

We asked.
You responded.
We heard.
You shaped.

Citywide MHA Implementation

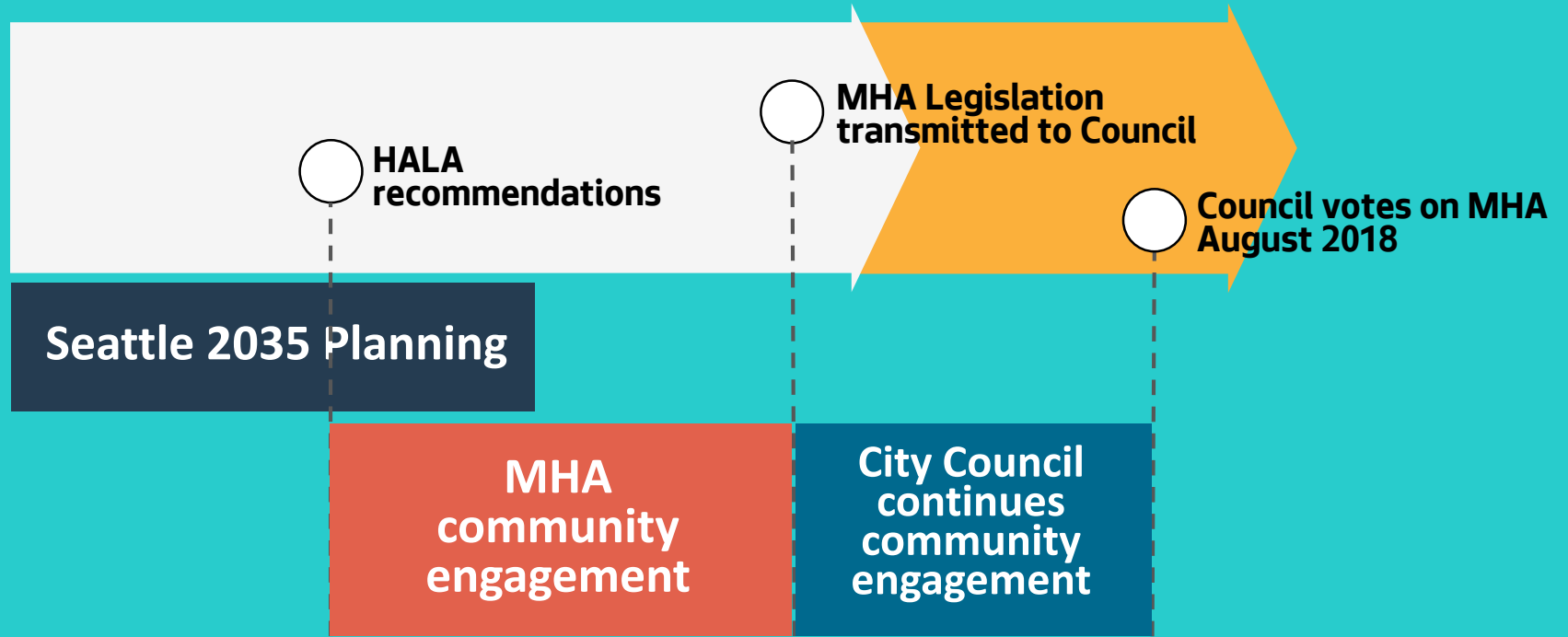
the Preferred Alternative, and how we got there

Presentation to the Seattle Planning Commission
December 14, 2017



We asked.
You responded.
We heard.
You shaped.

2012 ... 2015 2016 2017 2018



We asked.
You responded.
We heard.
You shaped.

IN-PERSON
CONVERSATIONS

WE NEED MORE AFFORDABLE HOUSING
"My vision is a city where people who work in Seattle can afford to live here." - Mayor Ed Murray

Seattle is booming. The City is leveraging our growth to invest in your neighborhood's schools, parks, streets, transit, and housing options.

What is the City doing right now?
The need for affordable housing is at an historic high and our existing tools are not enough to meet the need.

Mandatory Housing Affordability (MHA) will ensure new multifamily and commercial buildings include affordable units or make payment towards affordable housing, in exchange for slightly larger buildings. MHA is a critical component of Mayor Murray's Housing Affordability and Livability Agenda (HALA). This will ensure we include affordability as part of our growth.

HALAinfo@seattle.gov
HALA Hotline: 206-743-6612
seattle.gov/hala

Contact: Contact: 聯絡方式: 연락처:
LA soo xiriir: Liên Lạc: 206-684-2489

To require affordable housing, zoning changes are necessary. How might these zoning changes affect your home or property?

In most cases changes to zoning could allow RSL:

Residential Small Lot (RSL)
- Groups of small cottages
- 2 or 3 attached townhouses
- 30-foot height limit (same as single-family zones)
- Near edges of urban village

In other cases, changes to zoning could allow LR1 + LR2:

Lowrise 1 (LR1)
- Groups of town- or rowhouses
- 3-story apartment buildings
- 30-foot height limit (same as single-family zones)
- Usually near the edges of urban villages

Lowrise 2 (LR2)
- Groups of townhouses or rowhouses
- 4-story apartment buildings
- 40-foot height limit
- Transition between commercial and residential areas

In a few locations, changes to zoning could allow LRA:

Lowrise 3 (LR3)
- 4- or 5-story apartment or condominium buildings
- 50-foot height limit inside urban villages
- Near very good transit and services

NOTE: Proposed changes to zoning do not require owners to make changes to their homes or buildings. All new development, however, will be required to support affordable housing through MHA.

Open House near you:
All Ages! April 27: 6-8pm
Hale's Ales Brewery (Palladium)
4301 Leary Way NW
More dates: www.seattle.gov/hala

저렴한 주택 추가 건설

"저의 비전은 시애틀에서 일하는 주민들은 이곳에서 살 수 있도록 하는 것입니다. 시애틀에서 저렴한 주택에 살 수 있는 여건을 만드는 것은 우리 모두의 책임입니다. 우리가 함께하면 이러한 계획을 실현할 수 있을 것입니다." - 에드 머리 시장

HALA의 목표는 향후 10년간 총 5만채의 주택을 신축하는 것입니다.

+20,000
낮은 금액의 단위 유닛 이러한 새로운 낮은 금액의 저소득주택들은 저소득층가족이 살 수 있는 집들이 될 것입니다.

+30,000
마켓시장-비용단위 이러한 새로운 낮은 금액의 주택은 시장 가격에 포함됩니다.

