

City of Seattle Mandatory Housing Affordability Program



A program of Seattle's
Housing Affordability and Livability Agenda

Investing In Our Communities.



Seattle's housing reality



2,813 people are living **without shelter** in Seattle.



Over 45,000 Seattle households pay **over half of their income** on housing.

Average rent for a 1-bedroom apartment in Seattle **increased 29%** in the last five years.



What is the vision?



“This is a multi-pronged approach to deliver more housing choices... through a shared commitment between developers, residents, businesses, and nonprofits to support construction and preservation of affordable housing.”

Mayor Ed Murray

Where we've been



Housing Affordability and Livability Advisory Committee

- 28 member advisory committee
- November 2014 – July 2015
- 50+ stakeholders involved in subcommittees
- Input from ~2,700 community members online and in person
- Committee Recommendations released July 13, 2015

Housing Seattle Action Plan

- Released by Mayor on July 13, 2015

Community Conversations

- Fall 2015 to 2017

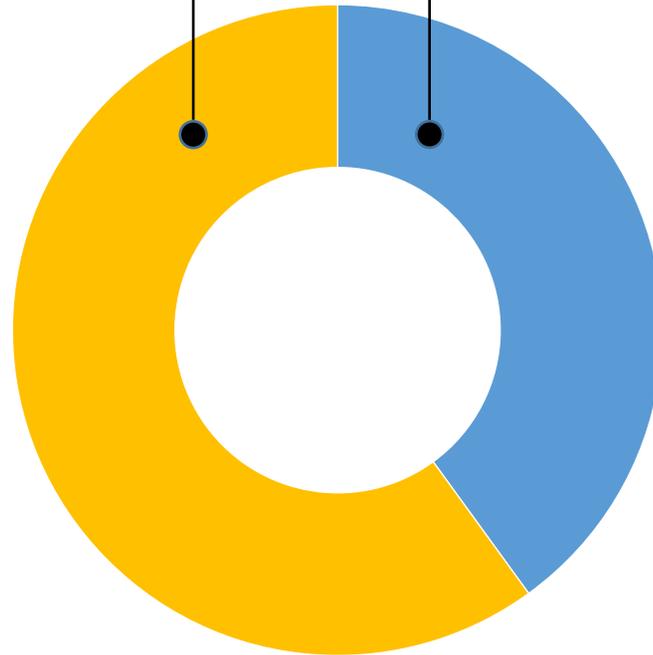
Where we are going



50,000 Housing Units over the next 10 years

30,000 New Market Rate Housing Units

- Continue growth in urban centers
- Reduce permitting barriers
- Maximize efficient construction methods
- Family-sized housing



20,000 New or Preserved Affordable Housing Units

- Net rent restricted units
- About 3x current production
- Includes preservation
- New and expanded public and private resources
- Funding primarily used for <60% AMI households
- Incentives used for 60-80% AMI households



Invest in Housing for Those Most in Need

Action Items Include:

- ✓ Renew voter-approved Housing Levy
- ✓ Maximize City-owned surplus property



Create New Affordable Housing As We Grow

Action Items Include:

- ✓ Require new affordable housing as a part of all new multi-family development
- ✓ Expand on successful incentive programs



Prevent Displacement and Foster Equitable Communities

Action Items Include:

- ✓ Strengthen tenant protections
- ✓ Investing in programs that stabilize vulnerable populations



Promote Efficient and Innovative Development

Action Items Include:

- ✓ Review Planning and Development processes; focus on what works
- ✓ Invest in quality development and design

Development Contributions



New development is already required to contribute to:

- Transportation
- Streetscape Improvements
- Utility Improvements
- Affordable Housing, Child care, open space, historic preservation, farm & forest preservation (through Incentive Zoning)

Considering Impact Fees to fund open space and transportation improvements. Draft proposal out for public discussion in Spring 2016.



What is the MHA Program?



A new program to create affordable housing units as we grow.

