

Mandatory Housing Affordability Citywide Implementation

a program of the Housing Affordability and Livability Agenda



**Seattle Planning
Commission**

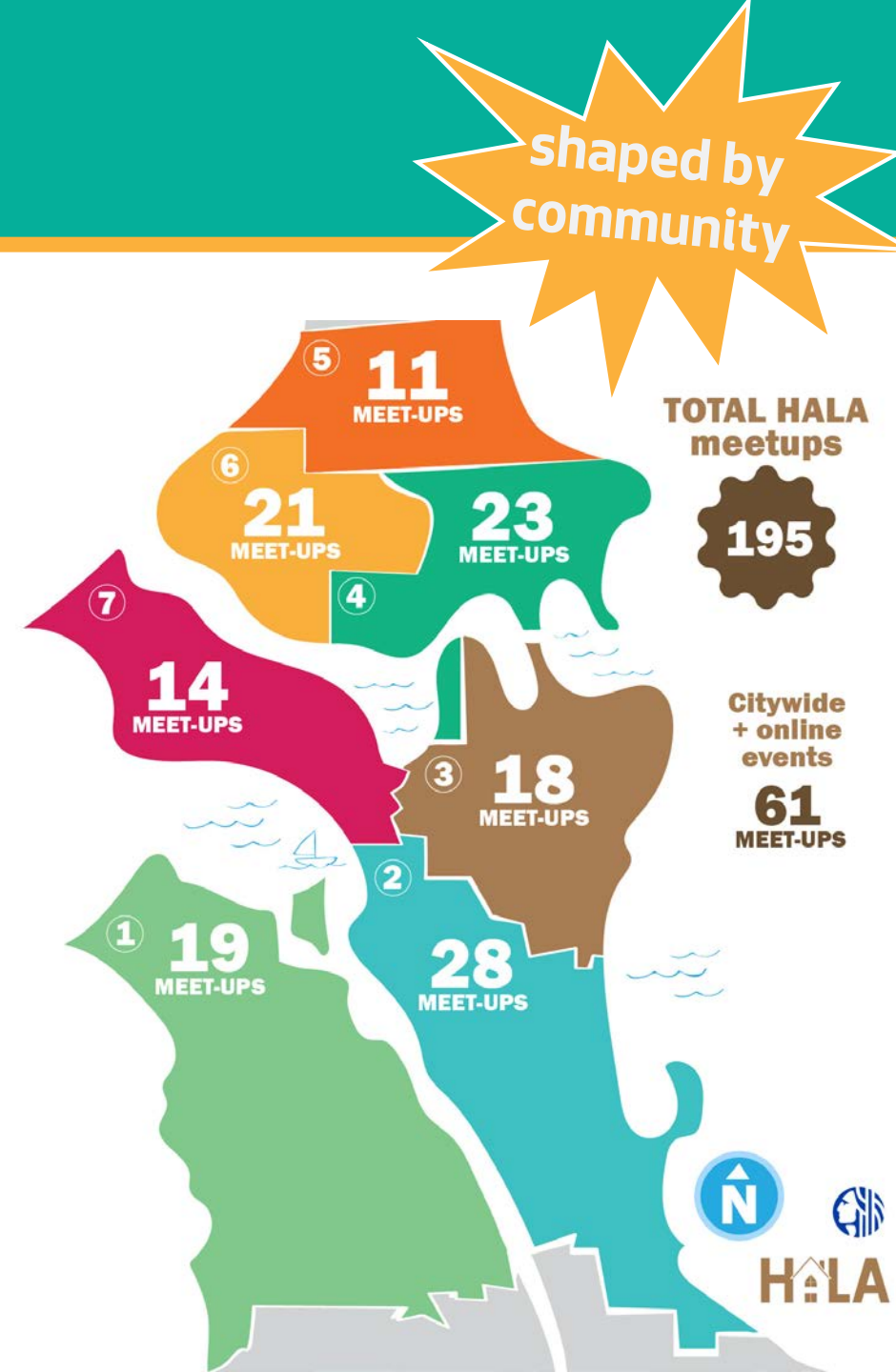
February 21, 2018 | 7:30 a.m.

Presentation Overview

1. Citywide MHA Overview
2. Planning Commission Input
3. Development Standards

How we engaged community

- ▶ Nearly 200 in-person community "meet-ups"
- ▶ A nine-month facilitated community focus group process with 160 community members
- ▶ Ongoing online conversation with 2000+ community members
- ▶ "Telephone town halls" with 70,000+ households
- ▶ A translated mailer sent to nearly 90,000 households
- ▶ 10,000+ doors knocked to try to speak with every single-family-home resident in every urban village, including in-language
- ▶ An email distribution list of over 4,700
- ▶ The HALA Hotline and HALAinfo@seattle.gov