지금 시에서 무슨 일을 하고 있나?

의무적인 주택구입능력
MHA 프로그램은 새로운 비즈니스건물과 다세대 가족들을 위한 건물을 포함해서 건물을 지을 경우 저소득층을 위한 유닛과 그를 돕기위한 자금조달을 포함 주택 개발 용량을 증가 시키는 방법을 돕기 위하여 2015년 7월에 애기되어진 그린드 바겐의 일부입니다.
도시계획의 증가로 인하여 수요 충족이 용이할 수 있도록, 더 많은 주택건설을 허용하고 이로 인해서, 시애틀시가 주정부가 승인한 법적인 장치를 활용하여 MHA를 시행하도록 할 것 입니다.
커뮤니티의 의견을 수렴하여, MHA 주거 체계를 적용하는 원칙을 만들었고, 이 원칙을 적용한 지도의 초안은 주민들의 의견수렴을 위하여 온라인이나 시의 여러 행사에서 볼 수 있게 하였다.

여러분들의 의견을 더 듣고자합니다.
HALA consider.it
HALA에서는 온라인으로 주민들과 소통할 수 있는 플랫폼을 마련하고 주민들의 의견을 듣기 위해 여러분들의 의견을 반영하고자 합니다. 이 온라인 플랫폼은 여러분들의 커뮤니티에서 어떤 의견을 나누며 여러분들의 생각들은 어떠한지들을 알고 싶어합니다. 여러분들의 이웃들은 어떤의견을 갖고 있는지 알아보시기 바랍니다.
개인적으로
우리는 80 여 차례의 이벤트를 개최하며 HALA를 바로 알리려고 노력하고 있습니다. 여러분들의 모임에 저희를 초청해 주십시오
halainfo@seattle.gov
206.743.6612 • seattle.gov/hala

10K+ doors knocked
1,440 front porch conversations





We asked.
You responded.
We heard.
You shaped.

IN-PERSON
CONVERSATIONS



We asked.
You responded.
We heard.
You shaped.

GOING WHERE
YOU ARE

Encourage a wide variety of housing options, including family-sized units and not just one-bedroom and studio units.

#Housing Options and Community Assets

- Read more about the types of housing in Seattle
- Read about the cost of different types of housing in Seattle for those earning under the Average Median Income (AMI).


What do you think?


If we want more diversity in higher income neighborhoods, we need to get families of color to live there. Section 8 voucher holders can be families and often need more bedrooms.

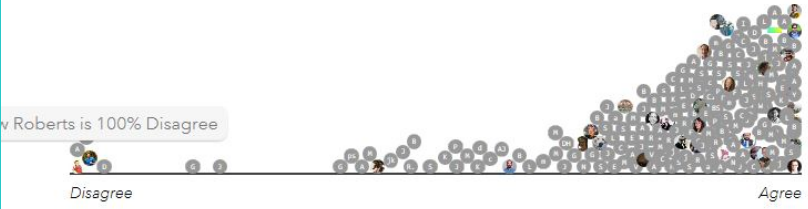
5/4/2016, 2 comments

Let's get rid of the term "better."

Discuss this Point

Paul Chapman:
 Agreed






Margret Bartley:
 This has nothing to do with "diversity in higher income neighborhoods." Whether the units are going into high income or low income neighborhoods, the decision of bedroom counts is an independent variable.









How Roberts is 100% Disagree

Disagree Agree

Top Cons

-  Some types of developments are not suitable for all neighborhoods. Housing variety is important, but oversized apartment buildings don't belong in single family neighborhoods
5/1/2016, 1 comment
-  Let the market decide what is built.If people do not want to live in what is built then developers will adapt and build what people do want. PRIVATE PROPERTY is key to prosperity
6/2/2016, 0 comments
-  Unless there is a way to prove that there's demand and specific supply shortage that isn't being met, I see no reason why the city should speculate on what each neighborhood needs.
6/5/2016, 0 comments
-  let the market decide how people want to live.
6/6/2016, 1 comment
-  My worry about this is what exactly "encourage" means. Are there levers that can be used without micromanaging what gets built?
6/3/2016, 2 comments

Top Pros

-  Yes, and put them in ALL neighborhoods, so that affordable housing is integrated throughout the city.
5/2/2016, 4 comments
-  Absolutely key for keeping a diversity of families in the city.
5/3/2016, 0 comments
-  Family-sized housing is absolutely a need. [\(read more\)](#)
6/7/2016, 1 comment
-  Family-sized units support more than just families [\(read more\)](#)
5/4/2016, 0 comments
-  As long as we continue to restrict housing, developers will aim at single-occupancy luxury units. Let more building happen and other parts of the market will be served. [\(read more\)](#)
5/3/2016, 2 comments
-  If we want more diversity in higher income neighborhoods, we need to get families of color to live there. Section 8 voucher holders can be families and often need more bedrooms.
5/4/2016, 2 comments



**We asked.
You responded.
We heard.
You shaped.**

**GOING WHERE
YOU ARE**



**596 comments/questions
70+ City generated responses**



We asked.
You responded.
We heard.
You shaped.

GOING WHERE
YOU ARE



190+ meetups, big and small



We asked.
You responded.
We heard.
You shaped.

