

City of Seattle Housing Affordability and Livability Agenda

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& Seattle Office of Housing



URM Committee
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Investing in our communities



Seattle's housing reality



2,942 people are living **without shelter** in Seattle.



More than 45,000 Seattle households pay **more than half of their income** on housing.



Average rent for a 1-bedroom apartment in Seattle **increased 35%** in the last five years to \$1,641.

The HALA goal

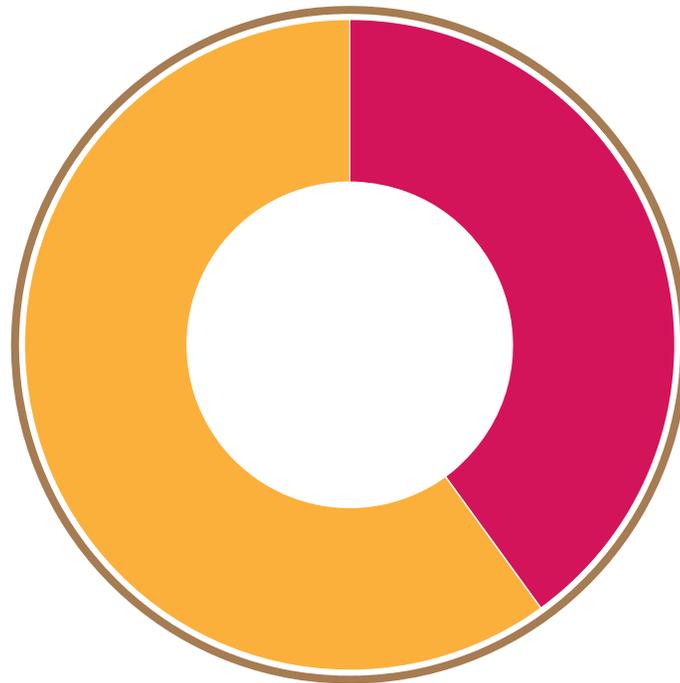


In the next 10 years:

30,000

new market-rate homes

- Critical to expand housing options to meet growing demand
- Continue growth in urban centers
- Reduce permitting barriers
- Maximize efficient construction methods
- Provide incentives for family-sized housing



20,000

affordable homes

- Net new rent- and income-restricted homes
- Includes new construction and acquisition rehab
- About 3x current production
- New and expanded public and private resources
- Funding programs primarily serve $\leq 60\%$ AMI households
- Incentive programs primarily serve 60% to 80% AMI households

HALA in action



**Invest in housing
for those most in
need**



**Create new
affordable
housing as we
grow**



**Prevent
displacement and
foster equitable
communities**



**Promote
efficient and
innovative
development**



P.5 Mitigate the Impact of City Code Requirements: Unreinforced Masonry Buildings and Rental Registration and Inspection Ordinance

The City administers a number of codes that affect existing buildings, and should seek to mitigate the impact of code requirements that could unintentionally cause a loss of affordable housing. For example, the City has been considering a mandate that unreinforced masonry (URM) buildings undergo a seismic retrofit to reduce the risk of injury and loss of life in the case of an earthquake. URM buildings are found in many of the city's oldest neighborhoods and commercial centers. A portion of these may not be able to withstand the financial impact of a code change without greatly increasing rents or being compelled to sell. Similarly, the Rental Registration and Inspection Ordinances (RRIO) aims to register and inspect all rental dwellings in the city of Seattle on a ten-year schedule, so that those few truly unsafe living spaces are removed from the market or upgraded by their owners. As these programs are implemented the City should take action to preserve strategic assets and work with communities to explore ways to mitigate the financial burden of these code requirements.

Mandatory Housing Affordability (MHA)

What is MHA and how does it work?

What is MHA?



Growth with affordability

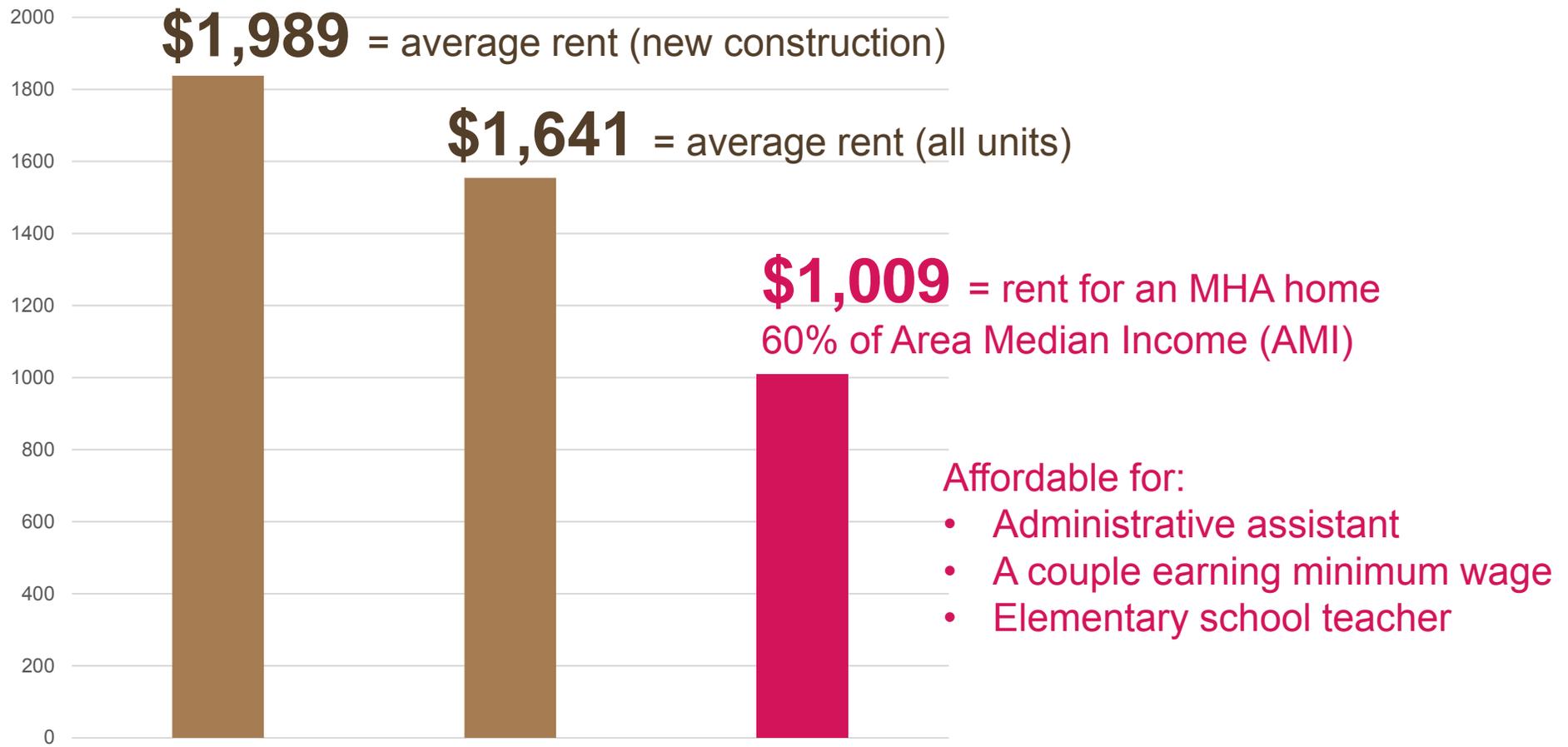
- All new multifamily and commercial development must either build or pay into a fund for affordable housing
- Provides additional development capacity to partially offset the cost of these requirements (zoning changes)
- Increases housing choices
- A state-approved approach other local cities have used