How engagement shaped the proposal

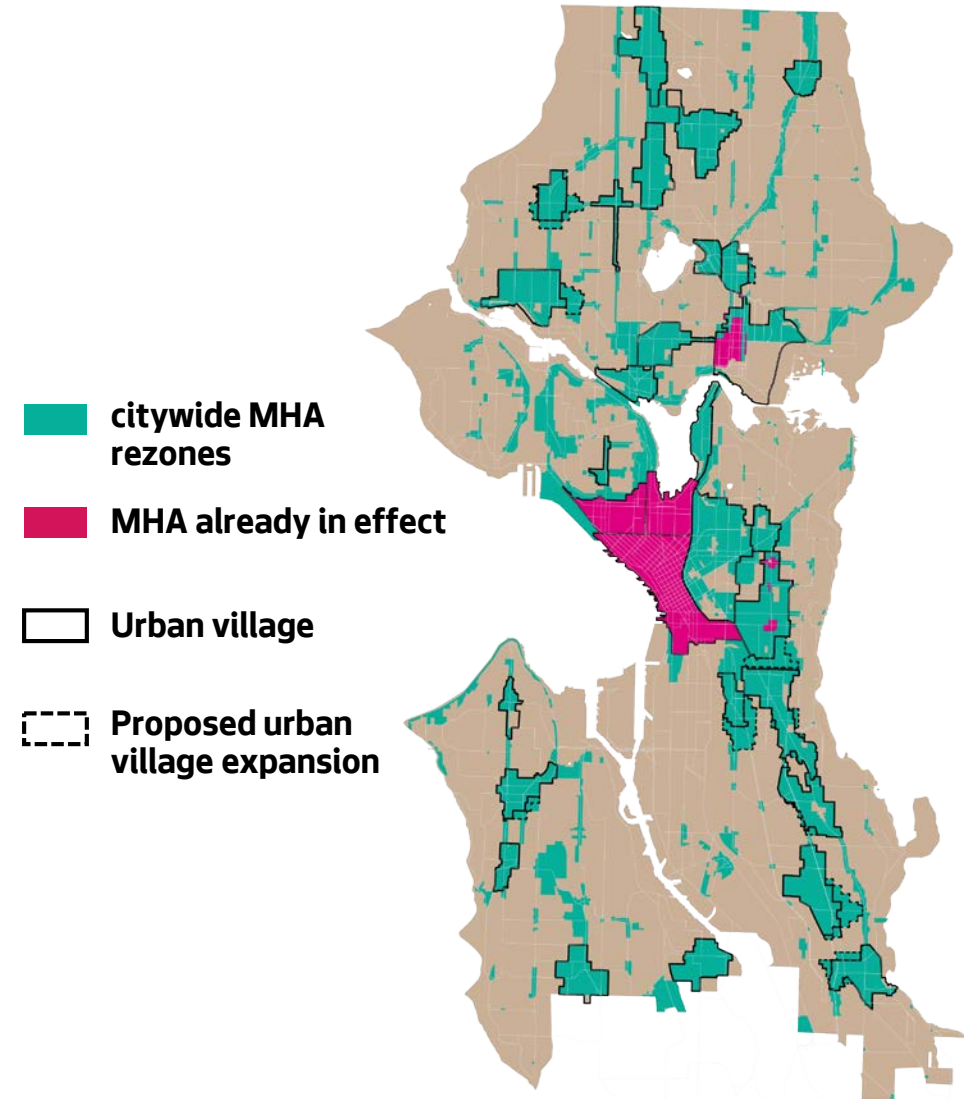


- ▶ Create more housing for people at all income levels
 - ▶ Minimize displacement of current residents
 - ▶ Create housing choices, including homeownership and family-size units
 - ▶ Create more opportunities to live near parks, schools, and transportation
- ▶ Strengthen urban design and sense of place in urban villages
 - ▶ Promote environmental sustainability, including supporting transit use and having space for trees

Citywide MHA Implementation Area

About half of the 10-year goal for 6,000 rent and income-restricted homes, would be from the citywide MHA implementation area.

Total MHA Rent- and Income-Restricted Housing Production (10 years)		
Downtown / South Lake Union (Includes Chinatown / ID)	2,350	approved
University District	398	approved
Uptown	305	approved
MHA Citywide Legislation	2,986	under review
Total	6,038	



Calculating MHA Requirements

Proposed requirements for residential and highrise commercial

Scale of Zoning Change

Geographic Area

		Low Area		Medium Area		High Area	
		%	\$	%	\$	%	\$
Scale of Zoning Change	Zones with (M) suffix	5%	\$7.00	6%	\$13.25	7%	\$20.75
	Zones with (M1) suffix	8%	\$11.25	9%	\$20.00	10%	\$29.75
	Zones with (M2) suffix	9%	\$12.50	10%	\$22.25	11%	\$32.75

KEY:

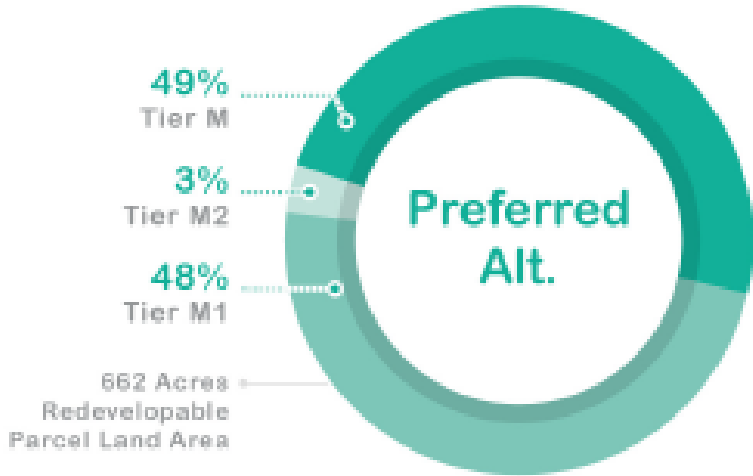
% = MHA performance requirement (percentage of units that must be affordable at 60% AMI for 75 years)