- Requiring that all NEW multi-family residential and commercial development contribute to affordable housing
- Providing additional development capacity to offset the cost of these requirements
- Utilizing a state-approved approach used by other local cities



MHA Implementation



Creating a Framework

- MHA-Commercial Structure (Complete)
- MHA-Residential Structure (Spring 2016)

Zoning Changes and Implementation

- Downtown, SLU, select neighborhoods (Summer 2016)
- Remaining Areas (Spring 2017)





Principles

MHA program should:

- Aim to generate 6,000 affordable units toward the 20,000 unit goal
- Target households making less than 60% of Area Median Income (*\$38,000 for one person and \$54,000 for a family of four*)
- Build upon existing Incentive Zoning program
- Encourage a mix of performance and payment
- Apply broadly while considering specific exceptions for historic areas, lakefront blocks, or the shoreline district

Affordable Housing Requirements



Specific Proposal for Downtown & South Lake Union

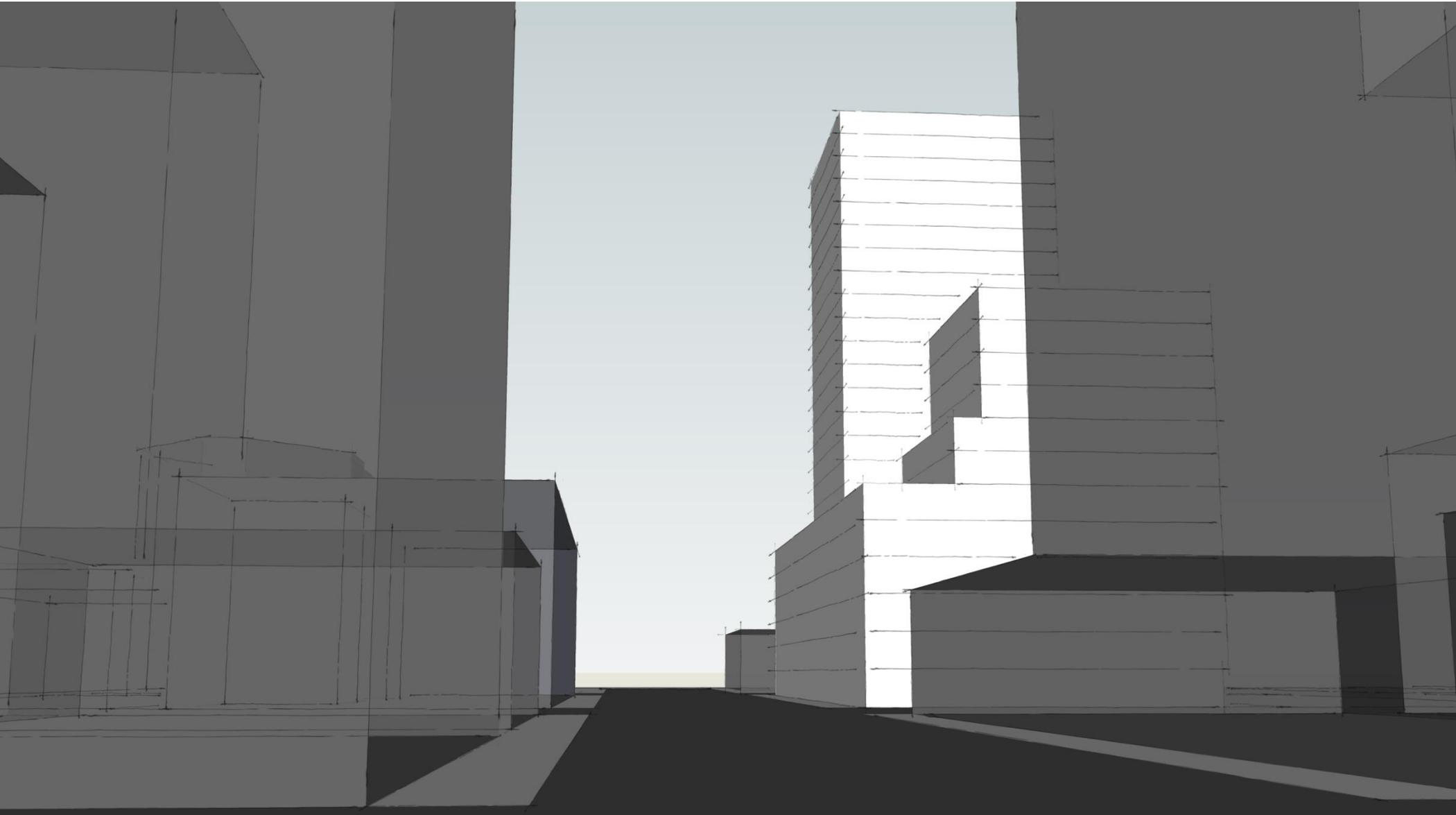
Requirements vary by zone:

	Payment Option (Per Square Foot)	Performance Option (Percentage)
Commercial	\$8 to 18	5% to 11%
Residential	\$5 to 13	2% to 5%

