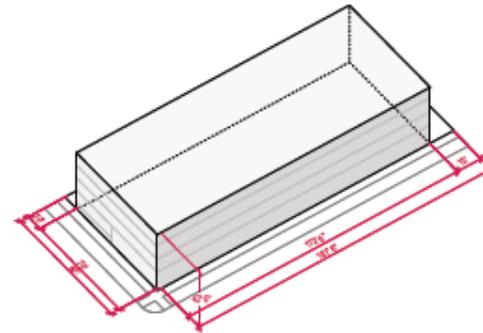


# MHA zone changes – typical



## 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



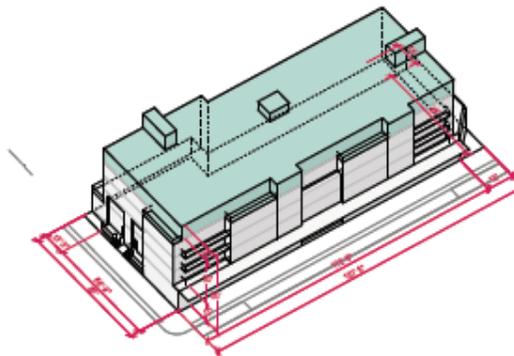
Lot Size	15,000sf
Total Allowed GSF	48,750sf
Efficiency Factor	.8
Ground Floor Commercial GSF	5,000sf
Residential GSF	43,750sf
Total Net Residential	35,000sf
Total Units	40
Average Net Unit Size	875sf
Parking Spaces Provided	underground

**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**
- **Urban village boundary expansions**
- **Changes in single-family zoned areas**

# Principles to Guide MHA Implementation

How the MHA Principles inform the draft  
zoning maps

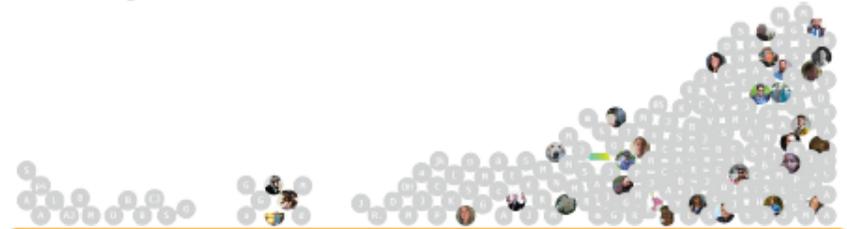
# MHA Principles



**Based on community input**

## Online

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



**Focus Groups &  
Community Meetings**

# 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



# Evaluate MHA 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

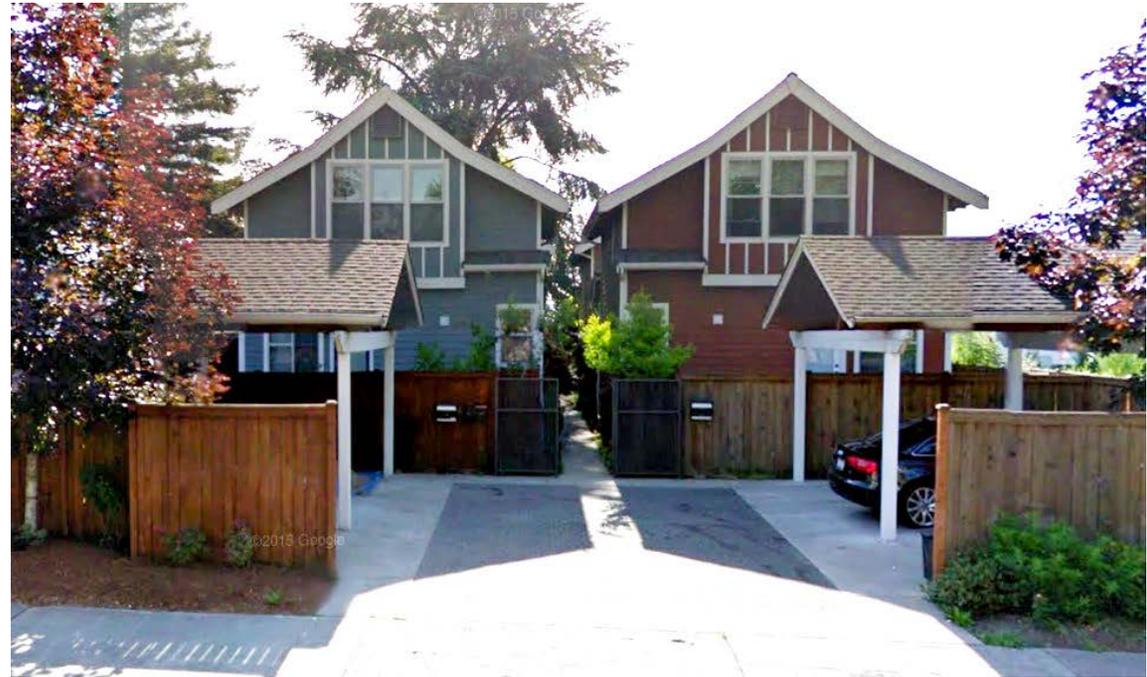
When considering various alternatives, what assumptions do we make about people who are different from us?

