City of Seattle
Mandatory Housing Affordability Program

A program of Seattle’s
Housing Affordability and Livability Agenda
Investing In Our Communities.
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
- 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
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)

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)
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
Initial Proposal: Exempt zones within National Historic Districts, but apply MHA in other areas
Affordable Housing Requirements

Specific Proposal for Downtown & South Lake Union

Requirements vary by zone:

<table>
<thead>
<tr>
<th></th>
<th>Payment Option (Per Square Foot)</th>
<th>Performance Option (Percentage)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>$8 to 18</td>
<td>5% to 11%</td>
</tr>
<tr>
<td>Residential</td>
<td>$5 to 13</td>
<td>2% to 5%</td>
</tr>
</tbody>
</table>
Residential Example

Current Example: DMR/C 65/65-150

View: Looking northeast along S King St towards 12th Ave S
Residential Example

**Modeled change**: Increase coverage above 65 feet by 5%

View: Looking northeast along S King St towards 12th Ave S
Residential Example

Current Example: IDM 75/85-150

View: Looking southwest along S Lane St towards 7th Ave S
Residential Example

**Modeled change:** Allow one additional story

View: Looking southwest along S Lane St towards 7th Ave S
## Capacity Increase in Adjacent Zones

<table>
<thead>
<tr>
<th>Zone Type</th>
<th>Residential</th>
<th>Commercial</th>
</tr>
</thead>
<tbody>
<tr>
<td>All PSM zones</td>
<td>No change</td>
<td>No change</td>
</tr>
<tr>
<td>IDM 75-85</td>
<td>No change</td>
<td>No change</td>
</tr>
<tr>
<td>IDR 45/125-240</td>
<td>One extra story</td>
<td>0.5 FAR increase</td>
</tr>
<tr>
<td>IDR 150</td>
<td>Two extra stories</td>
<td>0.5 FAR increase</td>
</tr>
<tr>
<td>DMC 340/290-400</td>
<td>1,000 SF tower floor plate</td>
<td>1 FAR increase</td>
</tr>
<tr>
<td>DMC 160</td>
<td>One extra story</td>
<td>1 FAR increase</td>
</tr>
<tr>
<td>IC 85-160</td>
<td>No change</td>
<td>0.5 FAR increase</td>
</tr>
</tbody>
</table>
Next Steps

Presentations & Discussion
December 2015 - March 2016

Legislation to Council
May/June 2016

Open House
Feb 24, 2016

Potential Adoption
September 2016