\$ = MHA payment requirement (dollar per square foot that must be contributed to City for affordable housing)

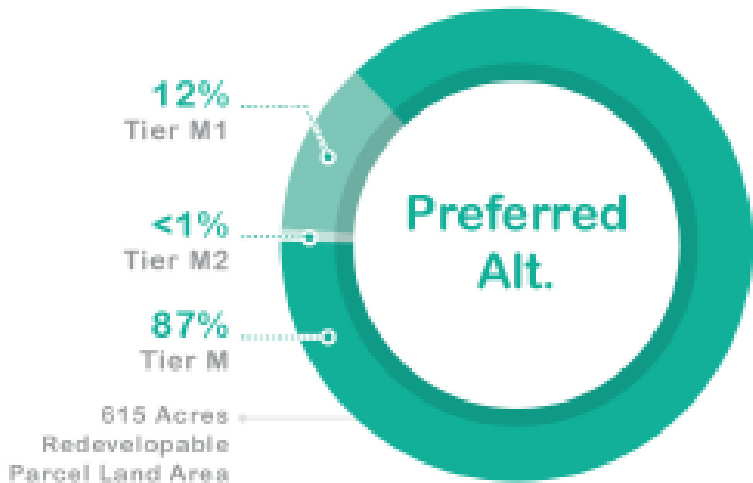
The Preferred Alternative

- Apply MHA in all urban villages and expansion areas, and Comm & MF zones.
- Increase housing choices in areas with low risk of displacement and high access to opportunity.
- Focus increased housing choice within a 5-minute walk of transit, in areas with high risk of displacement.
- Expand urban villages to a full 10-minute walkshed from frequent transit.
- Minimize impacts in environmentally sensitive areas and propose less intensive changes within 500' of freeways.
- Do not apply MHA in designated historic districts.

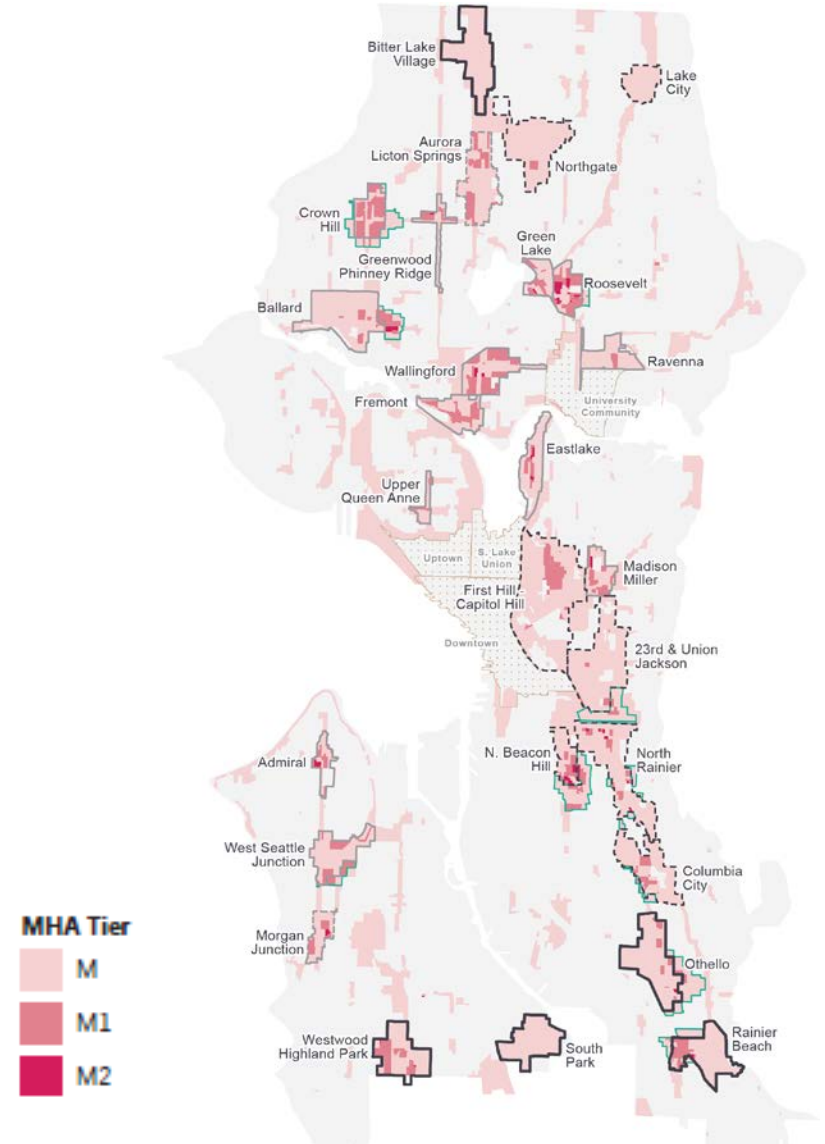
The Preferred Alternative



Low displacement risk / high access to opportunity areas.