- 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 as additional development capacity is accommodated.**



# Principle: Assets and Infrastructure



**Consider locating more housing near neighborhood assets and infrastructure such as parks, schools, and transit.**



# Principle: Neighborhood Urban Design



**Consider local urban design priorities when making zoning changes.**



# Local Considerations



- Retain highest density along Alaskan “transit spine”
- Transition from these heights to single family areas
- Expanding urban village boundary based on a 10-minute walk from Alaska from Fauntleroy to California, excluding steep slope to west
- Larger increase nearest transit, shops, and Fairmont Park
- Not proposing significant zoning changes immediately adjacent to future light rail stop due to 2030 opening and unknown location

# Reading the MHA maps

Zoning changes to implement MHA



# Map legend



at the top of the draft zoning map

## proposed zoning

white labels identify changes:

existing zone | draft MHA zone

Solid areas have a typical increase in zoning (usually one story)

Hatched areas have a larger increase in zoning or a change in zone type.

## MHA requirements

vary based on scale of zoning change (residential proposal shown)

**(M)** 5-7% of homes must be affordable or a payment of \$7-21 per sq. ft.

**(M1)** 8-10% of homes must be affordable or a payment of \$11-30 per sq. ft.

**(M2)** 9-11% of homes must be affordable or a payment of \$12-33 per sq. ft.

## zone categories

follow the links below to see examples of how buildings could look under MHA

**Residential Small Lot (RSL)**  
cottages, townhouses, duplexes/triplexes similar in scale to single family zones

**Lowrise (LR)**  
townhouses, rowhouses, or apartments

[Lowrise 1 \(LR1\)](#) max height 30 ft.  
[Lowrise 2 \(LR2\)](#) max height 40 ft.  
[Lowrise 3 \(LR3\)](#) max height 50 ft.