**SPEAKING YOUR
LANGUAGE**

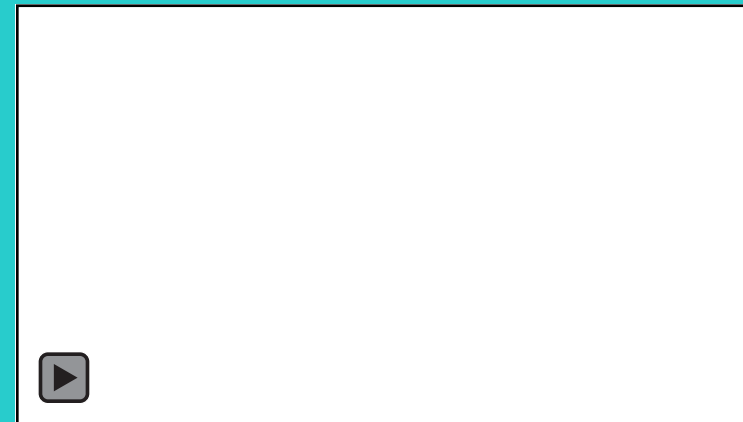
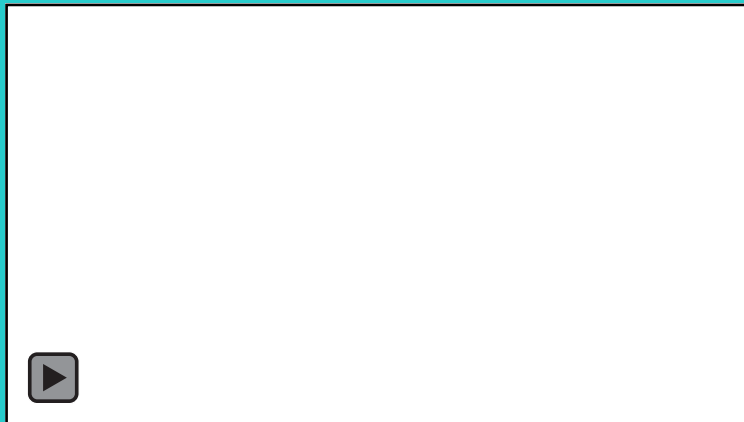
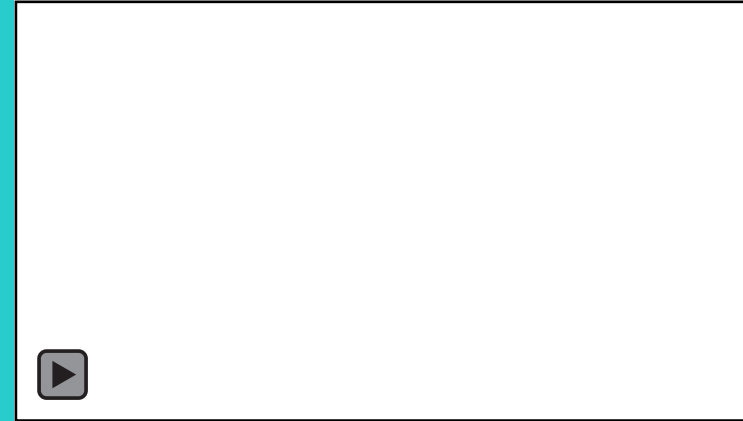
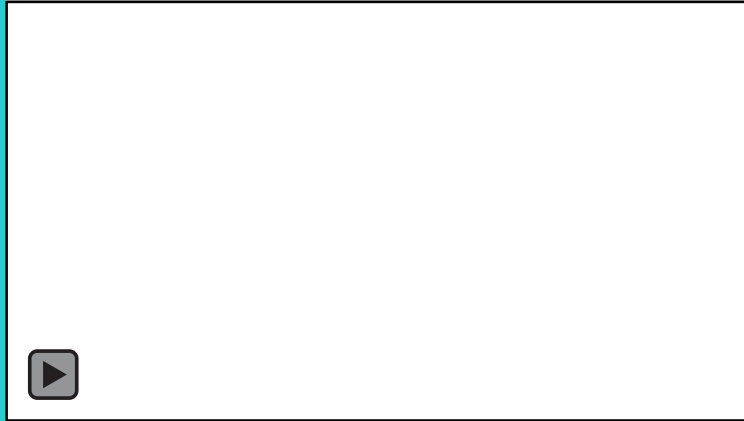


Outreach conducted in 7 languages



We asked.
You responded.
We heard.
You shaped.

SPEAKING YOUR
LANGUAGE



23,800+ views of non-English videos on Facebook (DON)
Translated into 7 Top Tier languages
9,600+ views of English video



We asked.
You responded.
We heard.
You shaped.

COMMUNITY INPUT SHAPED THE OUTCOMES



We asked.
You responded.
We heard.
You shaped.

COMMUNITY INPUT
SHAPED THE
OUTCOMES



ASSETS &
INFRASTRUCTURE



UNIQUE
CONDITIONS



HOUSING
OPTIONS



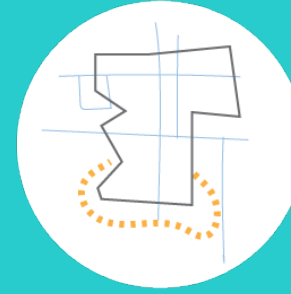
NEIGHBORHOOD
URBAN DESIGN



HISTORIC
AREAS



TRANSITIONS



URBAN VILLAGE
EXPANSIONS



URBAN DESIGN
QUALITY

Eight community-generated principles

- Refined by focus group members
- Confirmed citywide through [consider.it](#) and events



**We asked.
You responded.
We heard.
You shaped.**

**COMMUNITY INPUT
SHAPED THE
OUTCOMES**



**Draft 1 Maps based on community-generated principles
Released October 2016**



We asked.
You responded.
We heard.
You shaped.
COMMUNITY INPUT
SHAPED THE
OUTCOMES

HALA
HOUSING AFFORDABILITY
AND LIVABILITY AGENDA

Mandatory Housing Affordability (MHA)

Community Input Summary

The graphic features a teal header with the HALA logo and the title 'Mandatory Housing Affordability (MHA)'. Below this, the main title 'Community Input Summary' is displayed in large, bold, teal letters. At the bottom, a photograph shows a woman in a grey patterned top writing on a whiteboard during a community meeting. The whiteboard has handwritten notes in Chinese and English.

Thank you.

MHA Community Input Activities
Community members dedicated countless hours to improving the MHA proposal in these ways:

- sharing key materials translated into 7 languages:** Chinese (Mandarin and Traditional), Somali, Korean, Spanish, Tagalog, and Vietnamese
- responding to information mailed to over 88,800 urban village dwellers**
 - Signing up for newsletter updates, with over 4,200 recipients
 - Sharing our [website](#), with over 5,000 monthly page-views
- participating in 198 community engagement meetings**
including citywide public open houses, community design workshops, and neighborhood meet-ups
- engaging in online dialogue with 1,100 registered users at [hala.consider.it](#)**
- contributing 600 community volunteer hours**
for the nine-month community focus group process
- talking with us when we canvassed 10,000 urban village households**
 - Asking more than 600 questions during Reddit Ask-Me-Anything events
 - Engaging in hundreds of discussions through the HALA hotline (206) 743-6612 and halainfo@seattle.gov

The graphic is a vertical layout with a white background. It features two main colored sections: a teal one for 'information sharing' and a pink one for 'talking person-to-person'. Each section includes an icon and a list of statistics. The 'Thank you.' title is in a large, teal, sans-serif font.

