

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.



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
- November 2014 – July 2015
- 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

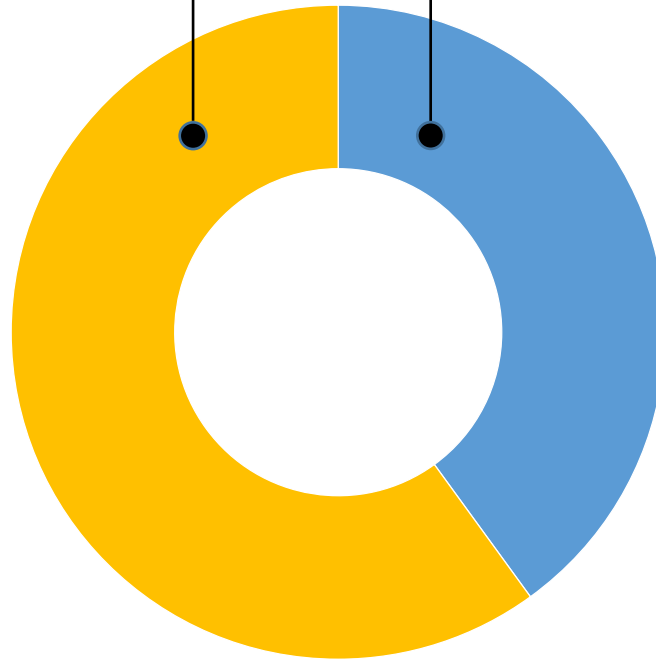
Where we are going



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

Development Contributions



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)

Considering Impact Fees to fund open space and transportation improvements. Draft proposal out for public discussion in Spring 2016.



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

Affordable Housing Requirements



Specific Proposal for Downtown & South Lake Union

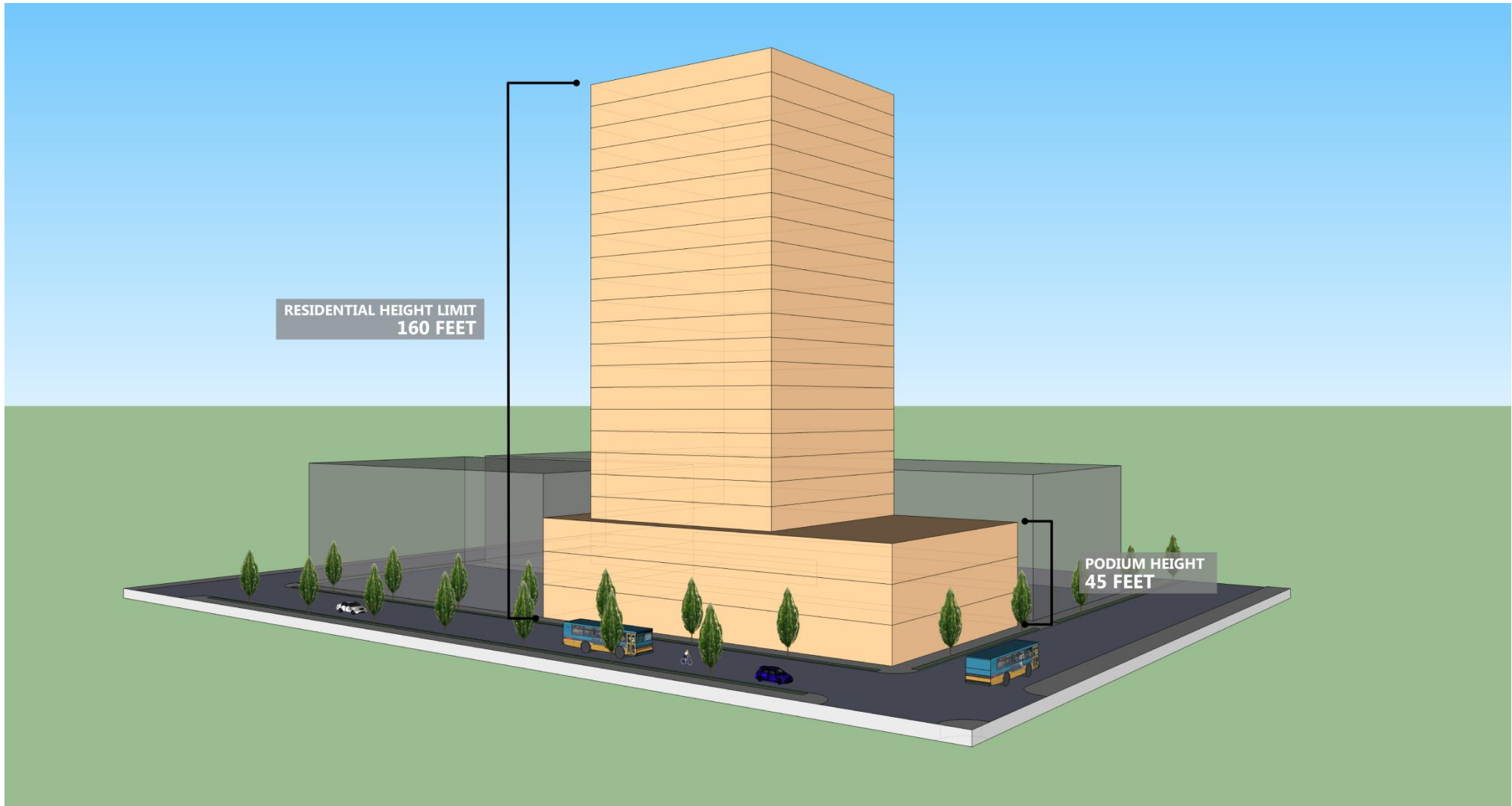
Requirements vary by zone:

	Payment Option (Per Square Foot)	Performance Option (Percentage)
Commercial	\$8 to 18	5% to 11%
Residential	\$5 to 13	2% to 5%

Residential Tower Example



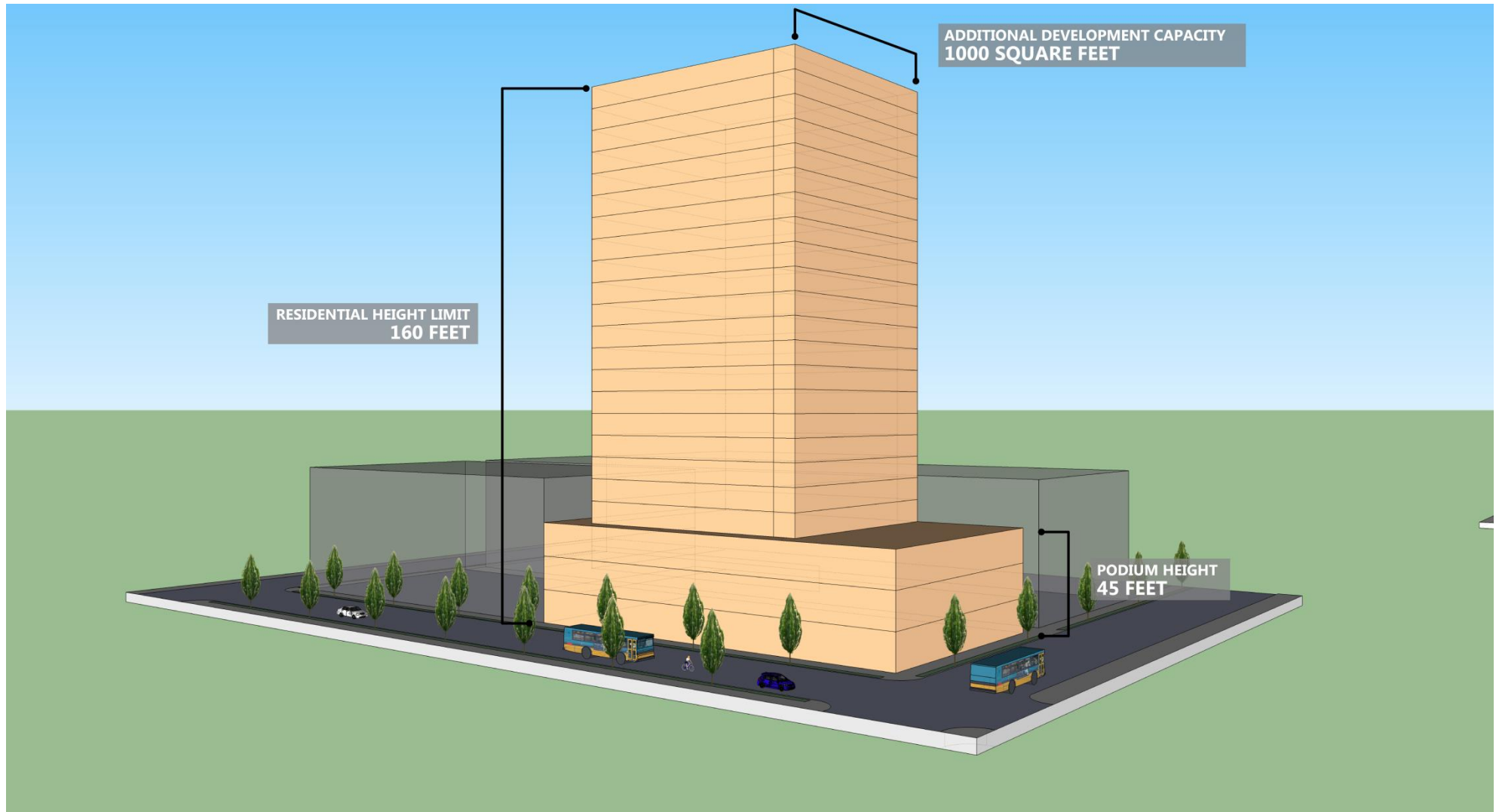
Current



Residential Tower Example



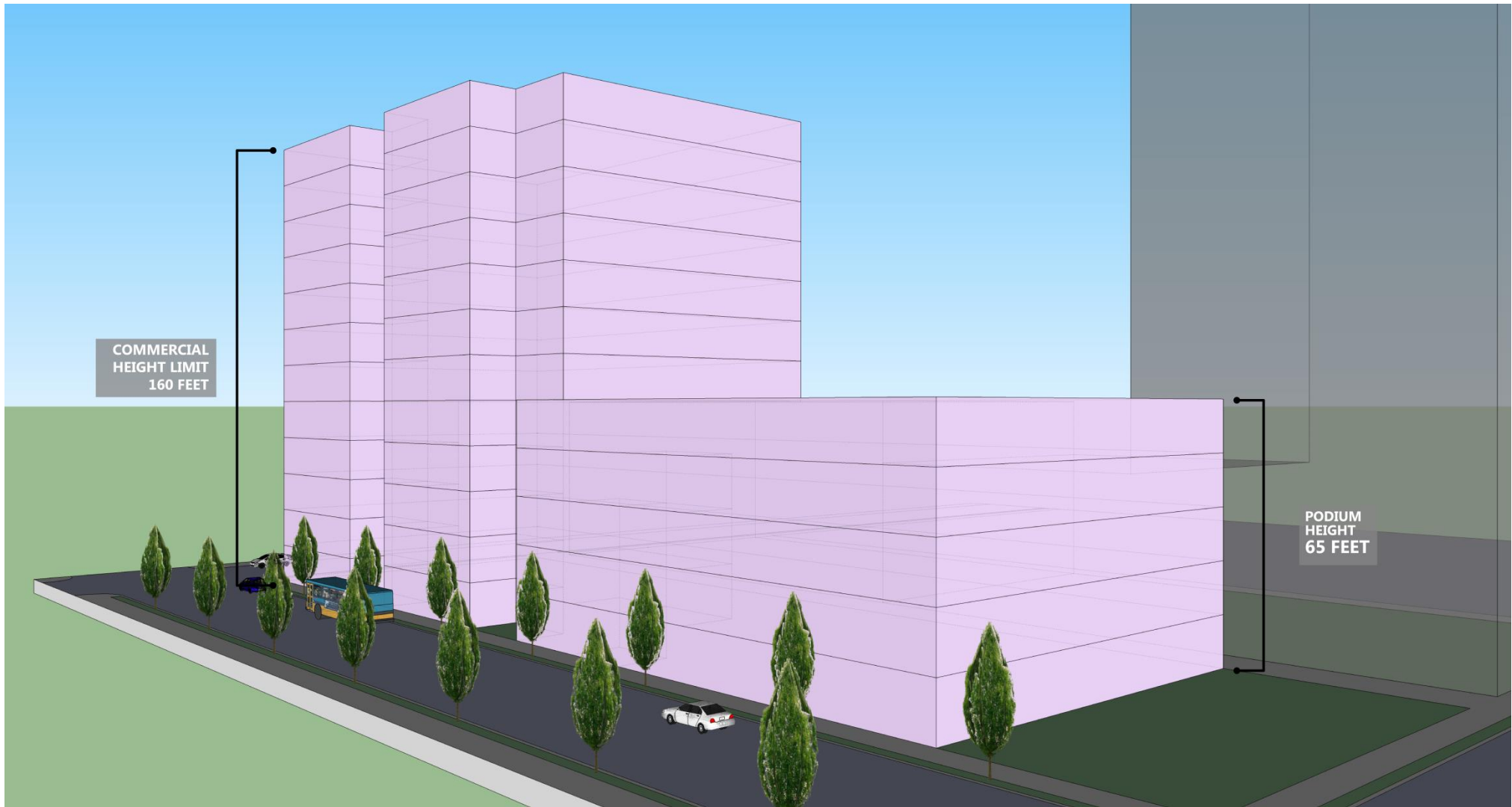
Proposed: Increase maximum floor plate by 1,000 square feet



Commercial Tower Example



Current



Commercial Tower Example



Proposed: Increase maximum Floor Area Ratio by 0.5 to 1.0



Issues to be studied



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