High displacement risk / low access to opportunity areas.



Planning Commission Input

- ▶ On the preferred alternative
- ▶ On the development standards

On the Preferred Alternative

- Determine urban villages by a 10-minute walkshed. ✓
- Consider greater residential density around high capacity transit. ✓
- In areas with high displacement risk, shift capacity increases toward a denser node at the core of the urban village. ✓
- Discourage large new detached housing in RSL. ✓
- Minimize the amount of RSL and LR1 zoning in urban villages with high access to opportunity and low displacement risk. ✓
- Expand urban villages to include more area between villages / study expansions in other urban villages.
- Incentivize development to choose performance / allow pooling of performance units.

On the Development Standards

- Revise and create development regulations and design standards to improve urban design outcomes. ✓
- Recalibrate Green Factor scores to improve environmental health, increase tree canopy, make it easier to incorporate outdoor play and recreational space, and improve overall livability. ✓
- Provide options for existing homeowners to stay in place and ensure that lower intensity zones are likely to produce more units (instead of larger units). ✓

Development standards

Increase development capacity

- ▶ Trigger MHA affordability requirements
- ▶ Increase housing choices for a growing city

Improve livability, sustainability, design

Affected zones

Legislation increases capacity and improves livability for all multifamily and commercial zones.

zone		zone	
RSL		C/NC-30	
Lowrise 1		C/NC-40	
Lowrise 2		C/NC-55	
Lowrise 3		C/NC-65	
Midrise		C/NC-75	
Highrise		C/NC-85	
IC-65/85		C/NC-95	
SM-Northgate		C/NC-125	
SM-Rainier Beach		C/NC-160...	

Affected zones

Legislation increases capacity and improves livability for all multifamily and commercial zones.

In 2017, Council adopted interim development standards for nearly half the zones.

zone	already adopted?	zone	already adopted?
RSL		C/NC-30	✓ U District
Lowrise 1	✓ U District	C/NC-40	✓ U District, 23rd Ave
Lowrise 2	✓ 23rd Ave	C/NC-55	✓ 23rd Ave
Lowrise 3	✓ Uptown	C/NC-65	
Midrise	✓ U District, Uptown	C/NC-75	✓ U District, 23rd Ave
Highrise		C/NC-85	
IC-65/85		C/NC-95	
SM-Northgate		C/NC-125	
SM-Rainier Beach		C/NC-160...	

Responding to community engagement

Proposal responds to community by modifying development standards to **enhance livability,** **promote sustainability,** and **improve design.**



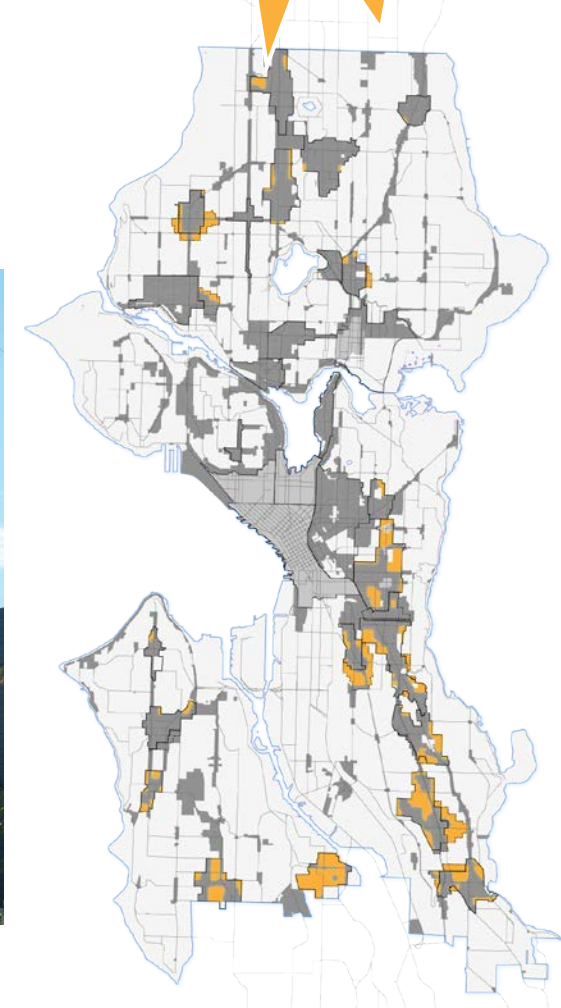
"Missing middle" housing



ISSUE: Provide more "missing middle" housing

RESPONSE: Expand Residential Small Lot (RSL)