MHA and affordability



Market Rents and Affordable MHA Rents one-bedroom unit

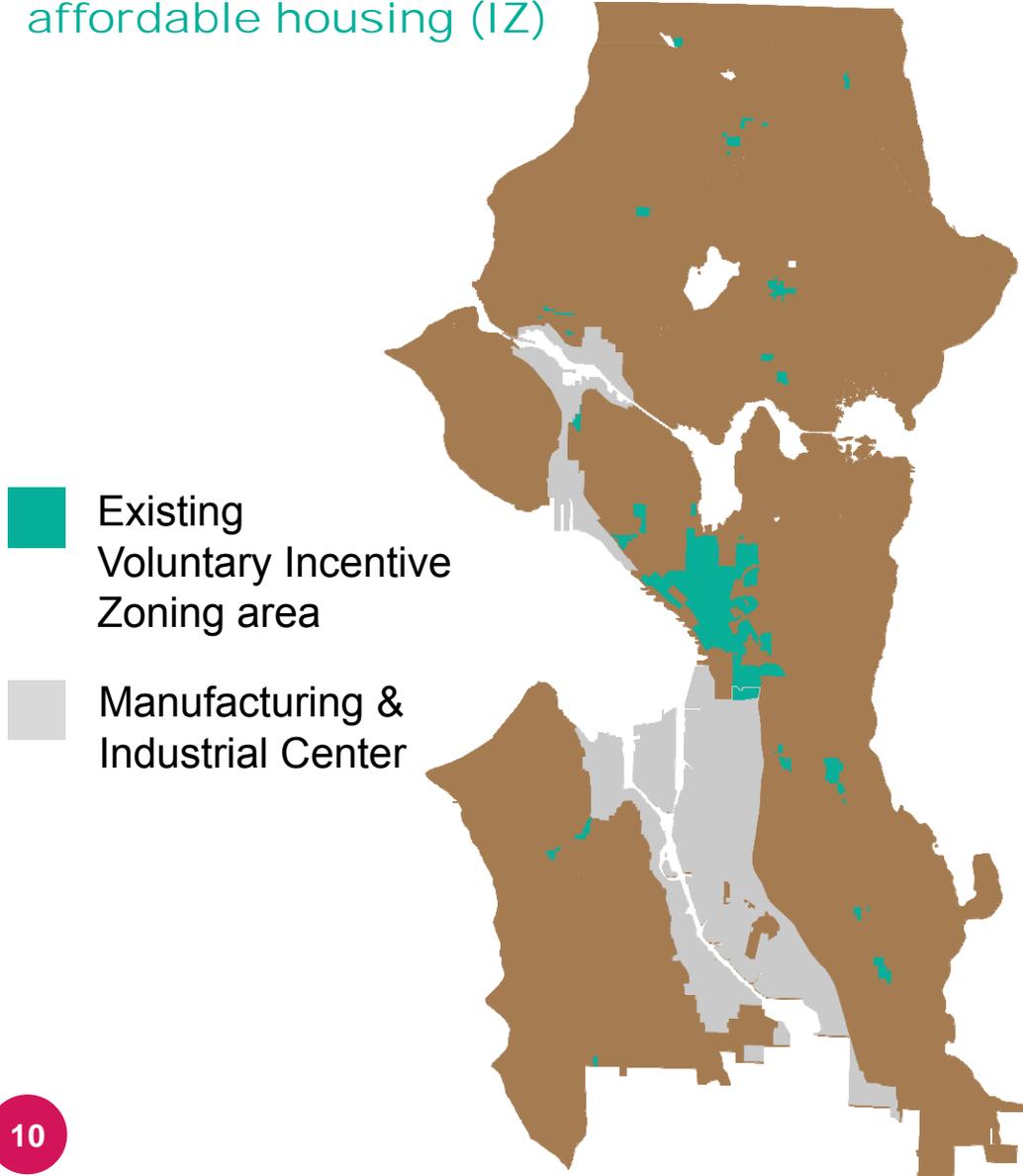


A citywide program



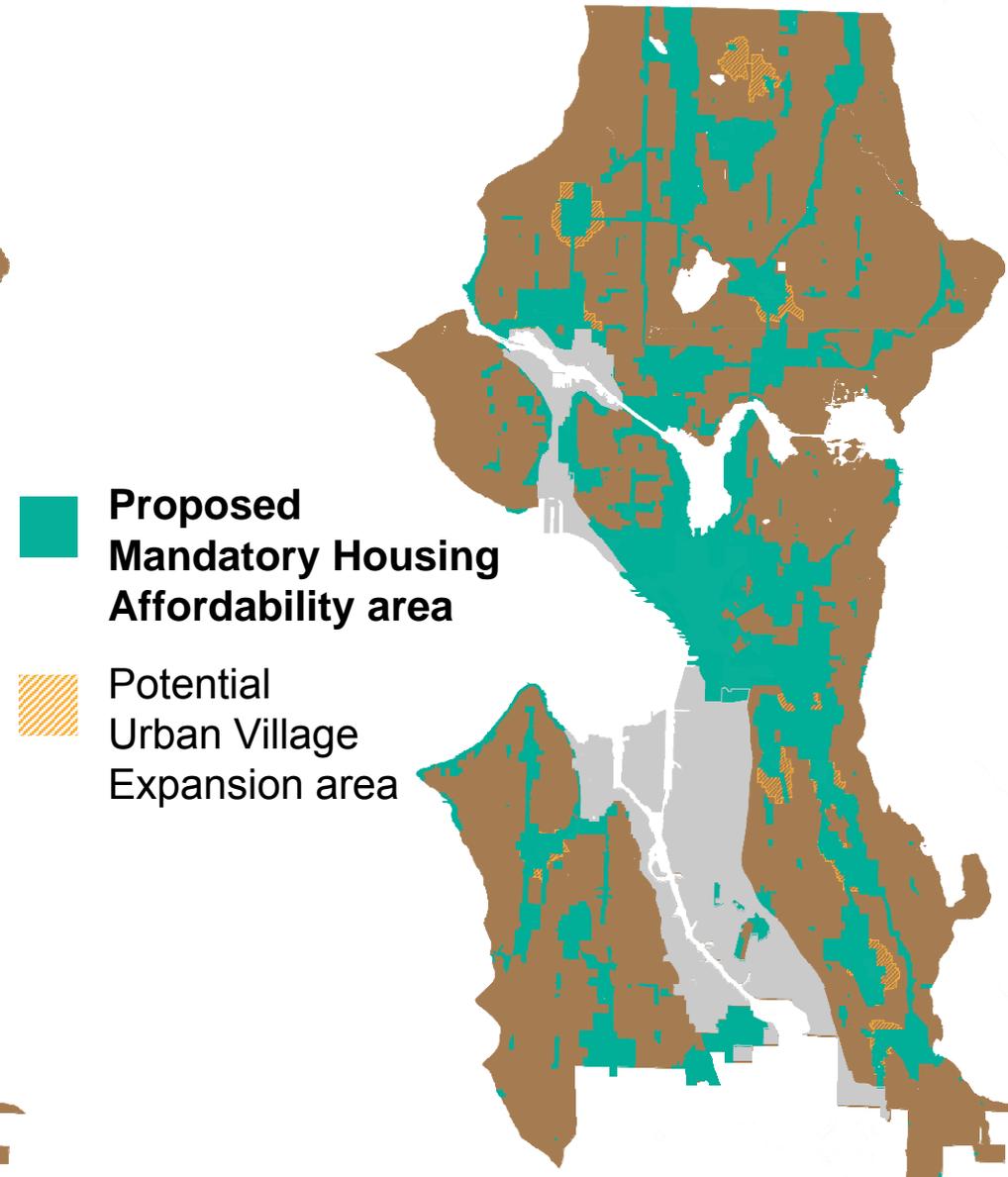
EXISTING

Voluntary Incentive Zoning for affordable housing (IZ)



PROPOSED

Mandatory Housing Affordability (MHA)



