City of Seattle
Housing Affordability
and Livability Agenda

Sara Maxana, Geoff Wentlandt, Robin Koskey
Seattle Office of Planning and Community Development
& Seattle Office of Housing

URM Committee
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Investing in our communities
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 ≤ 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.
Market Rents and Affordable MHA Rents
one-bedroom unit

$1,989 = average rent (new construction)

$1,641 = average rent (all units)

$1,009 = rent for an MHA home
60% of Area Median Income (AMI)

Affordable for:
- Administrative assistant
- A couple earning minimum wage
- Elementary school teacher

A citywide program

EXISTING
Voluntary Incentive Zoning for affordable housing (IZ)

PROPOSED
Mandatory Housing Affordability (MHA)

- Existing Voluntary Incentive Zoning area
- Manufacturing & Industrial Center
- Proposed Mandatory Housing Affordability area
- Potential Urban Village Expansion area
Putting MHA into effect

Zoning and urban village boundary changes
What is an urban village?

- Vibrant local businesses
- Transportation options
- Community gathering places
- Amenities & investments
What is zoning?

- Residential Small Lot (RSL)
- Lowrise (LR1)
- Lowrise (LR3)
- Neighborhood Commercial (NC-75)
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’ each less than 40’ in length or no min in Urban Villages
  - Parking: 1 per unit, 1 min in Urban Villages

- *FAR = Floor Area Ratio

**RENTAL APARTMENTS - IN TRANSITION - SMALL INFILL SITE**

- **Lot Size**: 5,000 sf
- **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**: 5,000 sf
- **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**: 15,000 sf
- **FAR max**: x 2.0
- **Total Allowed GSF**: 30,000
- **Efficiency Factor**: .8
- **Total NSF**: 24,000
- **Area below grade**: 7,000
- **Total units**: 40 (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’ each less than 40’ in length or no min in Urban Villages
  - Parking: 1 per unit, 1 min in Urban Villages

- Lot Size: 5,000 sf
- 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: 5,000 sf
- 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: 15,000 sf
- 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
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 or 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 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

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?

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
Draft MHA zoning maps

**Principle 8:** Neighborhood Commercial (NC) zoning and additional height creates an opportunity for a mixed-use "heart" for the neighborhood.

**Principle 1b:** Encourage small-scale, family-friendly housing, such as cottages, duplexes, and rowhouses.

**Principle 6b:** Local input suggests not expanding the urban village further west, where fewer services and amenities exist.

**Principle 3a:** Zone full blocks instead of partial blocks to soften transitions.

**Principle 6c:** Development in expansion areas should be compatible in scale with existing neighborhood context.
Where MHA applies
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
Lowrise 2 (LR2)

- 15,000 sq ft lot
- 26 apartment units
- 2 unit or $158K for aff. housing
Lowrise 3 (LR3)

- 15,000 sq ft lot
- 51 apartment units
- 3 units or $280K for aff. housing
Neighborhood Commercial -75 (NC-75)

12,000 sq ft lot
78 units and 10,000 sq. ft. retail
5 unit or $442K for aff. housing
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