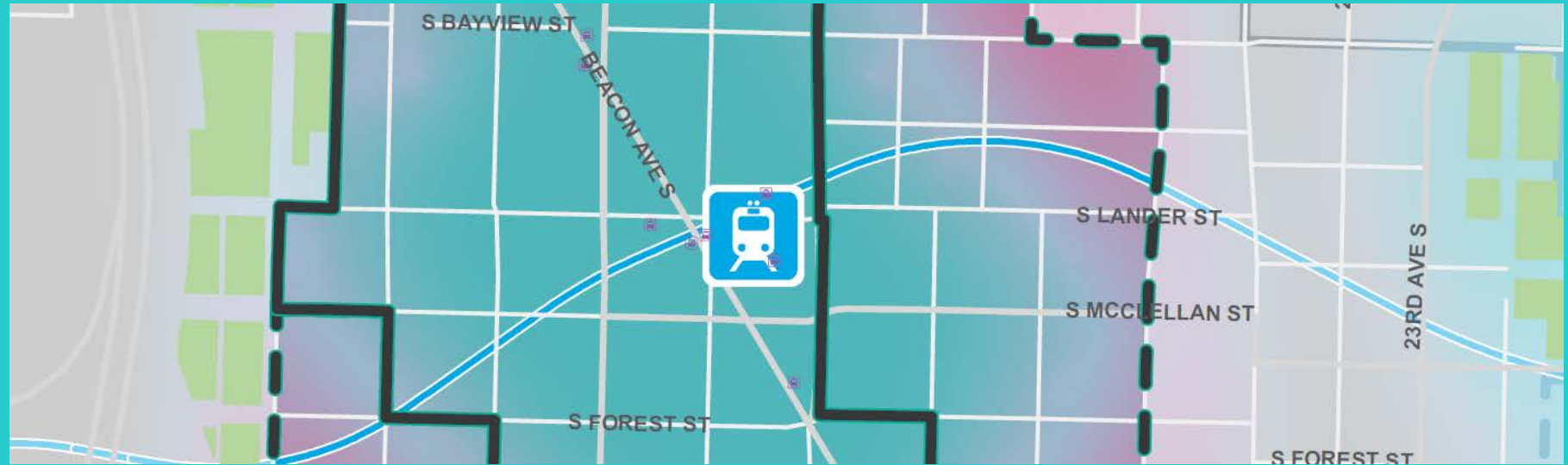
Community engagement on Draft 1 maps Environmental review process

- *Two action alternatives based on access to opportunity and displacement risk*



**We asked.
You responded.
We heard.
You shaped.**

**COMMUNITY INPUT
SHAPED THE
OUTCOMES**



Thematic approach to Preferred Alternative:

- **Propose comprehensive zoning changes in order to create more affordable housing**
- **Encourage more housing choices near good access to transit, and other key assets**
- **Enact less intensive changes for communities at high risk of displacement**



We asked.
You responded.
We heard.
You shaped.

COMMUNITY INPUT
SHAPED THE
OUTCOMES



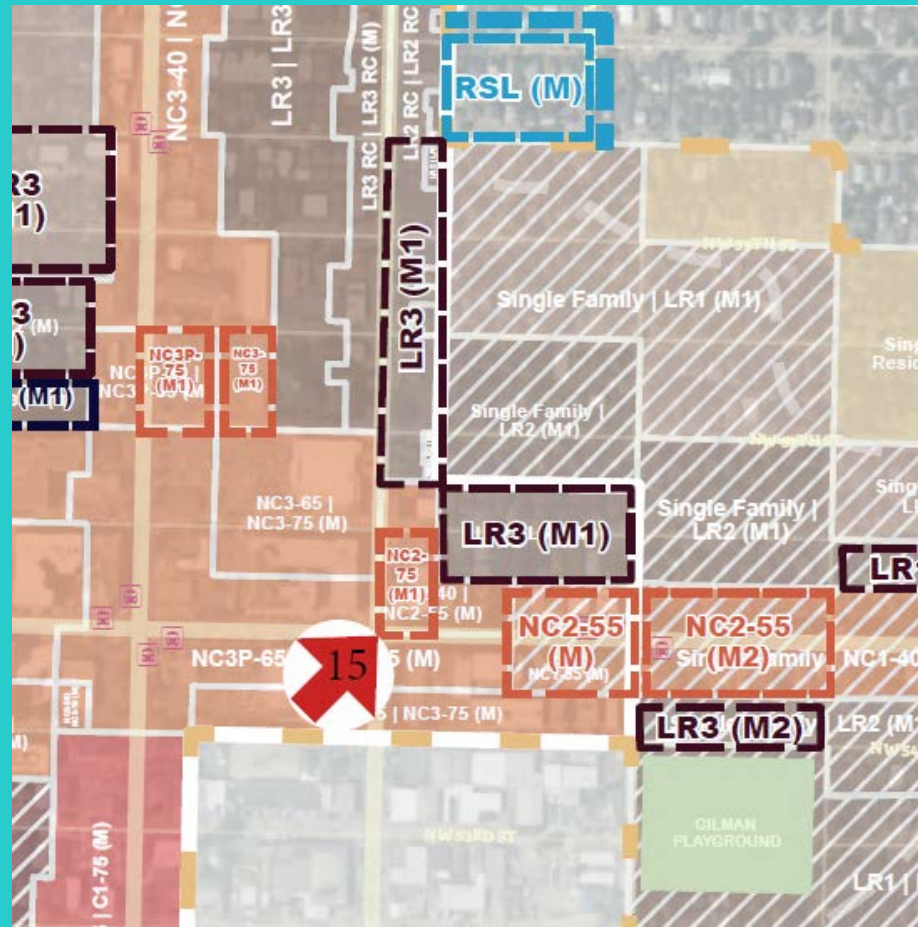
Staff process:

- Lead planner proposes rezones
- Peer review process for consistency of principles and application to other communities
- Run model and summary statistics
- Review outliers and propose changes



We asked.
You responded.
We heard.
You shaped.