**Midrise (MR)**  
apartments with 7-8 stories

**Highrise (HR)**  
apartments with heights of 240-300 ft.

**Seattle Mixed (SM)**  
buildings with a mix of office, retail, and homes

**Neighborhood Commercial (NC)**  
mixed-use buildings with 4-9 stories

**Commercial (C)**  
auto-oriented commercial buildings

**Industrial Commercial (IC)**  
MHA applies only to commercial uses

## urban villages

areas designated for growth in our Comprehensive Plan

Existing boundary

Proposed boundary

Seattle 2035 10-minute walkshed

Open space

Public school

Light rail

Bus stop

# 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**



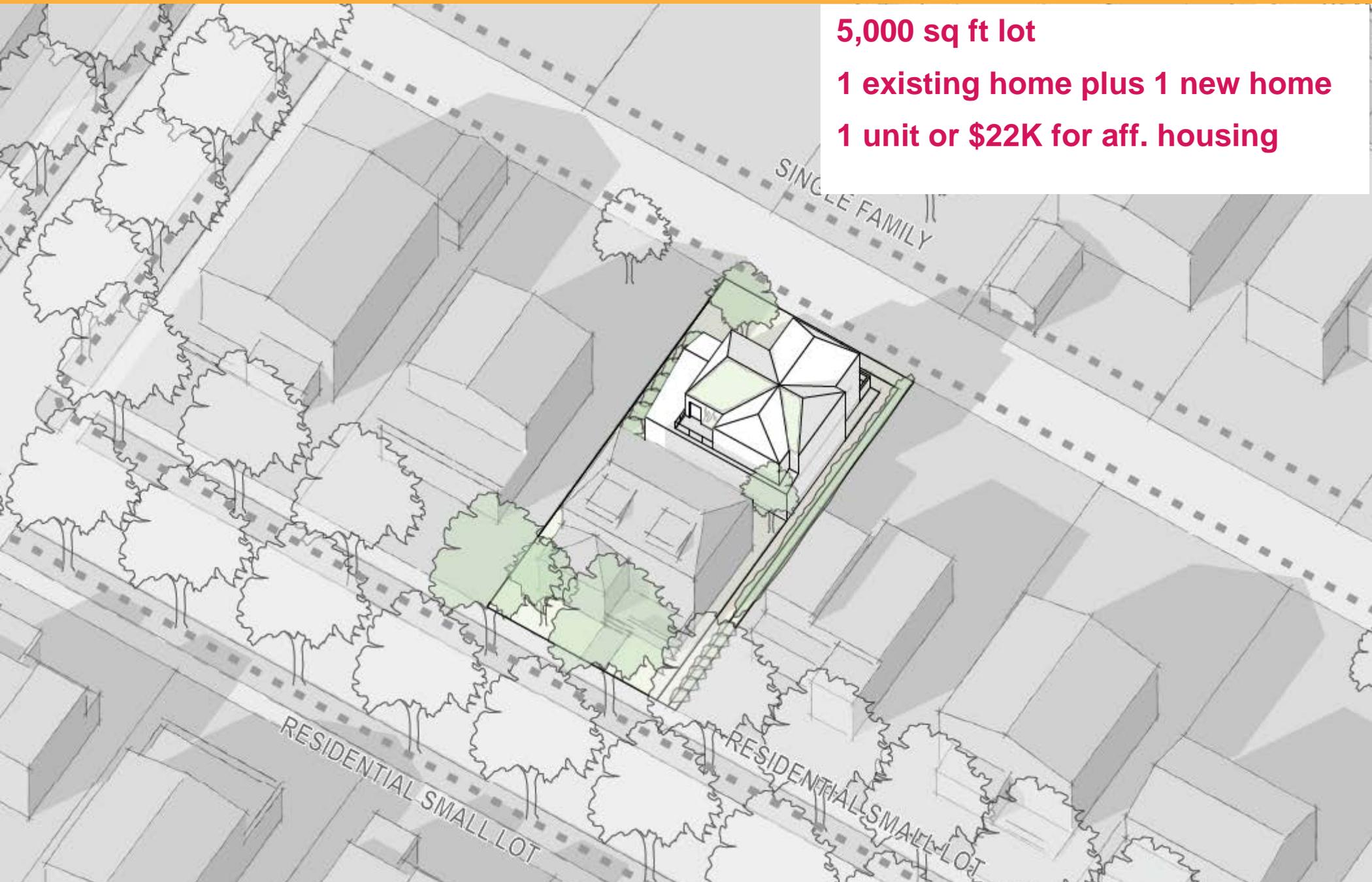
# Residential Small Lot (RSL)



