

# MHA

MANDATORY HOUSING AFFORDABILITY EIS

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# ENVIRONMENTAL IMPACT STATEMENT

The City of Seattle is proposing Mandatory Housing Affordability (MHA) to require all new multifamily and commercial developments to build affordable homes, either constructing them on-site or paying the City to build them elsewhere in the city. MHA is expected to create a total of 6,000 new affordable homes over the next 10 years for low-income and moderate-income families and individuals.

In order to implement MHA, the City would allow developers to build slightly higher or larger buildings where these kinds of developments are already allowed.

The City is proposing to prepare an Environmental Impact Statement (EIS) that will analyze three alternatives and identify the impacts of each alternative. As we consider additional density, we want your feedback on what issues need to be considered and evaluated.



# MH A

## MANDATORY HOUSING AFFORDABILITY EIS



# ALTERNATIVES

Three alternatives all include same 20 year growth estimate:

**+70,000 Total Households;**  
**+8,400 Affordable Units\***

The alternatives differ in whether the MHA program is implemented and how the affordable units are distributed amongst urban villages and centers.

NO ACTION	ALTERNATIVE 2	ALTERNATIVE 3
<b>MHA is not implemented</b>	<b>Implement MHA</b>	<b>Implement MHA with integrated program measures intended to reduce displacement in high risk areas</b>
<b>MHA Affordable Units:</b> None	<b>MHA Affordable Units:</b> 8,400*	<b>MHA Affordable Units:</b> 8,400*
<b>Building Height/Mass:</b> No change to existing requirements	<b>Building Height/Mass:</b> Revised standards to allow additional height and floor area in existing urban village/center multi family and commercial zones, existing single family zones in new/expanded urban villages, and existing multi family/commercial zones outside of urban villages	
<b>Urban Village/Center Boundaries:</b> Based on Comprehensive Plan	<b>Urban Village/Center Boundaries:</b> All Comprehensive Plan boundary expansions included	<b>Urban Village/Center Boundaries:</b> Limit expansions in high risk displacement areas
<b>Rezones:</b> Based on Comprehensive Plan	<b>Rezones:</b> Single-family rezones to allow greater variety of housing in all urban villages uniformly; capacity increases to commercial and multifamily zones uniformly  No changes to single-family zoned areas outside of urban villages	<b>Rezones:</b> Variations in rezones in urban villages depending on displacement risk, with areas at high risk of displacement proposed for lower intensity rezones  No changes to single-family zoned areas outside of urban villages
<b>Program Options:</b> None	<b>Program Options:</b> Distribution of units developed through the payment option according to current criteria	<b>Program Options:</b> Focused investment of units developed through the payment option in areas at risk of displacement

\* MHA is expected to yield approximately 6,000 new affordable housing units over the next 10 years. For purposes of this EIS analysis, this number has been extrapolated to maintain consistency with the Seattle 2035 Comprehensive Plan's 20 year planning horizon. For this reason, the City estimates approximately 8,400 affordable units will be added within 20 years.



# PROPOSED SCOPE

The EIS analysis will incorporate and leverage information and analyses contained in the recent Seattle 2035 Comprehensive Plan EIS (2016), Growth and Equity Analysis (2016), and other recent city studies and plans.

## HOUSING AND SOCIOECONOMICS

- Review of future housing development and supply
- Housing affordability, including a qualitative assessment of the MHA performance and fee options on the overall supply and distribution of affordable housing and MHA requirements on market-rate housing production
- Assessment of socio-economic characteristics, current housing affordability, and relative potential for displacement under each alternative

## LAND USE

- Impacts to land use patterns, compatibility with existing and planned land use patterns, consistency with applicable plans and policies

## AESTHETICS, HEIGHT/BULK/SCALE

- Impacts to visual character, including scale compatibility, street-level conditions, public spaces
- Qualitative review of potential shadow impacts

## TRANSPORTATION

- Assessment of potential impacts on mobility, circulation, transit, parking, bicycle and walking patterns

## HISTORIC RESOURCES

- Potential impacts to historic character and patterns of development and potential impacts on national register historic districts

## OPEN SPACE AND RECREATION

- Assessment of potential changes to development patterns with respect to existing open space needs, potential impacts of increased density and development on open space needs

## PUBLIC SERVICES AND UTILITIES

- Police, fire and emergency medical services, public schools, water, sewer, stormwater
- Potential impacts related to demand for services overall and in different geographic areas of the City



# PROCESS

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are  
here

ISSUE DETERMINATION  
OF SIGNIFICANCE AND  
SCOPING NOTICE

Determination of Significance and Scoping Notice for Mandatory Housing Affordability was issued on **July 28, 2016**

CONDUCT SEPA SCOPING

Scoping comment period will close **September 9, 2016**

PREPARE DRAFT EIS

Draft EIS will be prepared

ISSUE DRAFT EIS

Tentative issuance **December 2016**

DRAFT EIS PUBLIC  
COMMENT PERIOD

45-day period following issuance of the Draft EIS, will include a public hearing

PREPARE FINAL EIS

Responds to public comments after close of public comment period

ISSUE FINAL EIS

Tentative issuance **March 2017**

CITY ACTION

Implement Mandatory Housing Affordability