Putting MHA into effect

Zoning and urban village boundary changes

What is an urban village?



Vibrant local businesses



Transportation options

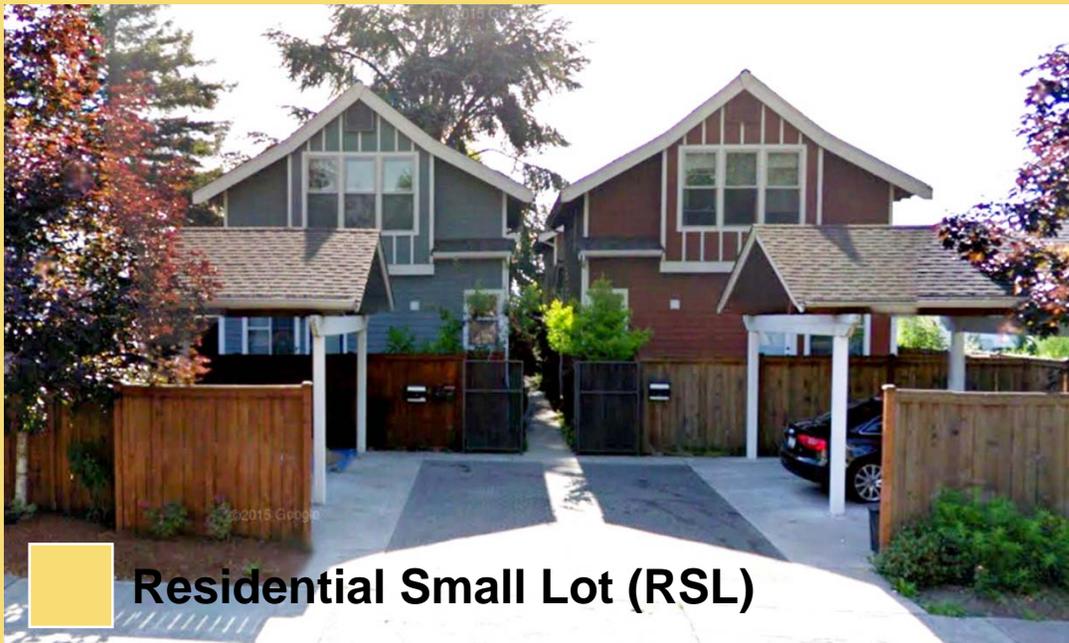


Amenities & investments



Community gathering places

What is zoning?