**5,000 sq ft lot**

**1 existing home plus 1 new home**

**1 unit or \$22K for aff. housing**



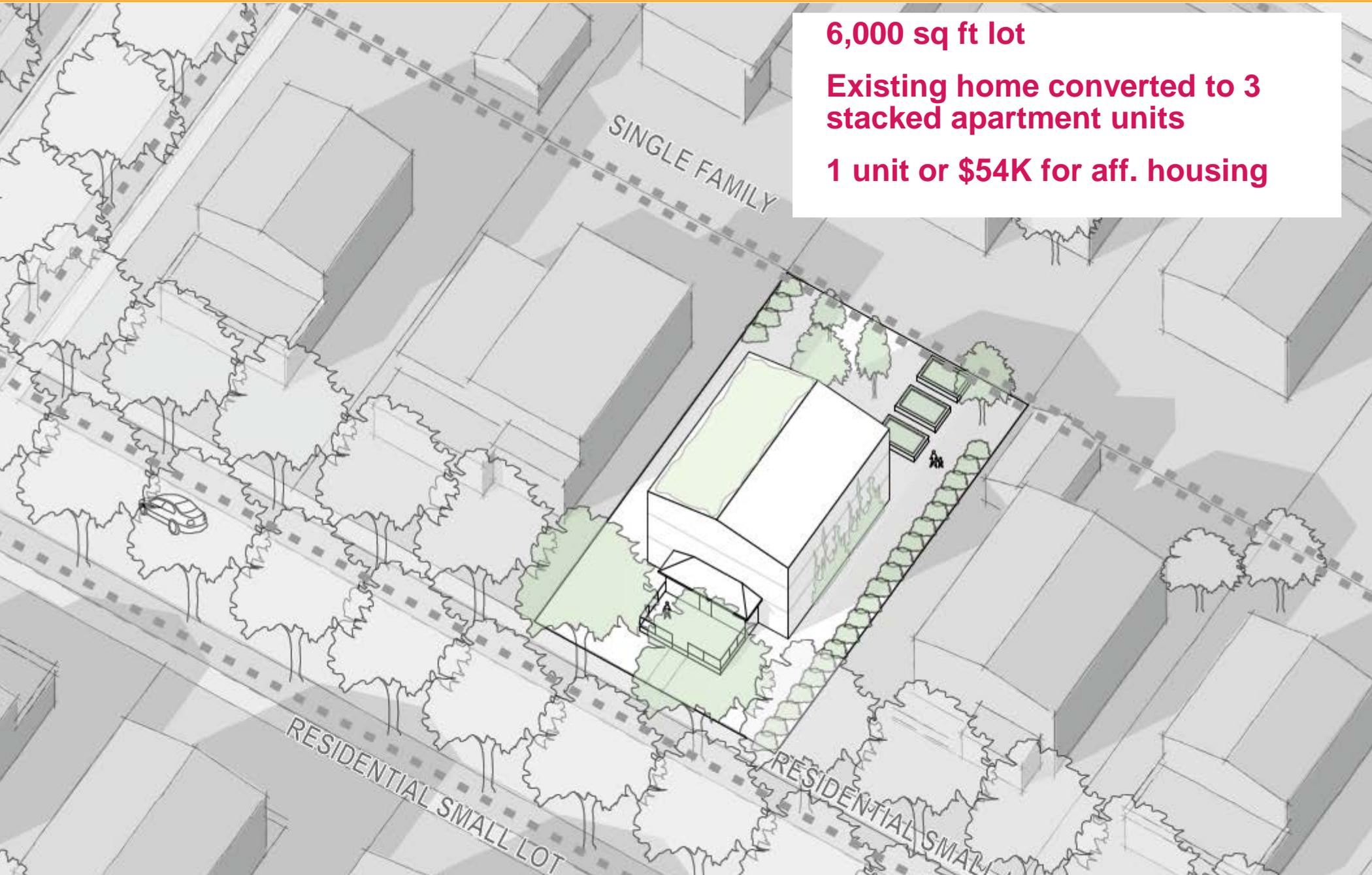
# Residential Small Lot (RSL)



