City of Seattle
Mandatory Housing Affordability Program

A program of Seattle’s
Housing Affordability and Livability Agenda
Investing In Our Communities.
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>
## Capacity Increase in Adjacent Zones

<table>
<thead>
<tr>
<th>Zone Description</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>IDM 75/85-150</td>
<td>One extra story</td>
<td>1 FAR increase</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>
The following issues will also be studied as part of the implementation process in 2016:

- Tower Standards in DOC zones
- Tower Coverage in SLU zones
Next Steps

Presentations & Discussion
December 2015 - March 2016

Legislation to Council
May/June 2016

Open House
Feb 24, 2016

Potential Adoption
September 2016