MHA zone changes – typical

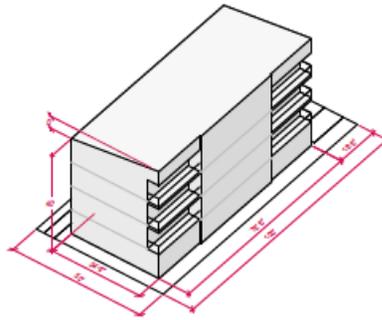


EXISTING LR3

Height Limit	40'
FAR* max	2.0
Setbacks	
Front	5' min
Rear	10' w Alley, 15' w/o
Sides	5' if bldg less than 40' in length or 7' average, 5' min.
Parking	1 per unit; No min in Urban Villages

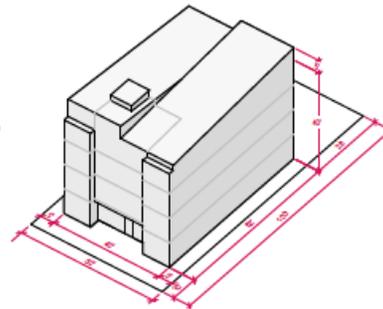
* FAR = Floor Area Ratio

RENTAL APARTMENTS - IN TRANSITION - SMALL INFILL SITE



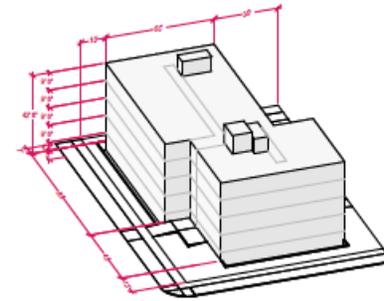
Lot Size	5,000sf
FAR max	x 2.0
Total Allowed GSF	= 10,000
Efficiency Factor	.8
Total NSF	8,000
Average net unit size	800
Total units	10
Parking spaces provided	5

ROWHOUSES - TRANSITION - SMALL INFILL SITE



Lot Size	5,000sf
FAR max	x 2.0
Total Allowed GSF	= 10,000
Efficiency Factor	.8
Total NSF	8,000
Average net unit size	800
Total units	10
Parking spaces provided	0

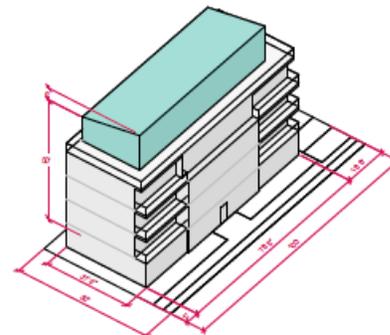
RENTAL APARTMENTS - MULTIFAMILY AREA- LARGE INFILL SITE



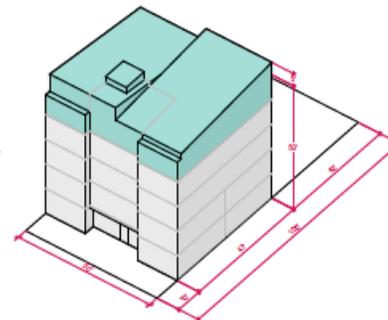
Lot Size	15,000sf
FAR max	x 2.0
Total Allowed GSF	= 30,000
Efficiency Factor	.8
Total NSF	24,000
Area below grade	7,000
Total units	48 (10 below)
Average net unit size	650
Parking spaces provided	12

PROPOSED MHA LR3

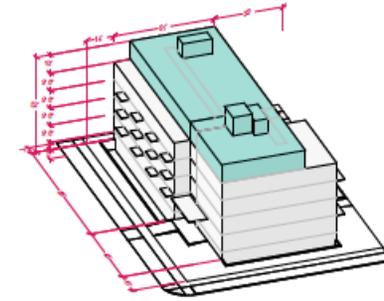
Height Limit	50'
FAR max	2.2
Setbacks	
Front	5' min
Rear	10' w Alley, 15' w/o
Sides	5' if bldg less than 40' in length or 7' average, 5' min.
Parking	1 per unit; No min in Urban Villages



Lot Size	5,000sf
FAR max	x 2.2
Total Allowed GSF	= 10,100
Efficiency Factor	.8
Total NSF	8,800
Average net unit size	650
Total units	14
Parking spaces provided	5



Lot Size	5,000sf
FAR max	x 2.2
Total Allowed GSF	= 10,100
Efficiency Factor	.8
Total NSF	8,800
Average net unit size	650
Total units	14
Parking spaces provided	0



Lot Size	15,000sf
FAR max	x 2.2
Total Allowed GSF	= 33,000
Efficiency Factor	.8
Total NSF	26,400
SF below grade	7,000
Average net unit size	650
Total units	51 (10 below)
Parking spaces provided	12

MHA zone changes – other



- Local input and community preference
- Urban village boundary expansions
- Changes in single-family zoned areas



Principles to Guide MHA Implementation

How the MHA Principles inform the draft
zoning maps



HOUSING AFFORDABILITY
AND LIVABILITY AGENDA

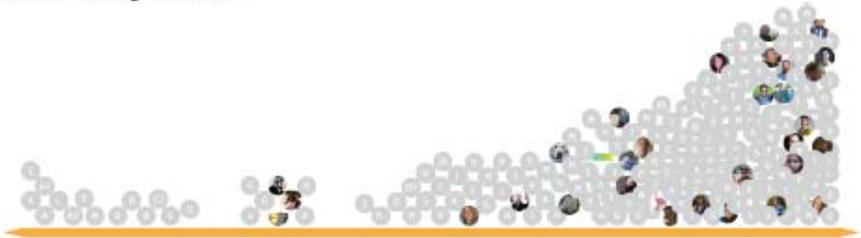
MHA Principles



Based on community input

Online

Consider locating more housing near parks, schools and other community assets.



Focus Groups &
Community Meetings

Core principles



- MHA goal is at least 6,000 affordable homes in the next 10 years
- Create affordable housing opportunities throughout the city
- Expand housing options in existing single-family zones within urban villages
- Expand the boundaries of urban villages to allow more homes near good transit
- Evaluate MHA implementation using a social and racial equity lens



Evaluate MHA with a racial equity lens



Consider questions such as:

Who is not at the table with us right now?
Who should be?

- Renters?
- Low-income people?
- Seniors?
- People of color?
- English language learners?
- People experiencing homelessness?

What are the tradeoffs of a given idea or suggestion?

Example:

“Preserve the character of single family zones”

- Does this limit who can live in these areas?
- Where should affordable housing go instead?

What does it mean for social equity to propose greater increases in housing density along arterials?