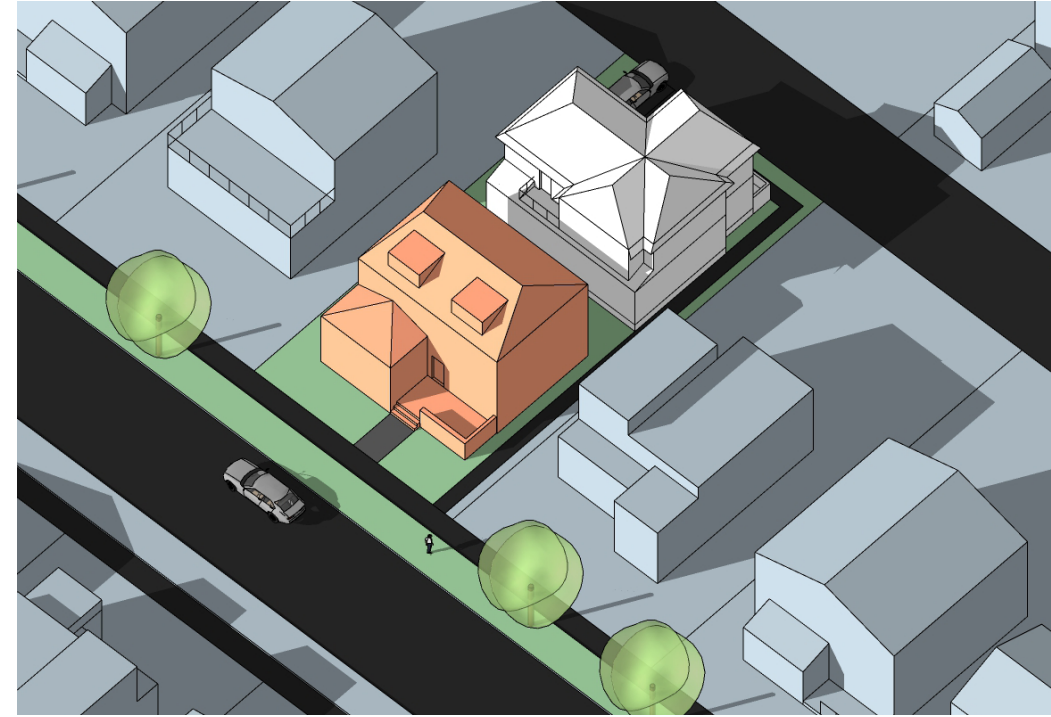
- ▶ 62% of single-family in the proposal would become RSL
 - 767 acres of new missing middle zoning
- ▶ Incentive to preserve existing unit
- ▶ Maximum unit size of 2,200 sq. ft.
- ▶ New FAR limit of 0.75
- ▶ Maximum 50% lot coverage