**6,000 sq ft lot**

**Existing home converted to 3 stacked apartment units**

**1 unit or \$54K for aff. housing**



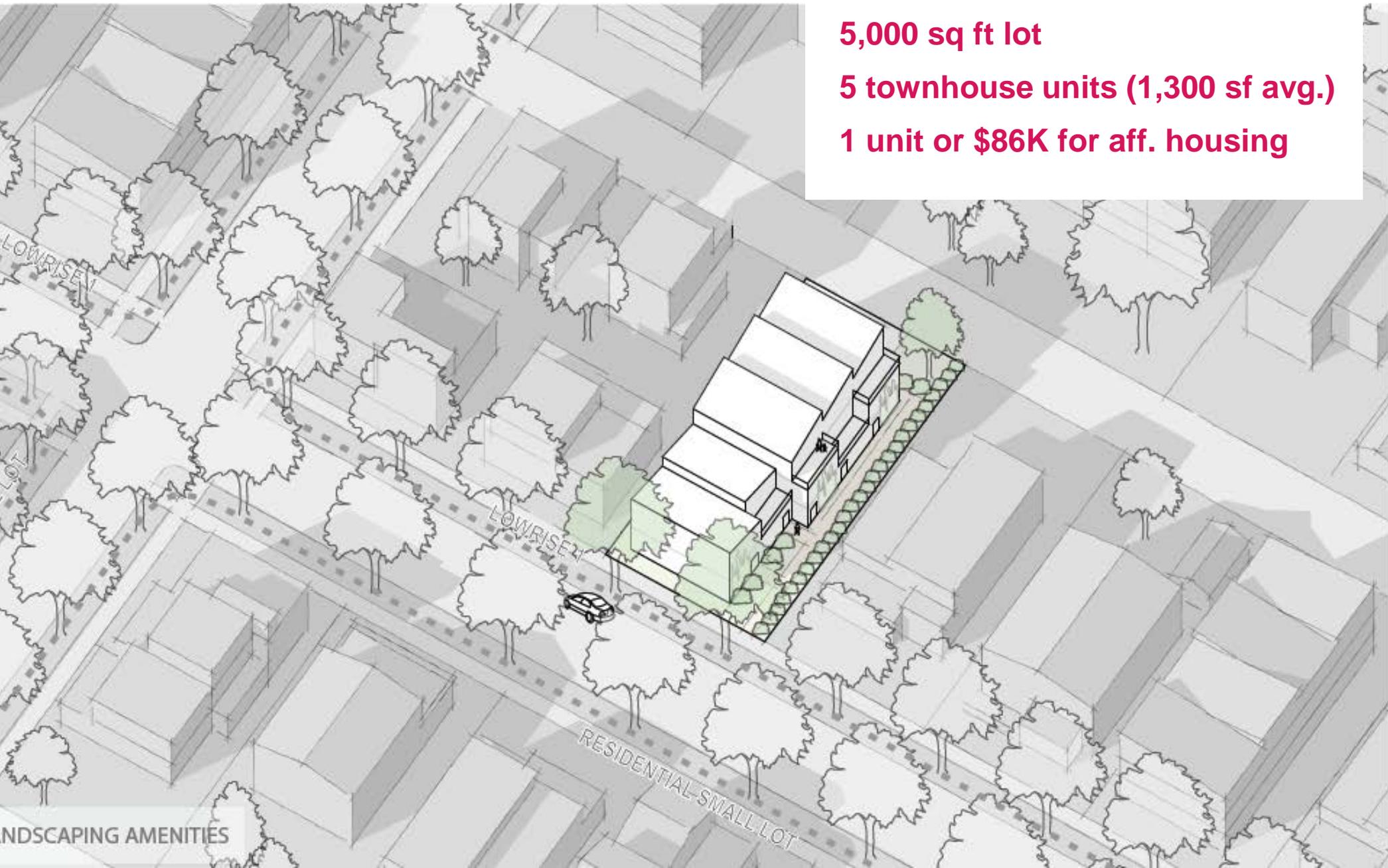
# Lowrise 1 (LR1)