- Pedestrian safety
- Air quality
- Light and noise
- Adjacency to landscaping and green space

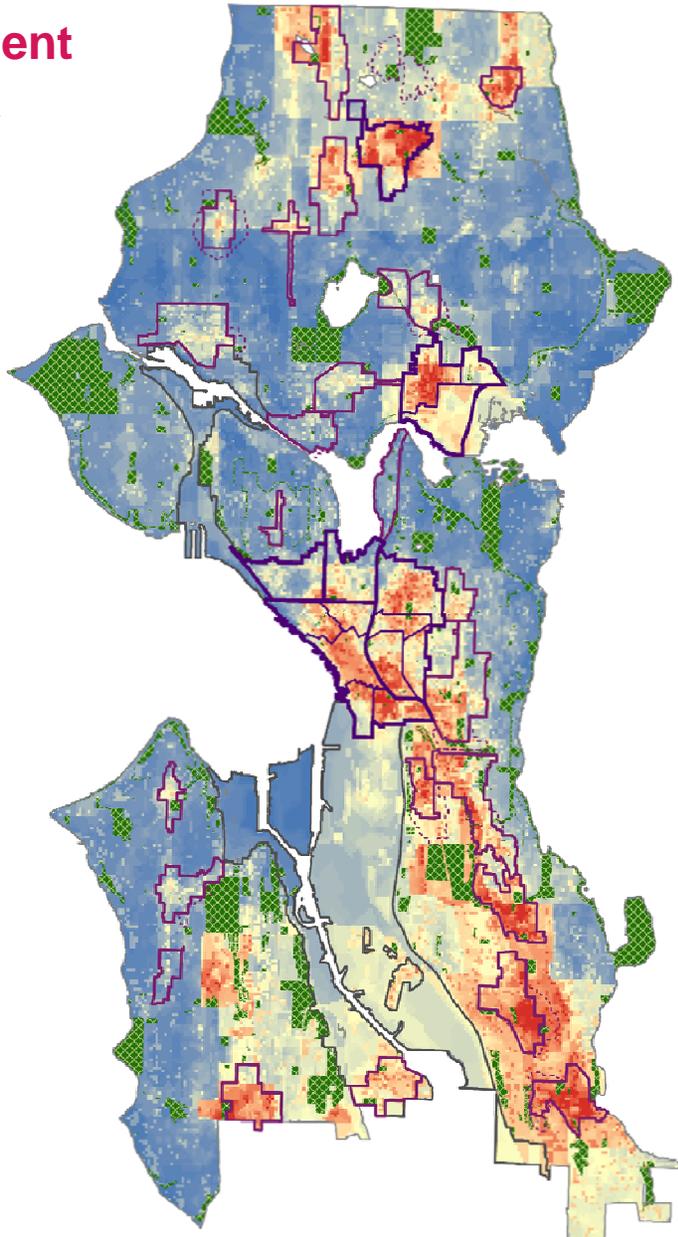
When considering various alternatives, what assumptions do we make about people who are different from us?

- Renters
- Homeowners
- Low-income individuals
- Tech workers
- People who have recently moved to the area
- Longtime residents
- Millennials

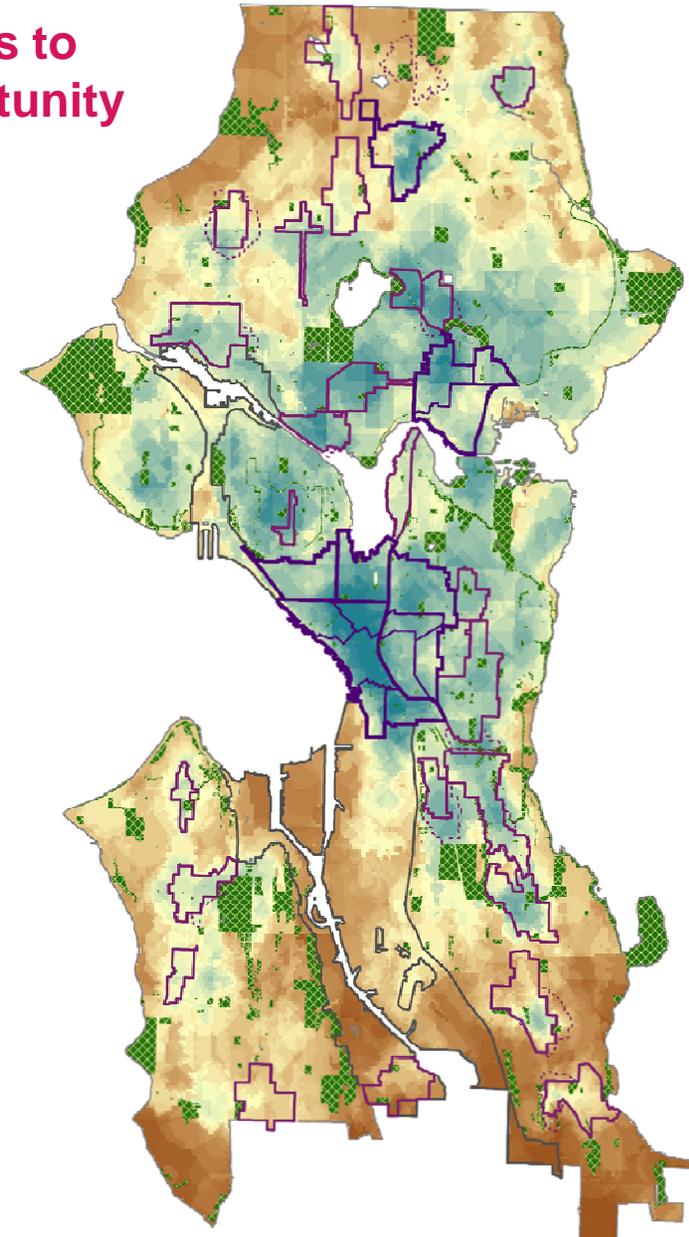
Evaluate MHA with a racial equity lens



Displacement Risk Index



Access to Opportunity Index



Principle: Housing Options



Encourage a wide variety of housing sizes, including family-sized homes.



Crown Hill survey: Protect/retain existing single family housing areas.

Principle: Transitions



Plan for transitions between higher- and lower-scale zones as additional development capacity is accommodated.