DEVELOPMENT STANDARDS

Example: RSL (M) with Preservation

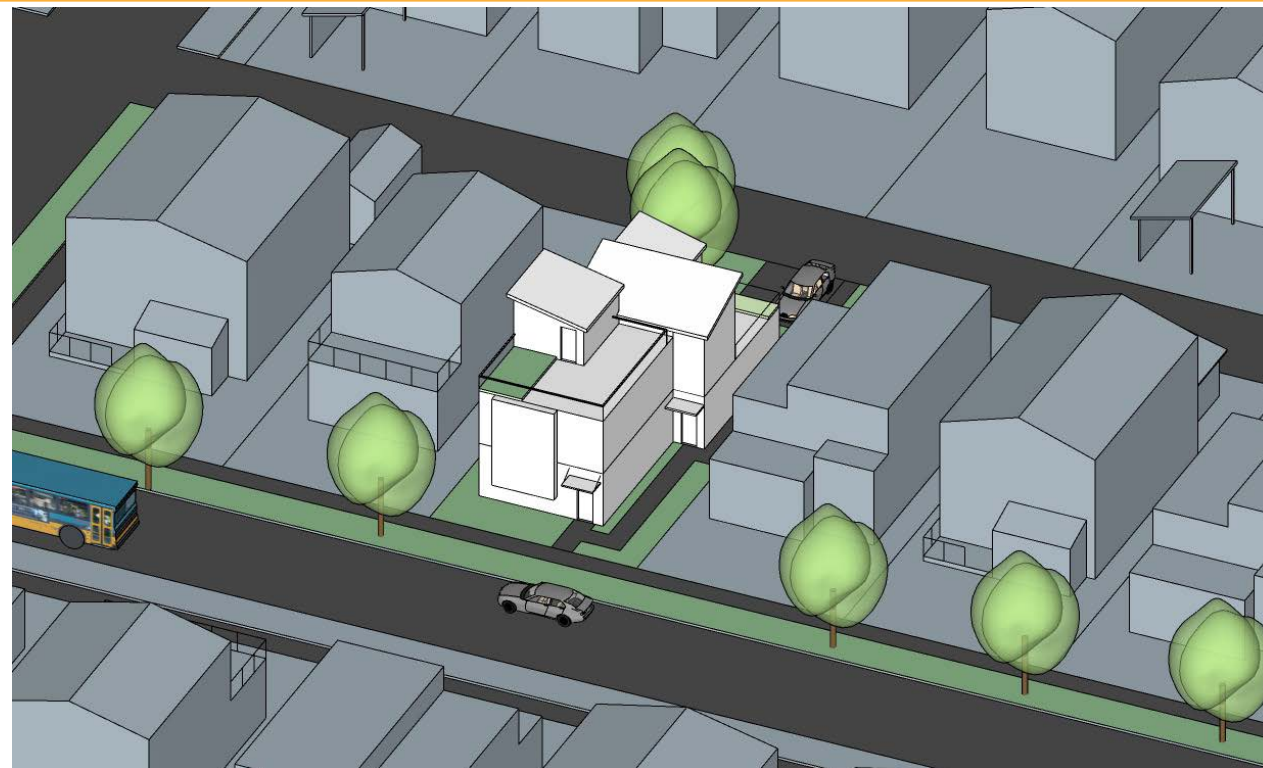
MHA requirement: 1 Unit or \$15 - \$46K



Development Standard	RSL	Example
Density limit	1/2000 sq. ft. lot area	2 Units on a 5,000 sq. ft. lot
FAR Exemption	50% of existing home	1,900 sq. ft. existing home (950 sq. ft. exempt)
FAR limit	0.75	3,750 base + 950 = 4,700 sq. ft.
Maximum home size limit	2,200	Second home size limited to 2,200

DEVELOPMENT STANDARDS

Example: RSL new construction

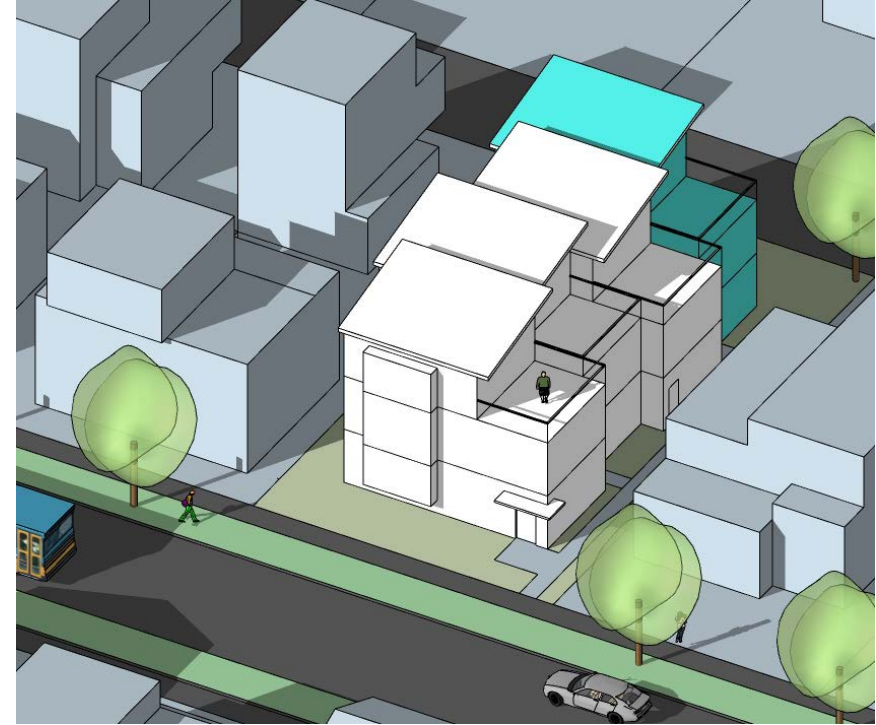


MHA requirement: 1 Unit or \$21K - \$62K

Development Standard	RSL	Example
Density limit	1/2000 sq. ft. lot area	2 Units on a 4,000 sq. ft. lot
Front setback requirement	10'	10'
FAR limit	0.75	3,000 total gsf allowed
Home size		About 1,500 gsf each

DEVELOPMENT STANDARDS

Example: Lowrise 1 → Lowrise 1 (M)



Development Standard	Existing LR1	Proposed LR1 (M)
Density limit	1/1,600 sq. ft. lot area (townhouse)	1/1,350 sq. ft. lot area (townhouse)
FAR limit	1.1	1.3
Height limit	30 feet	30 feet
Units in example	3	4 (1 affordable or \$48-143K payment)

Family-size homes

ISSUE: Encourage more family-sized housing

RESPONSE: Family-size unit requirement

- ▶ Two-bedroom home required for every 4 housing units in LR1.

RESPONSE: More land for zones that encourage family-size homes

- ▶ Residential Small Lot encourages moderate-sized homes of 1,000-2,000 square feet.
- ▶ Proposal roughly doubles amount of LR1 zoning (288 → 525 acres).



Environmental sustainability

ISSUE: **Make development "green"**

RESPONSE: **Strengthen Green Factor**

- ▶ Encourage higher-impact vegetation elements
- ▶ Promote landscaping in public view

ISSUE: **Prevent tree loss**

RESPONSE: **New tree provisions**

- ▶ New planting requirement in RSL is stronger than existing requirement in single-family
- ▶ Strengthen incentives for tree preservation and large trees



Green Factor adjustments

- ▶ Award more points for larger trees, with the most points awarded for tree preservation.
- ▶ Delineate between small and large shrubs to encourage larger plantings.
- ▶ Further delineate between green roofs of varying depths, emphasizing deep-medium green roofs
- ▶ Shift emphasis away from vegetated walls, and limit their use to more urban settings.
- ▶ Increase incentive for landscaping visible from public rights-of-way and public open spaces.
- ▶ Remove water features and landscaped areas with a soil depth less than 24" as scored landscape elements.