Residential Example



Current Example: DMR/R 240/65

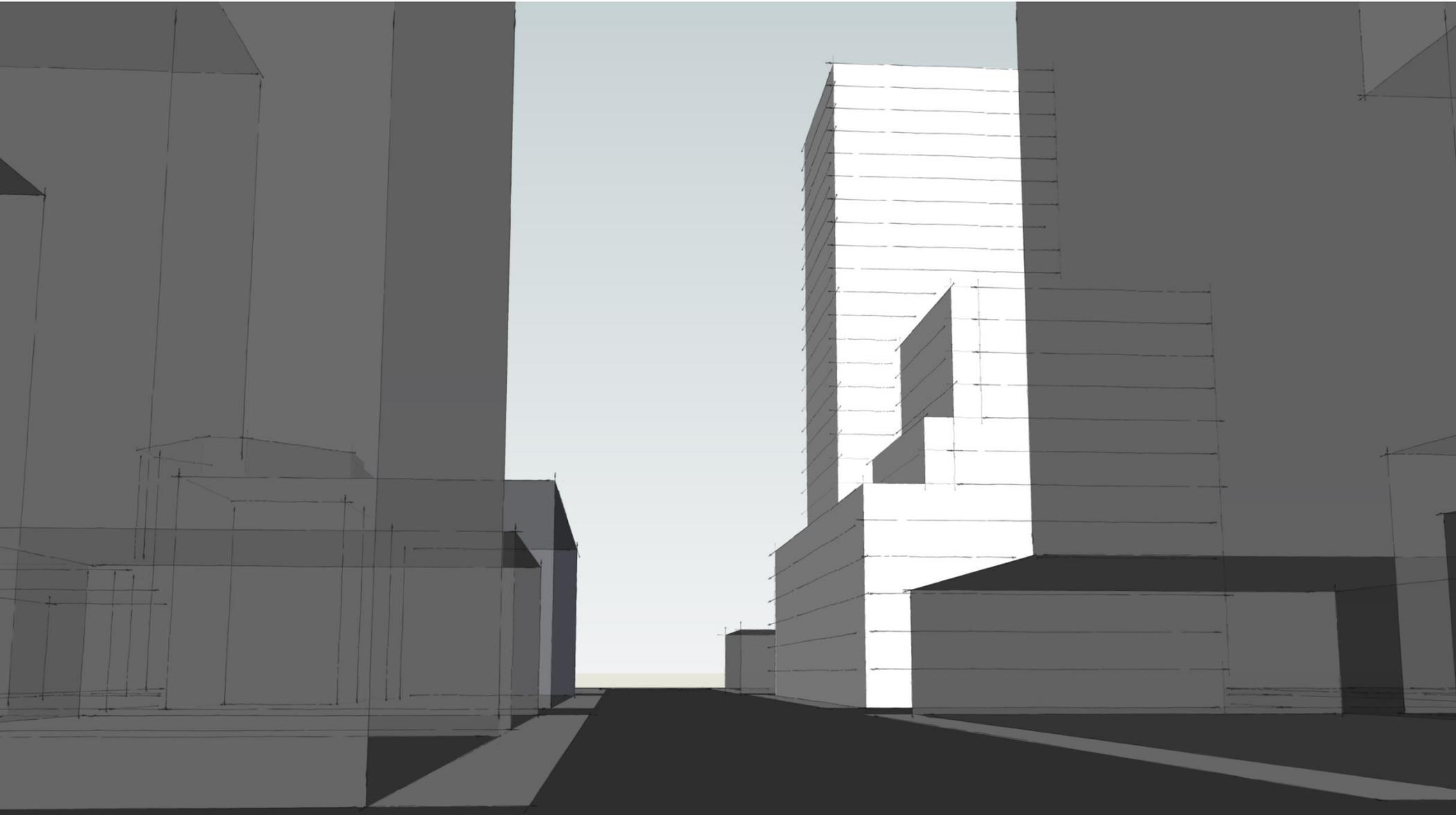


View: Looking north along 2nd Ave towards Wall St

Residential Example



Modeled change: Two additional stories and Increase coverage above 65 feet by 5%



View: Looking north along 2nd Ave towards Wall St

Capacity Increase in Other Zones

	Residential	Commercial
DMR/C 125/65	Two extra stories	0.5 FAR increase
DMC 240/290-400	1,000 SF tower floor plate	1 FAR increase
DOC2	1,000 SF tower floor plate	1 FAR increase
DMC 160	One extra story	1 FAR increase
DH2/85	One extra story	One extra story
PMM	No change	No change

Next Steps



Presentations & Discussion

December 2015
- March 2016

Legislation to Council
May/June 2016

Open House
Feb 24, 2016

Potential Adoption
September 2016