Survey: Focus density on arterials and build there first.

Principle: Assets and Infrastructure



Consider locating more housing near neighborhood assets and infrastructure such as parks, schools, and transit.



Survey: Support for adding green space, and transit connections to especially to Northgate

Principle: Neighborhood Urban Design



Consider local urban design priorities when making zoning changes.



Survey: Support for safer sidewalks, and a vibrant business center

Historic Districts



Do not make zoning changes, and do not require MHA in National Register Historic Districts.

Reading the MHA maps

Zoning changes to implement MHA

Where MHA applies



existing zoning | draft zoning



FROULA PLAYGROUND

(M)

Single Family |
Residential Small
Lot (M)



Hatched areas



- Change from one zoning type to another
(e.g., **Multifamily to Neighborhood Commercial**)
- A change other than a typical amount
(e.g., **Single Family to Lowrise 1**)



What do zoning changes mean?



Zoning does not require someone to change or develop their property

Establishes rule for the scale of buildings and the uses that can occur on a site, when redevelopment occurs



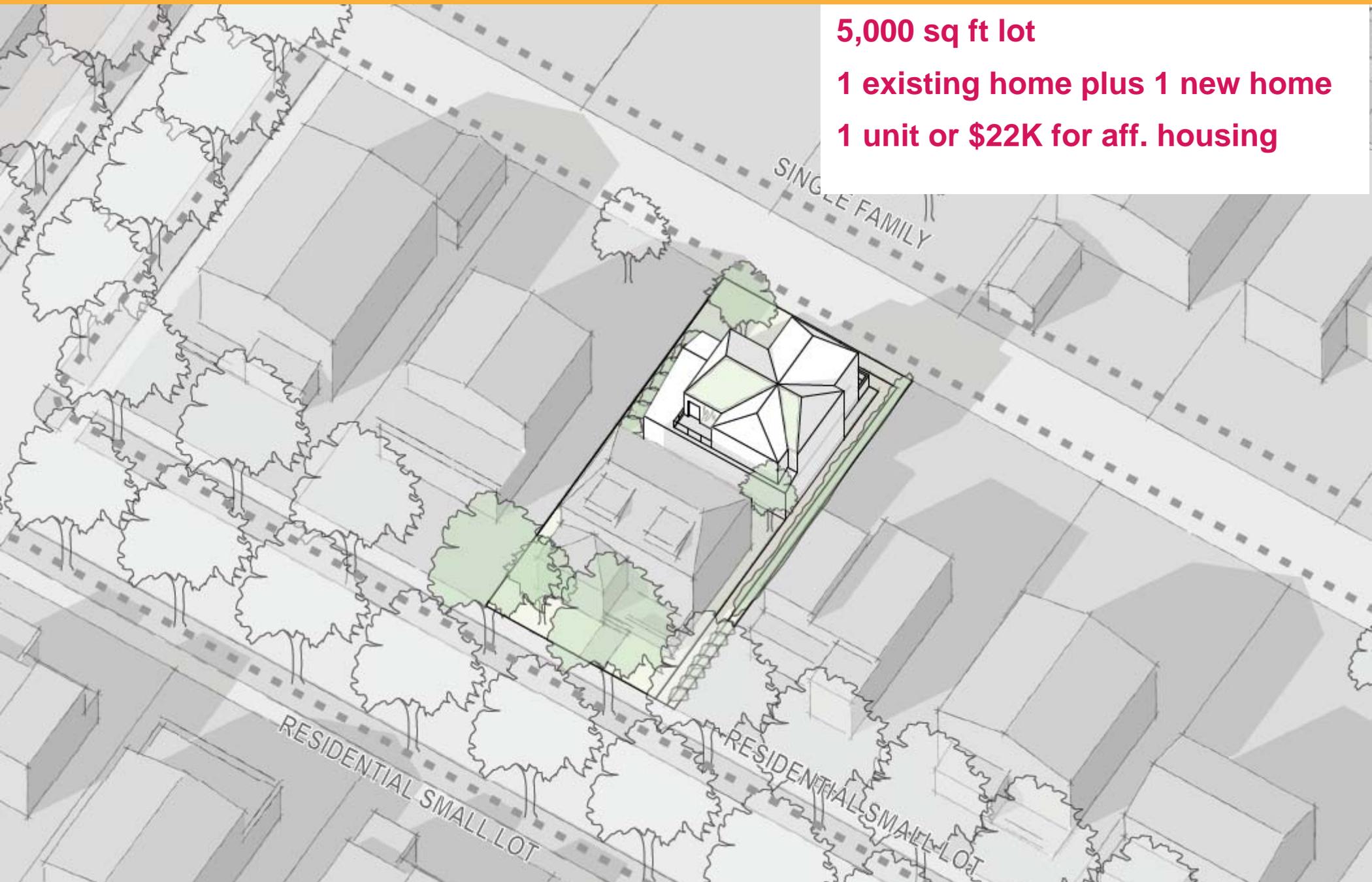
Residential Small Lot (RSL)