COMMUNITY INPUT
SHAPED THE
OUTCOMES



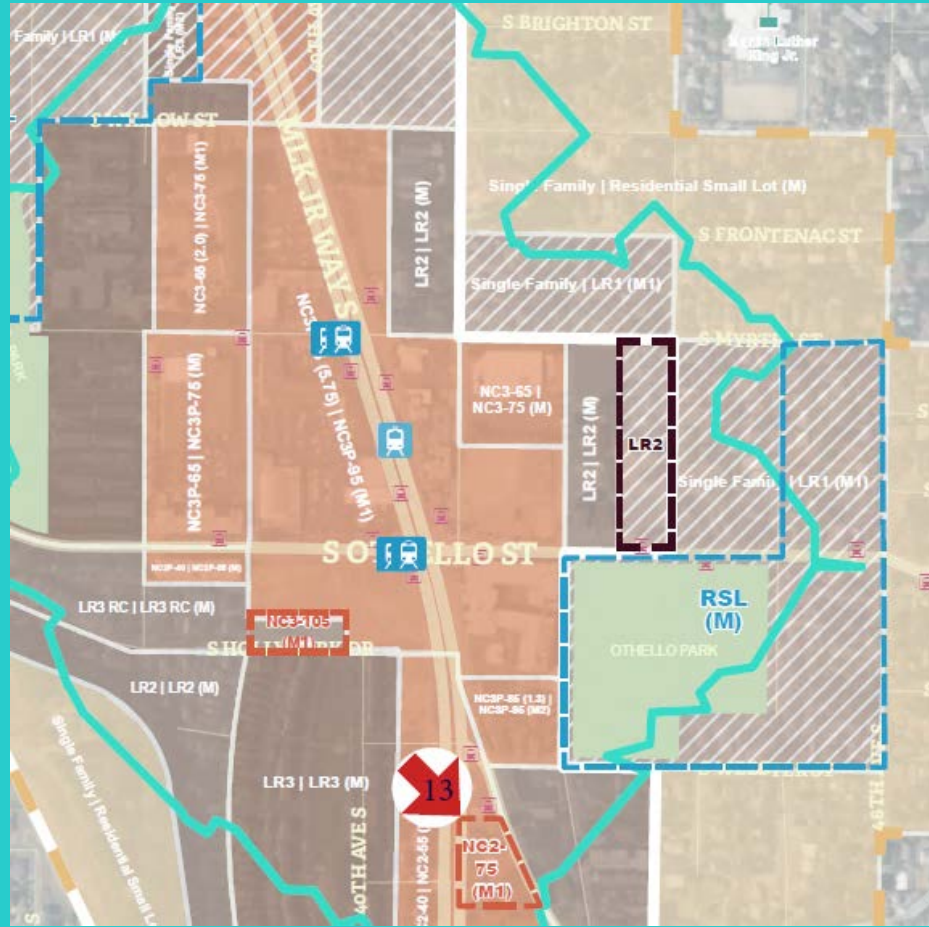
BALLARD

Encourage more housing choices near good
access to transit, and other key assets



We asked.
You responded.
We heard.
You shaped.

COMMUNITY INPUT
SHAPED THE
OUTCOMES



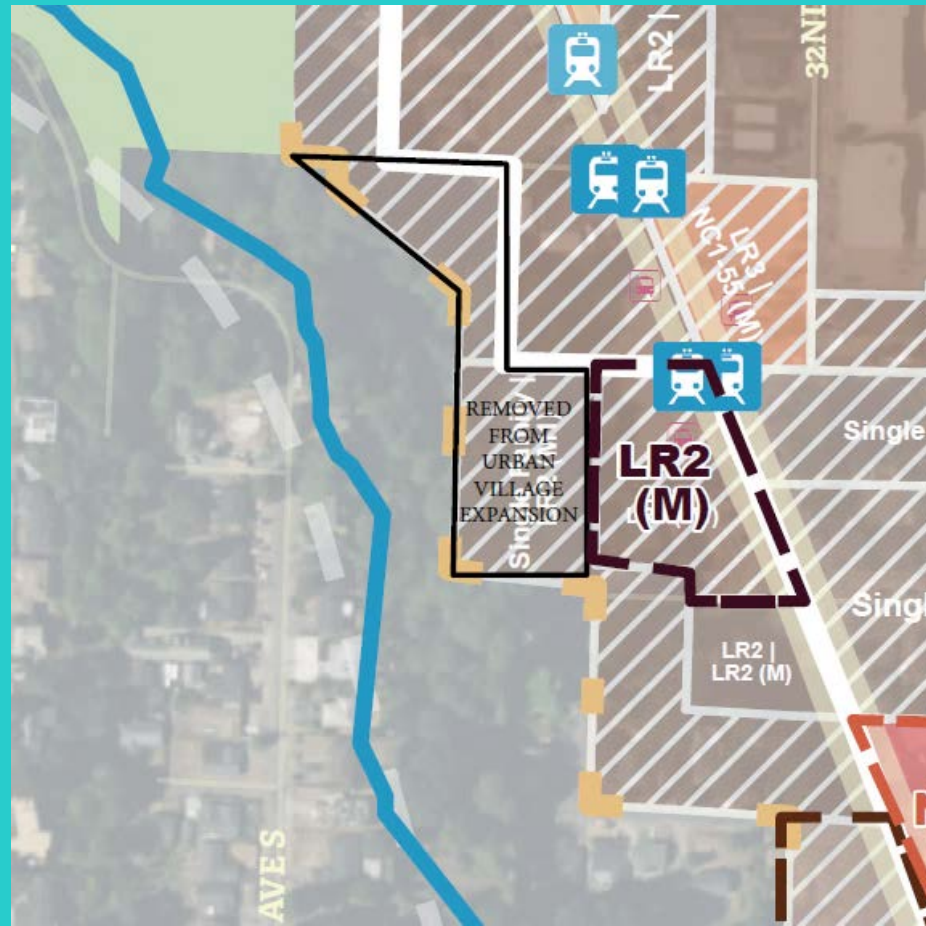
OTHELLO

Enact less intensive changes for communities
at high risk of displacement



We asked.
You responded.
We heard.
You shaped.

COMMUNITY INPUT
SHAPED THE
OUTCOMES



COLUMBIA CITY

Minimize impacts in environmentally sensitive areas



**We asked.
You responded.
We heard.
You shaped.**

**COMMUNITY INPUT
SHAPED THE
OUTCOMES**



Incorporate new design standards



**We asked.
You responded.
We heard.
You shaped.**

**COMMUNITY INPUT
SHAPED THE
OUTCOMES**



Improve green factor and tree protections



We asked.
You responded.
We heard.
You shaped.