**5,000 sq ft lot**

**5 townhouse units (1,300 sf avg.)**

**1 unit or \$86K for aff. housing**



LANDSCAPING AMENITIES

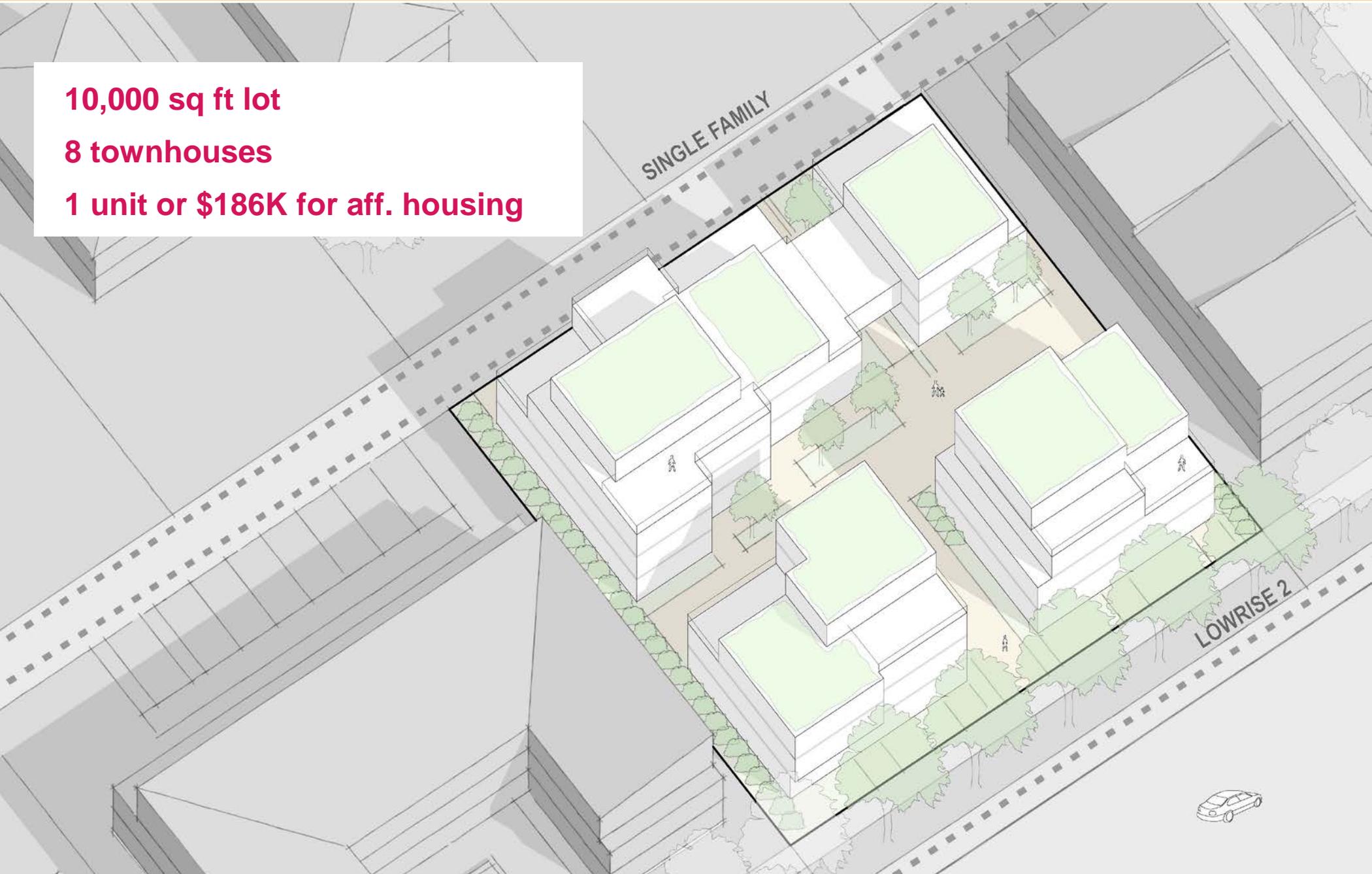
# Lowrise 2 (LR2)