Improve design in Lowrise zones

ISSUE: Improve design of infill buildings

RESPONSE: New side façade modulation

Varied planes or materials for façades > 1,000 sf

RESPONSE: Upper-level setbacks

For top story of sloping sites in LR2, LR3

RESPONSE: Interim design review

Five years on lots previously zoned single-family

ISSUE: More open / green space

RESPONSE: Open space incentive

FAR bonus for apartments that keep 35% of site in ground-level open space (LR2)



Encourage preservation

ISSUE: Encourage preservation

RESPONSE: RSL incentive

- ▶ Proposal exempts 50 percent of floor area of a preserved single-family home in a new development.

RESPONSE: Pike-Pine Conservation Overlay

- ▶ Proposal retains and strengthens incentive for preservation of character structures.



DEVELOPMENT STANDARDS

Improve design in Midrise zones

ISSUE: **Avoid massive, bulky buildings**

RESPONSE: **Midblock breaks for megablocks**
Break required for façades <250 feet wide

RESPONSE: **Upper-level setbacks**
Required on street-facing façade and façades abutting single-family lots

ISSUE: **Improve walkability**

RESPONSE: **Conversion of C to NC zoning**
28% of C zones in study area become NC, improving walkability and urban design



INCREASE DEVELOPMENT CAPACITY

How new capacity will look and feel

New development (gold) would have incrementally greater scale or density than if MHA were not implemented — and would contribute to affordable housing.

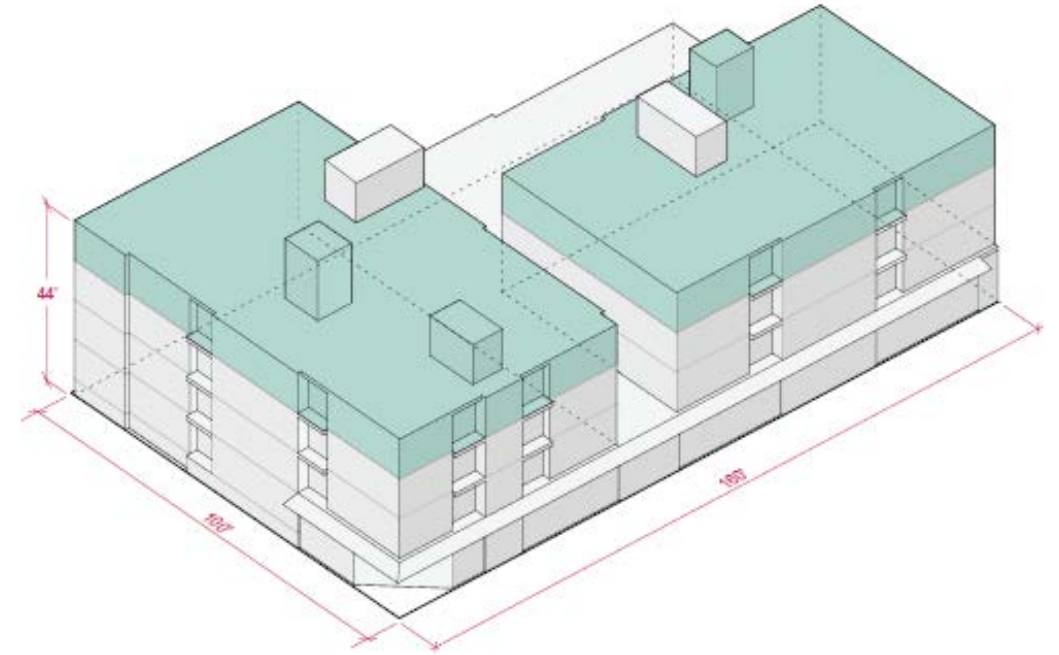
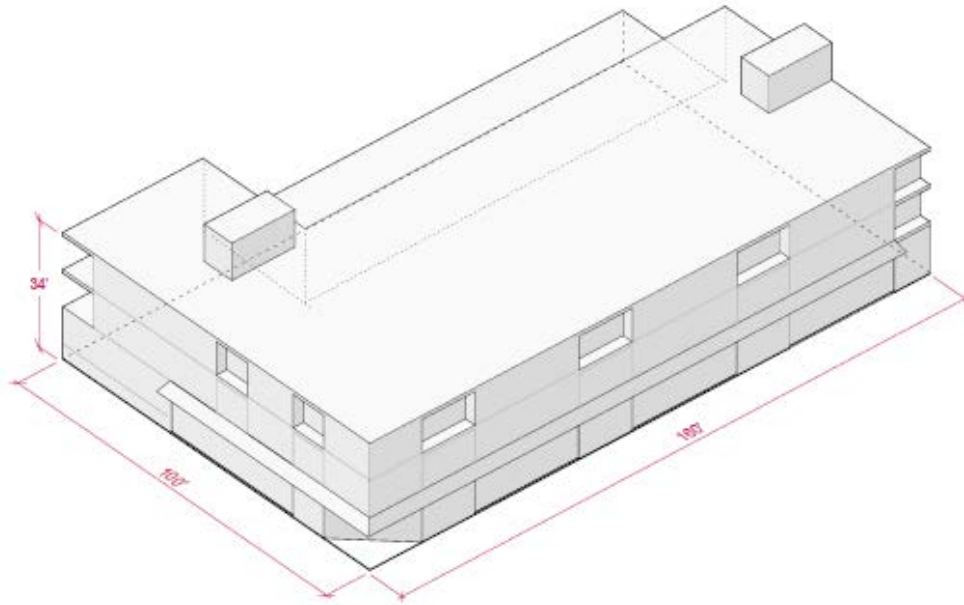