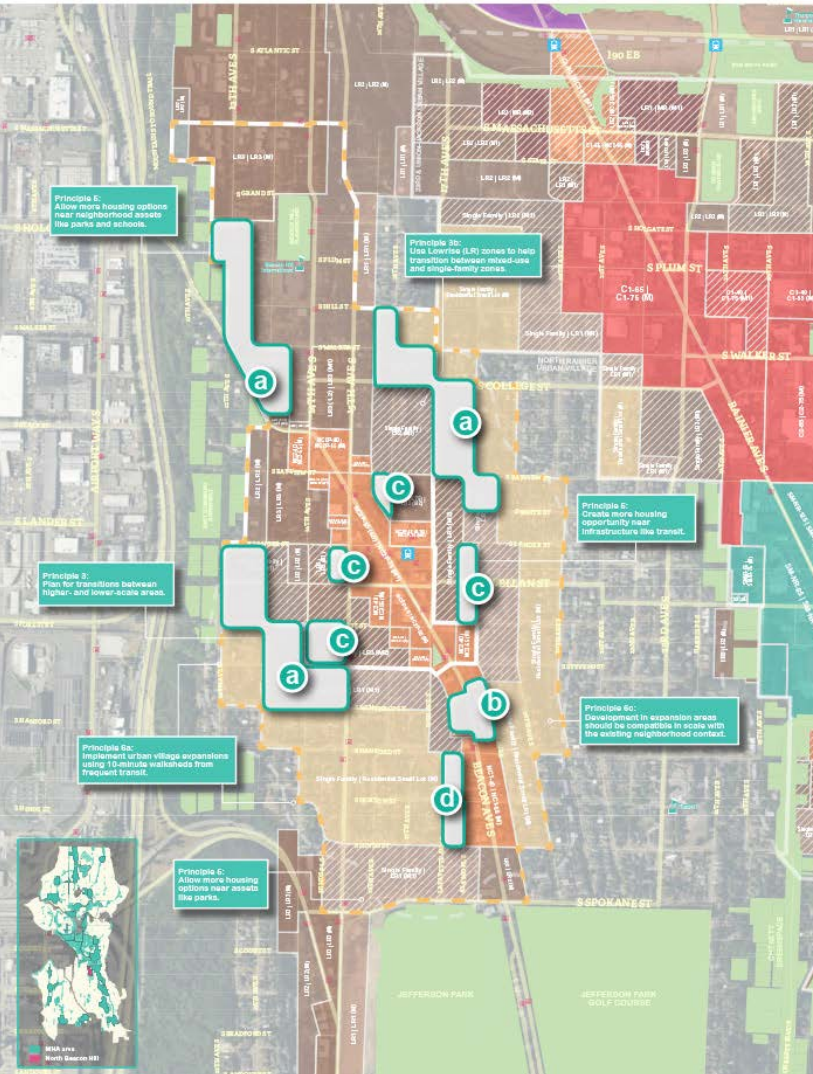
COMMUNITY INPUT
SHAPED THE
OUTCOMES

North Beacon Hill
Residential Urban Village

DRAFT ZONING CHANGES
to implement Mandatory
Housing Affordability (MHA)

HALA, Coordinator II Interactive web map seattle.gov/HALA October 18, 2015

proposed zoning with basic density changes	MHA requirements vary based on scale of zoning change (residential proposal above)	zone categories Allow the title holder to see examples of how buildings could look under MHA	urban villages areas designated for growth in our Comprehensive Plan	
<ul style="list-style-type: none"> Existing zoning (with MHA zone) Solid green areas: typical increase in zoning (usually one story) Hatched areas: larger increase in zoning or change in zoning type 	<ul style="list-style-type: none"> (M) 6% of homes must be affordable or a payment of \$12.25 per sq. ft. (M1) 1% of homes must be affordable or a payment of \$20.00 per sq. ft. (M2) 10% of homes must be affordable or a payment of \$22.25 per sq. ft. 	<ul style="list-style-type: none"> Residential Small Lot (RSL) - single detached, or two-family units in lots in single family zone. Lowrise (LR) - townhouses, rowhouses, or apartments Lowrise 2 (LR2) - row houses, townhouses, or apartments Lowrise 3 (LR3) - row houses, townhouses, or apartments Lowrise 4 (LR4) - row houses, townhouses, or apartments Lowrise 5 (LR5) - row houses, townhouses, or apartments Lowrise 6 (LR6) - row houses, townhouses, or apartments Lowrise 7 (LR7) - row houses, townhouses, or apartments Lowrise 8 (LR8) - row houses, townhouses, or apartments Lowrise 9 (LR9) - row houses, townhouses, or apartments Lowrise 10 (LR10) - row houses, townhouses, or apartments Lowrise 11 (LR11) - row houses, townhouses, or apartments Lowrise 12 (LR12) - row houses, townhouses, or apartments Lowrise 13 (LR13) - row houses, townhouses, or apartments Lowrise 14 (LR14) - row houses, townhouses, or apartments Lowrise 15 (LR15) - row houses, townhouses, or apartments Lowrise 16 (LR16) - row houses, townhouses, or apartments Lowrise 17 (LR17) - row houses, townhouses, or apartments Lowrise 18 (LR18) - row houses, townhouses, or apartments Lowrise 19 (LR19) - row houses, townhouses, or apartments Lowrise 20 (LR20) - row houses, townhouses, or apartments Lowrise 21 (LR21) - row houses, townhouses, or apartments Lowrise 22 (LR22) - row houses, townhouses, or apartments Lowrise 23 (LR23) - row houses, townhouses, or apartments Lowrise 24 (LR24) - row houses, townhouses, or apartments Lowrise 25 (LR25) - row houses, townhouses, or apartments Lowrise 26 (LR26) - row houses, townhouses, or apartments Lowrise 27 (LR27) - row houses, townhouses, or apartments Lowrise 28 (LR28) - row houses, townhouses, or apartments Lowrise 29 (LR29) - row houses, townhouses, or apartments Lowrise 30 (LR30) - row houses, townhouses, or apartments Lowrise 31 (LR31) - row houses, townhouses, or apartments Lowrise 32 (LR32) - row houses, townhouses, or apartments Lowrise 33 (LR33) - row houses, townhouses, or apartments Lowrise 34 (LR34) - row houses, townhouses, or apartments Lowrise 35 (LR35) - row houses, townhouses, or apartments Lowrise 36 (LR36) - row houses, townhouses, or apartments Lowrise 37 (LR37) - row houses, townhouses, or apartments Lowrise 38 (LR38) - row houses, townhouses, or apartments Lowrise 39 (LR39) - row houses, townhouses, or apartments Lowrise 40 (LR40) - row houses, townhouses, or apartments Lowrise 41 (LR41) - row houses, townhouses, or apartments Lowrise 42 (LR42) - row houses, townhouses, or apartments Lowrise 43 (LR43) - row houses, townhouses, or apartments Lowrise 44 (LR44) - row houses, townhouses, or apartments Lowrise 45 (LR45) - row houses, townhouses, or apartments Lowrise 46 (LR46) - row houses, townhouses, or apartments Lowrise 47 (LR47) - row houses, townhouses, or apartments Lowrise 48 (LR48) - row houses, townhouses, or apartments Lowrise 49 (LR49) - row houses, townhouses, or apartments Lowrise 50 (LR50) - row houses, townhouses, or apartments 	<ul style="list-style-type: none"> Neighborhood Commercial (NC) - most use buildings with 4-6 stories Commercial (C) - multi-story commercial buildings Industrial Commercial (IC) - light upper up to commercial zone Medium Density Residential (MDR) - apartments with 1-3 stories Highrise (HR) - apartments with heights of 160-300 ft. Seattle Mixed (SM) - light upper up to commercial zone 	<ul style="list-style-type: none"> Existing boundary Proposed boundary Seattle 2035 10-minute walkshed Open space Public school Light rail Bus stop