5,000 sq ft lot

1 existing home plus 1 new home

1 unit or \$22K for aff. housing



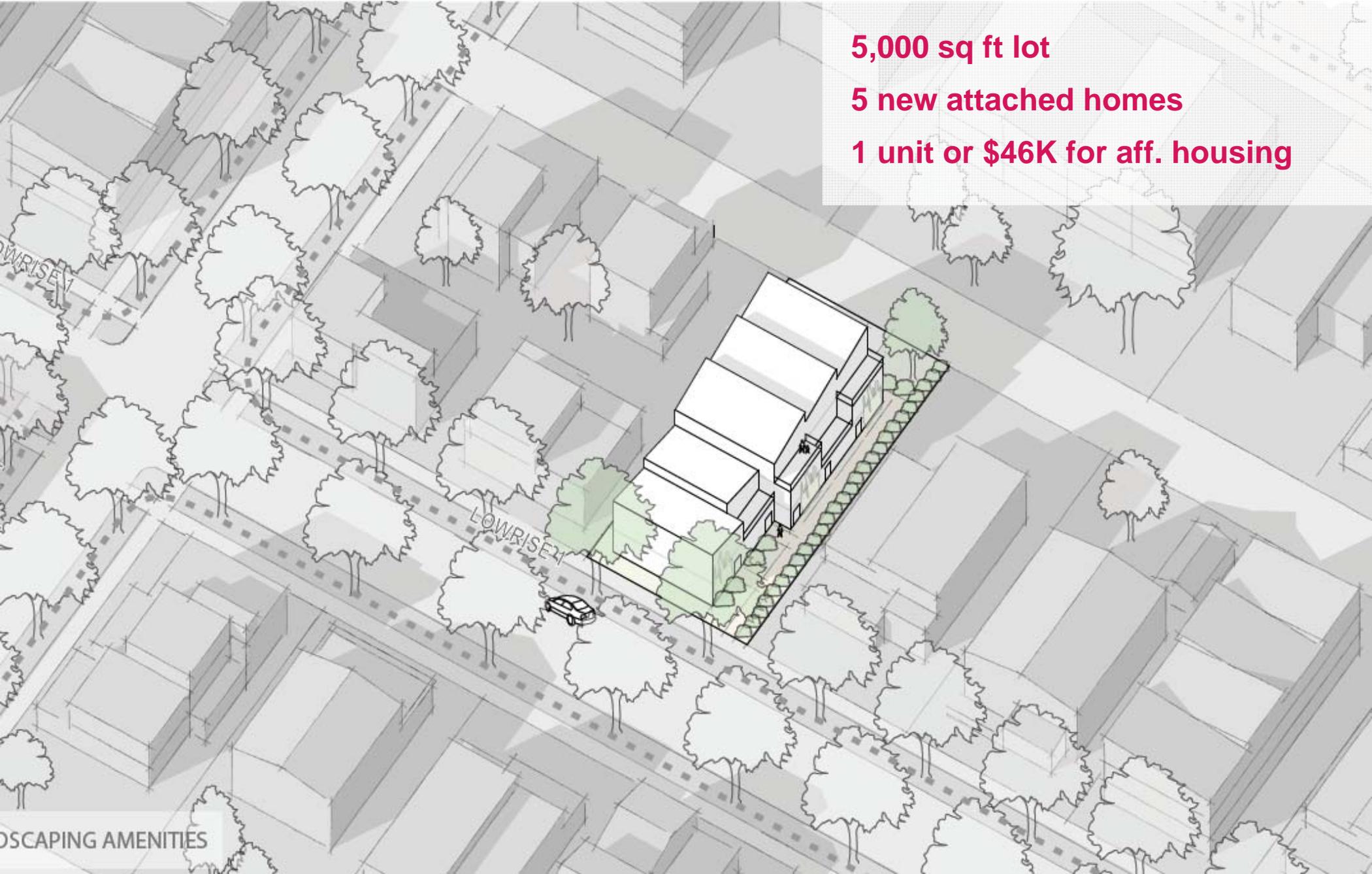
Lowrise 1 (LR1)



5,000 sq ft lot

5 new attached homes

1 unit or \$46K for aff. housing



LANDSCAPING AMENITIES

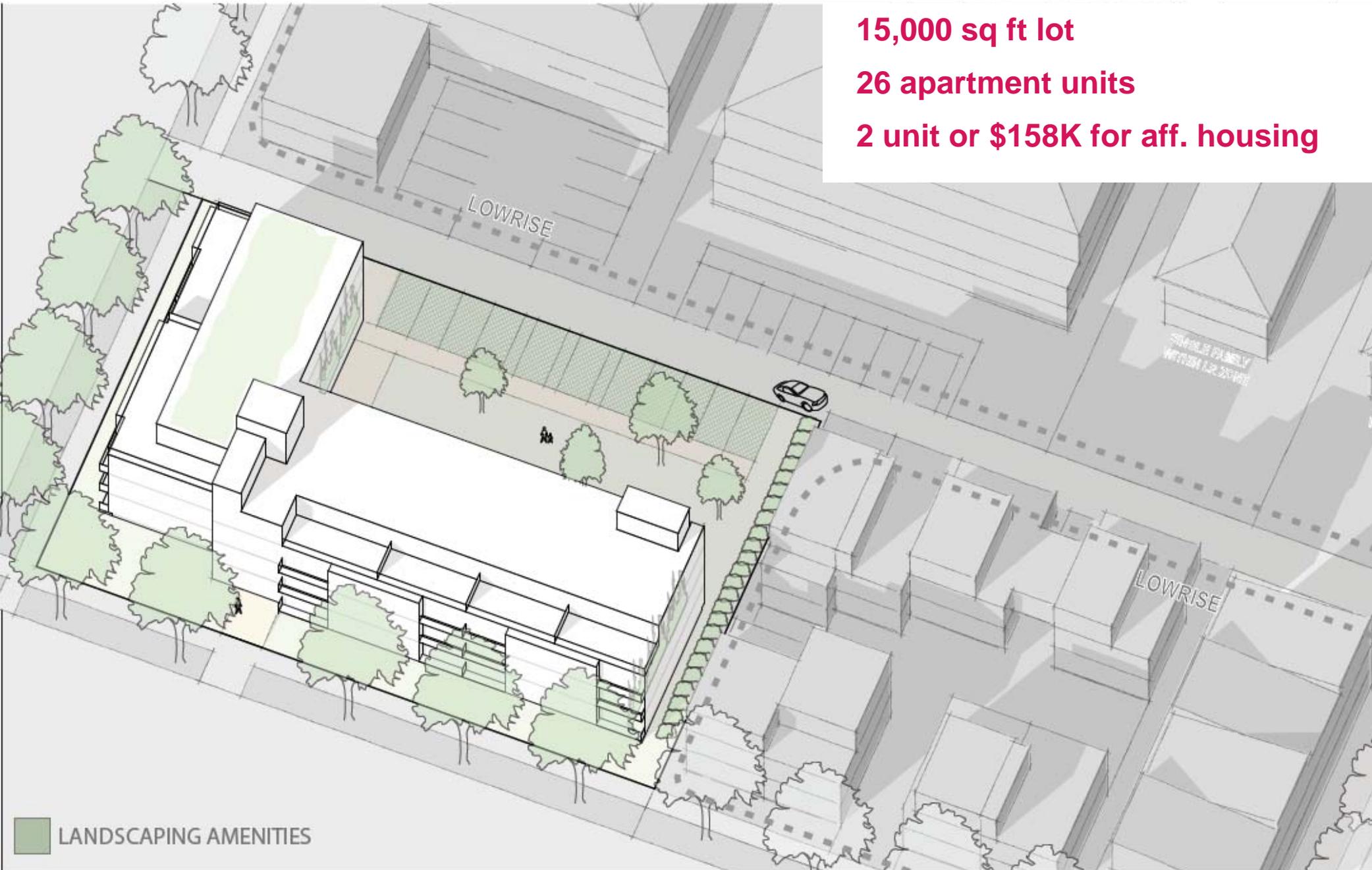
Lowrise 2 (LR2)



