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.
“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
**HALA in action**

**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
- 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)
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
Specific Proposal for Downtown & South Lake Union

Requirements vary by zone:

<table>
<thead>
<tr>
<th>Requirements</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 Tower Example

Current
Proposed: Increase maximum floor plate by 1,000 square feet
Commercial Tower Example

Current
**Proposed:** Increase maximum Floor Area Ratio by 0.5 to 1.0
The following issues will also be studied as part of the implementation process in 2016:

- Tower Spacing in DOC2 zones
- Tower Coverage in SLU zones
Next Steps

Presentations & Discussion
December 2015 - February 2016

Legislation to Council
June 2016

Open House
February 24, 2016

Potential Adoption
September 2016