North Beacon Hill

High Risk of Displacement / High Access to Opportunity

Zoning changes from Draft 1 map *Please visit our [web map](#) to see more zoning detail including the Final Proposal.*

Recognizing the high risk of displacement in this community, we propose making only standard (M) zoning changes, except in areas within a five-minute walk of frequent transit.

- a Areas further from light rail but within the urban village are proposed for RSL. These changes are also responsive to comments from some residents in the area concerned that multifamily zoning would alter the scale and character of existing single family neighborhoods.
- b Propose NC along Beacon Ave in response to community input to encourage a complete and consistent commercial business district.

- c Propose LR1, LR2, and NC-75 within a five-minute walk of frequent transit, to add high capacity close in and allow more gradual transitions nearer lower density areas.
- d Propose LR1 (M1) at the south edge of the proposed urban village boundary expansion area, an area of existing single family zoning in blocks adjacent to existing multifamily housing and near Jefferson Park. This is an exception from the limitation of (M1) or (M2) capacity increases outside the frequent transit area. However, community comments support adding housing in the vicinity, along with MHA implementation principles that support more housing near assets such as parks facilities.

What we heard from the community*

*Note that input shown here does not convey consensus among community members. The purpose of this section is to share the diversity of opinions expressed.

- Citywide themes most discussed**
- Assets and infrastructure
 - Displacement
 - Affordable housing requirements

“ 70 percent Agreed/Strongly Agreed that development of affordable housing close to the light rail station should be encouraged.

- North Beacon Hill Council neighborhood survey

“ The transition... should be revised to relocate the line currently on S Walker St to S College Street. Although this results in a Residential-Small-Lot to Lowrise2 zone, this transition occurs in numerous other Urban Village Plans.

- Monique and Ken

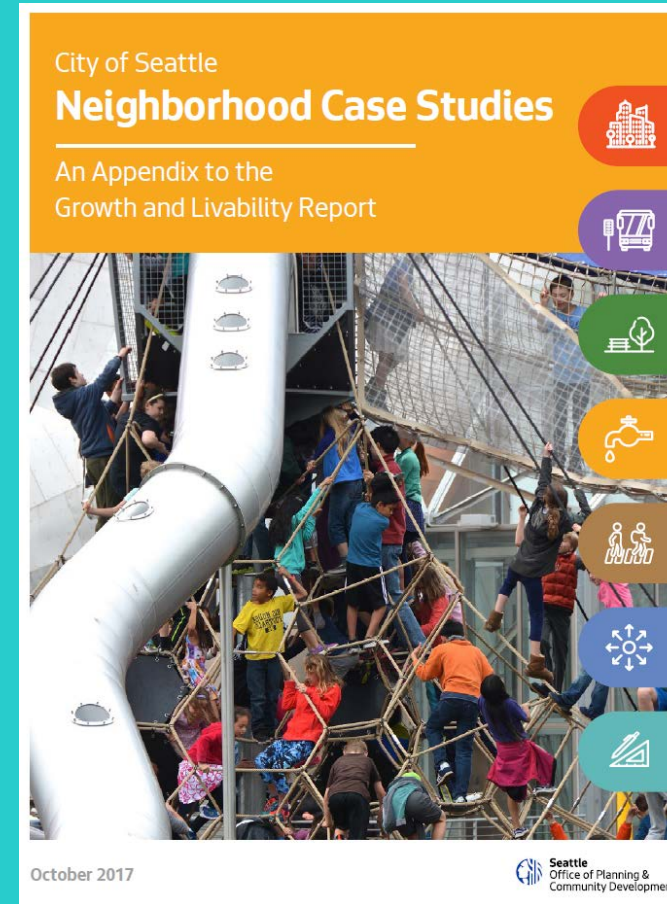
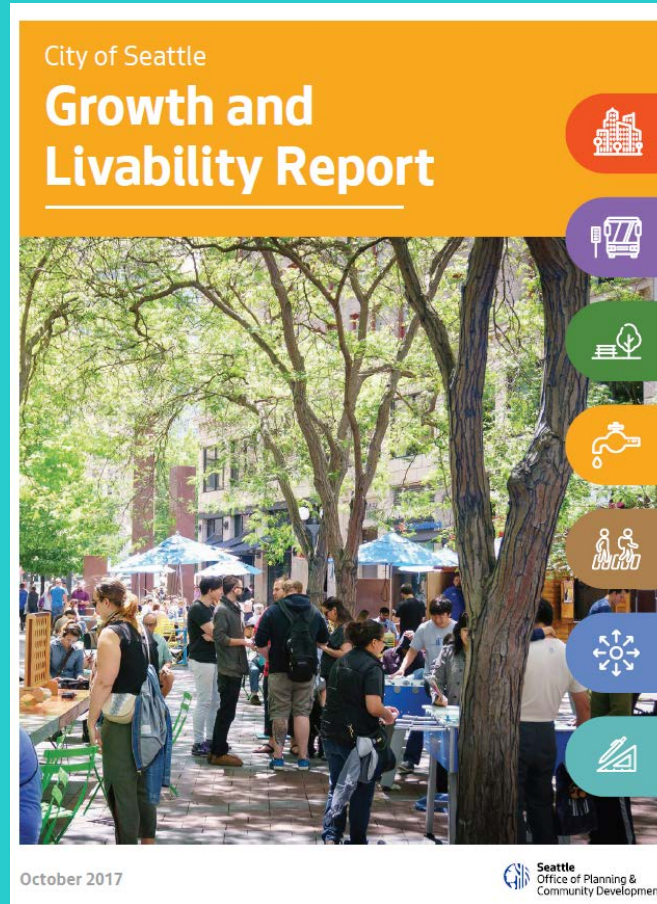
Local opportunities and challenges