15,000 sq ft lot

26 apartment units

2 unit or \$158K for aff. housing



LANDSCAPING AMENITIES

Lowrise 3 (LR3)



15,000 sq ft lot

51 apartment units

3 units or \$280K for aff. housing



LANDSCAPING AMENITIES

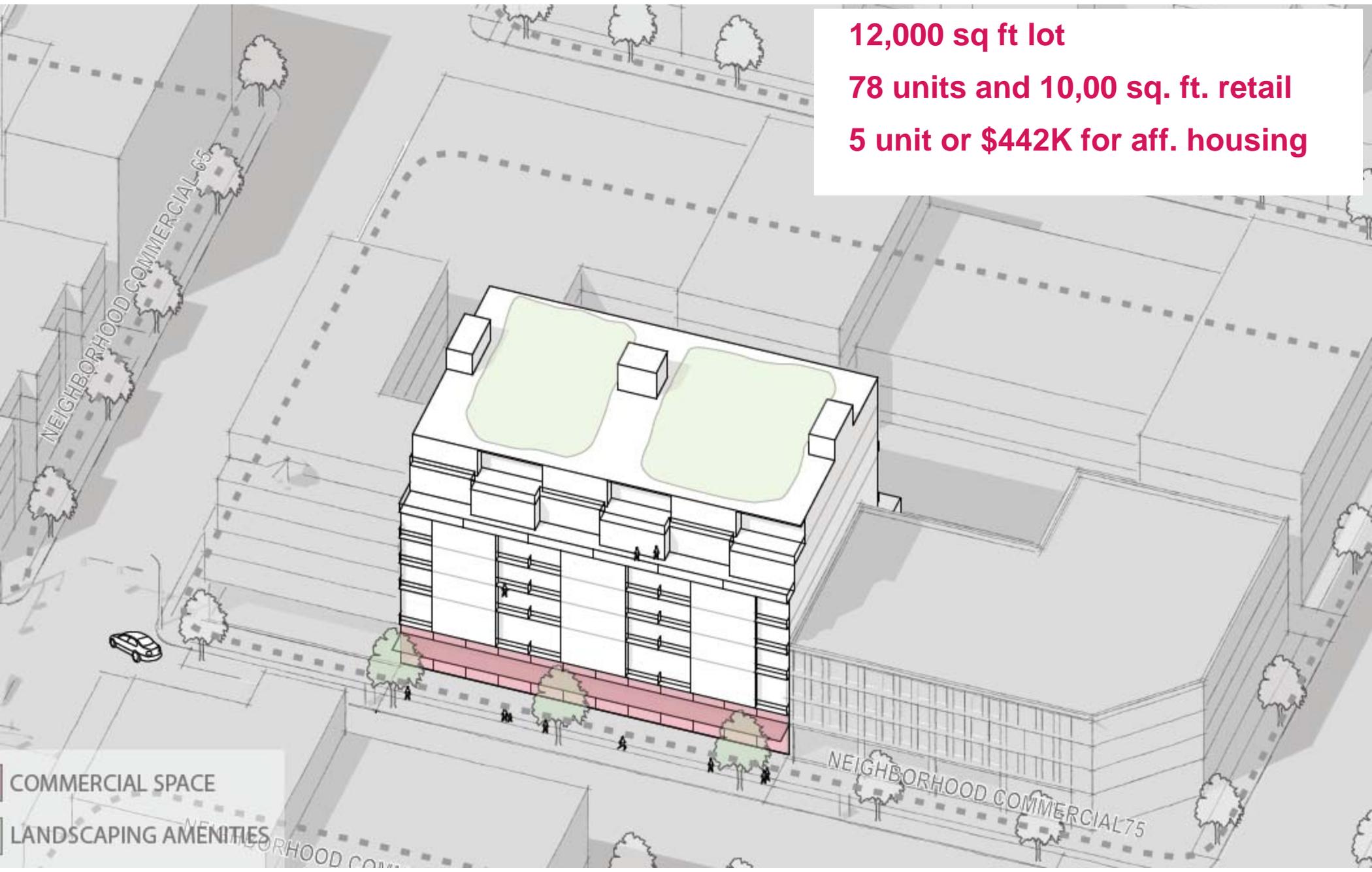
Neighborhood Commercial -75 (NC-75)



12,000 sq ft lot

78 units and 10,00 sq. ft. retail

5 unit or \$442K for aff. housing



COMMERCIAL SPACE

LANDSCAPING AMENITIES

Other ways to participate



Online dialogue

HALA.Consider.It

All urban village draft zoning maps online for comment and dialogue.

Citywide mailing

~ December 2016

Local meetings & group discussions

City staff will attend to the extent possible.

5 community meetings

- **12/3** Bitter Lake (10 a.m.-12 p.m.)
- **12/7** West Seattle
- **12/13** Roosevelt / Ravenna (6-8 p.m.)
- **1/10** First Hill (6-8 p.m.)
- **1/21** Columbia City (10 a.m.-12 p.m.)

EIS process

- **Feb. 2017** Draft EIS: 45-day comment period
- **May 2017** Final EIS

9 Neighborhood Urban Design Workshops

- **10/20** N. Beacon Hill
- **10/29** Roosevelt
- **11/9** Westwood–Highland Park
- **11/15** Crown Hill
- **11/29** Aurora–Licton Springs
- Othello
- Rainier Beach
- South Park
- Wallingford

thank you.

www.seattle.gov/HALA

HALA.Consider.it

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AND LIVABILITY AGENDA