Mandatory Housing Affordability

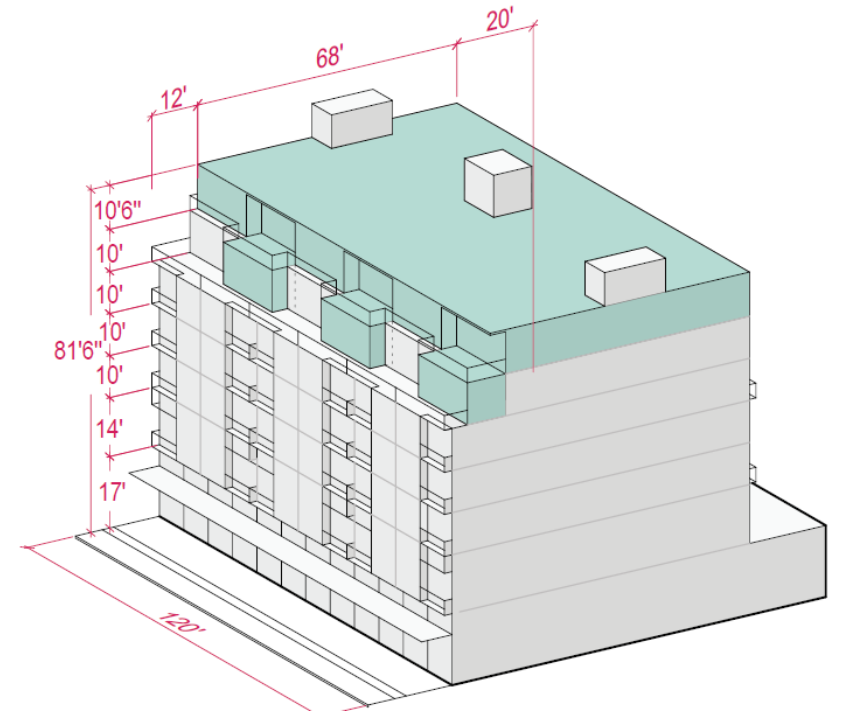
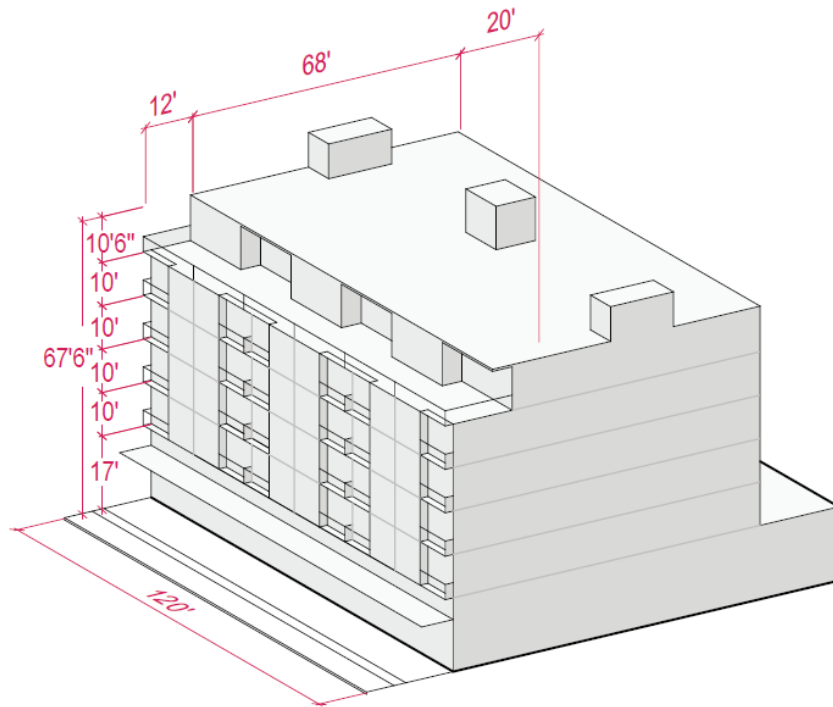


Creating more **affordable housing** as we grow
6,000+ new affordable homes by 2025

thank you.



Development Standard	Existing NC-30	Proposed NC-40 (M)
FAR limit	2.5 (2.25 single use)	3.0 (no single use limit)
Height limit	30 feet	40 feet
Estimated housing units	33	41 (3 affordable or \$300-\$900K payment)



Development Standard	Existing NC-65	Proposed NC-75 (M)
FAR limit	4.75 (4.25 single-use limit)	5.5 (no single-use limit)
Height limit	65 feet	75 feet
Estimated housing units	65	78 (5-6 affordable or \$420K - \$1.2M payment)