**10,000 sq ft lot**

**8 townhouses**

**1 unit or \$186K for aff. housing**



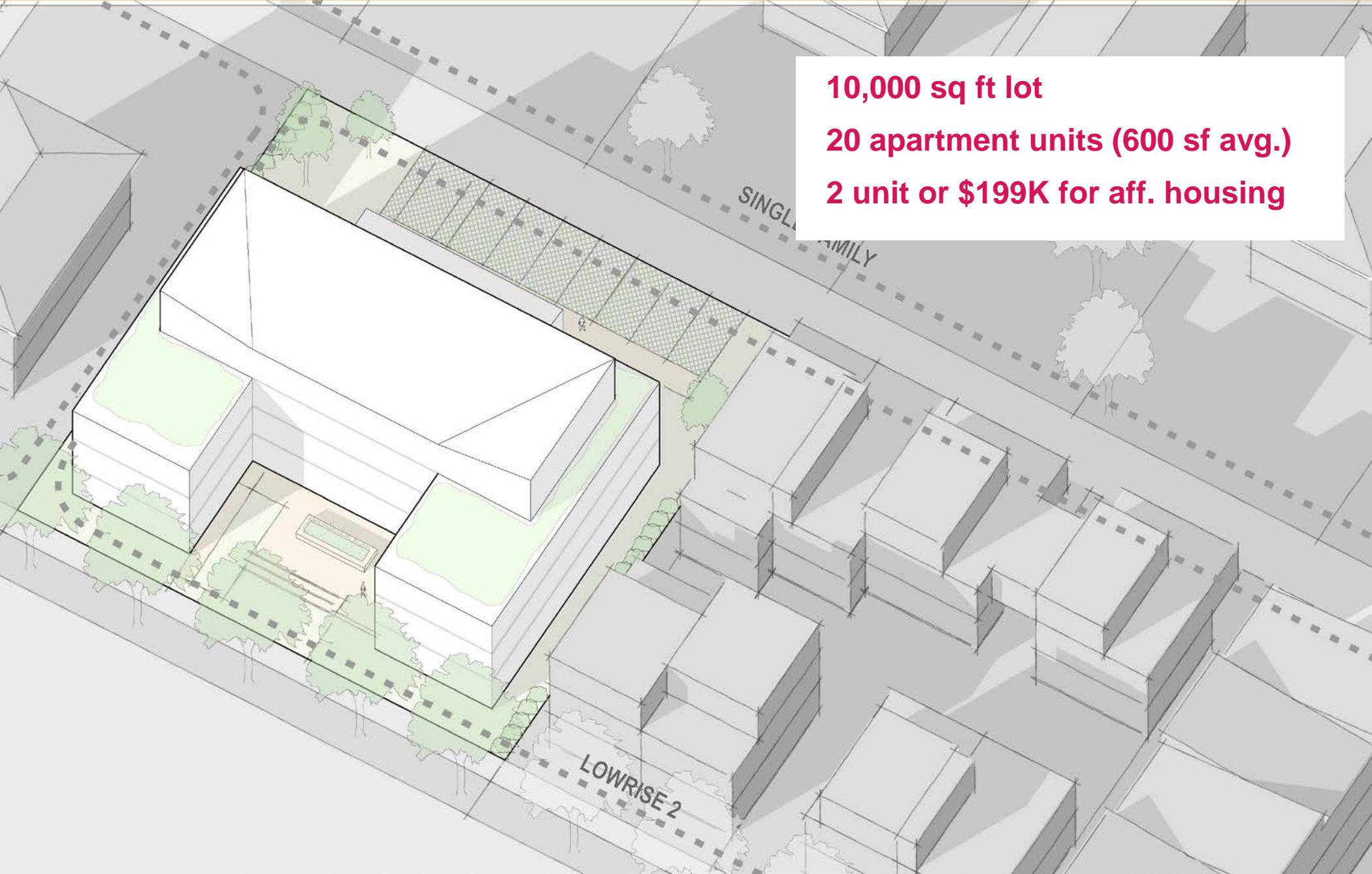
# Lowrise 2 (LR2)