- Extent of urban village boundary expansion
- Provide transitions to single family areas
- Add more business vitality on Beacon Ave. N. / preserve local business opportunities

- Allow more housing while maintaining neighborhood character
- Community survey included soft support for urban village boundary expansion
- Community survey included strong support for affordable housing
- Community survey many residents were not aware of urban village or MHA
- Community survey included strong support for more local businesses
- Care needed with transitions to step down from denser areas to single family areas
- Opportunities for more (commercial) development on Beacon Ave. to fill in “holes,” and expand both north and south, and along 15th
- Like the example of the Maestas development for balancing density with welcoming public spaces/plazas and cultural diversity
- Support for family-sized housing including extended families
- Concerns about additional density in blocks bounded by 16th-17th & Walker to College due to slope, infrastructure and transitions.
- Support for more multi-family housing adjacent to Jefferson Park
- Concerned about the proposal to allow 50 foot building heights on the W side of 18th Ave S between Lander and Bayview
- Consider the slopes at the east edge of the urban village and how taller buildings would affect homes lower down the hill.

We asked.
You responded.
We heard.
You shaped.

GROWTH AND
LIVABILITY

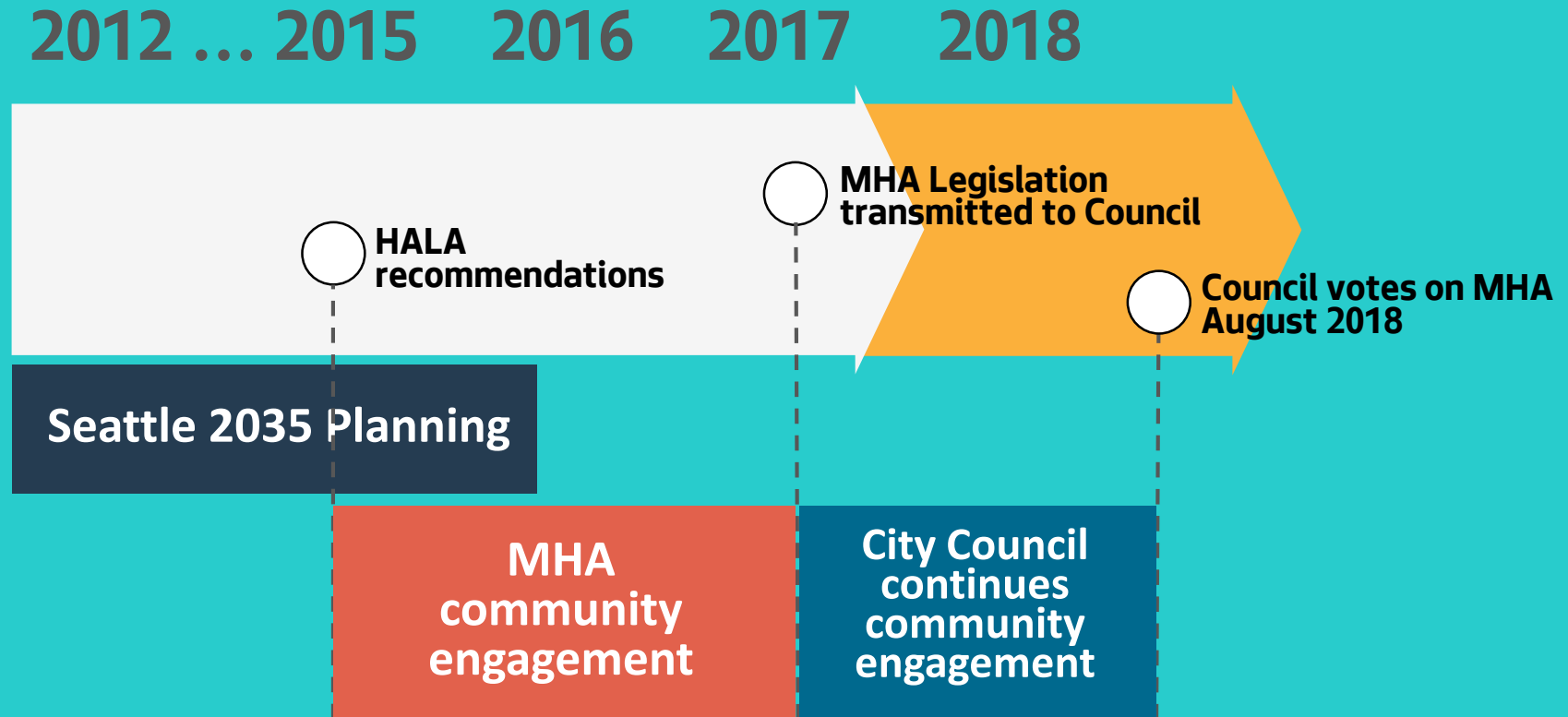


Visit: www.seattle.gov/opcd/livability



We asked.
You responded.
We heard.
You shaped.

NEXT STEPS



- Open houses and public hearings around the City
- Monthly Lunch & Learns to deep-dive into MHA topics
- HALA Hotline for questions: 206-743-6612
- Council email for requests: CitywideMHA@seattle.gov
- www.seattle.gov/hala/calendar



We asked.
You responded.
We heard.
You shaped.

thank you.



Citywide Proposal: Changes to Development Standards

Urban design and livability improvements

- Upper level setbacks for top story in zones over 65' high
- Family-sized housing requirement in the LR1 zone
- Side façade modulation and privacy standard in LR zones (If no Design Review)
- Major massing break required at 250' of building width
- Green factor landscaping requirement adjusted to give greater weight to trees
- Highrise zone for taller, slender towers
- New specific-area Seattle Mixed zones at Rainier Beach and Northgate light rail



Citywide Proposal: Residential Small Lot (RSL)

Encourages infill 'missing middle' housing

- Standalone, attached, or stacked homes
 - Up to 3 units in stacked apartments
- Density limit 1: 2,000 sq. ft. lot area
 - Rounding at 0.85 per unit
- Maximum dwelling unit size, 2,200 sq. ft.
- Introduces an FAR limit 0.75
 - 50% of floor area exempt in a preserved home
- New tree planting requirement
 - Minimum caliper inches based on lot size
- Any new principal unit subject to MHA