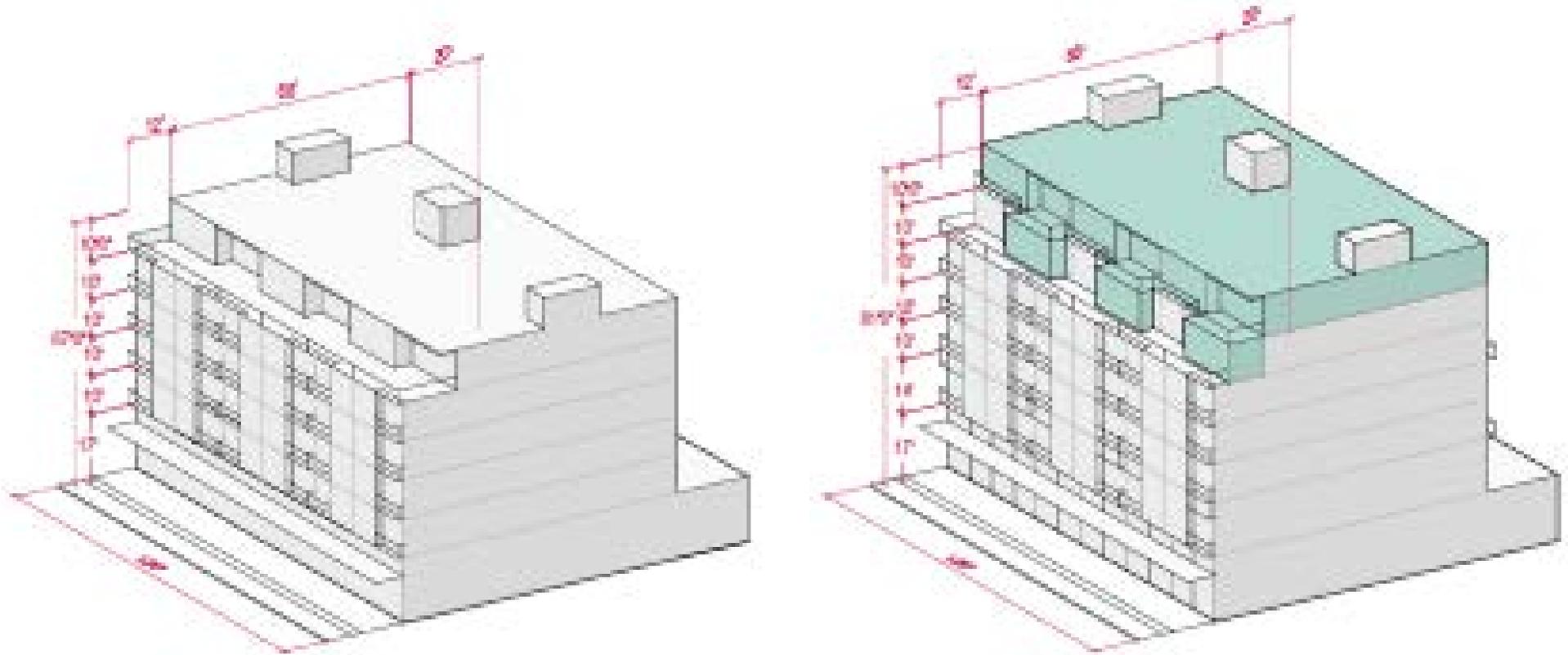
**10,000 sq ft lot**

**20 apartment units (600 sf avg.)**

**2 unit or \$199K for aff. housing**



# Neighborhood Commercial



- Standard increase is to allow one extra floor
- Also 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.

# What we've been hearing



- Concerns about changes to existing single-family zones
- Benefits and challenges of growth generally
- Questions about impacts on property taxes
- Desire for more Rapid Ride C Line buses
- Interest in more density near future light rail station



## Does the draft map match the MHA Principles?

### Zone changes:

- Is the location, and scale of the draft zone change reasonable to implement MHA affordable housing in this neighborhood?

### Single Family rezone areas:

- Are the Residential Small Lot (RSL) and Lowrise (LR) 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.

## Citywide mailing

~ December 2016

## Local meetings & group discussions

City staff will attend to the extent possible.

## HALA Community Meetings

- **12/3** Bitter Lake (10 a.m.-12 p.m.)
- **12/7** West Seattle
- **12/13** Roosevelt / Ravenna (6-8 p.m.)
- **1/10** First Hill (6-8 p.m.)
- **2/4** Columbia City (10 a.m.-12 p.m.)

## EIS process

- **Mar. 2017** Draft EIS: 45-day comment period
- **May 2017** Final EIS

## Neighborhood Urban Design Workshops

- **10/20** N. Beacon Hill
- **10/29** Roosevelt
- **11/9** Westwood–Highland Park
- **11/15** Crown Hill
- **11/29** Aurora–Licton Springs
- **1/9** South Park
- **1/17** Wallingford
- **1/19** Othello
- **1/26** Alaska Junction
- **1/31** 23rd & Union–Jackson
- **2/11** Admiral
- **2/28** Madison–Miller
- Rainier Beach

thank you.

[www.seattle.gov/HALA](http://www.seattle.gov/HALA)

[HALA.Consider.it](http://HALA.Consider.it)

[tinyurl.com/MHA-draft-map](http://tinyurl.com/MHA-draft-map)



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