

City of Seattle Housing Affordability and Livability Agenda

Seattle Office of Planning and Community Development
Vera Giampietro, Robert Scully, & Brennon Staley

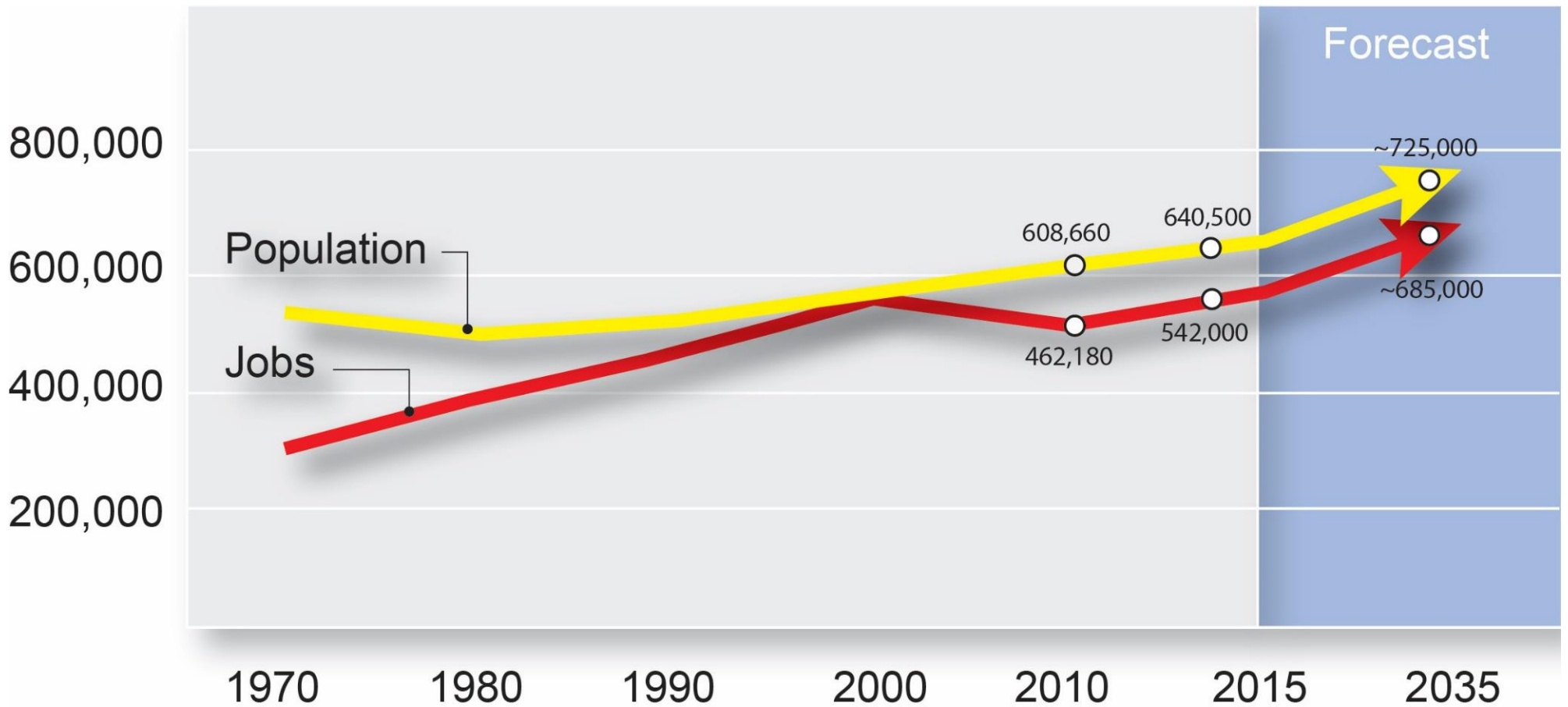


Rainier Beach
March 29, 2017

Investing in our communities



Seattle is growing



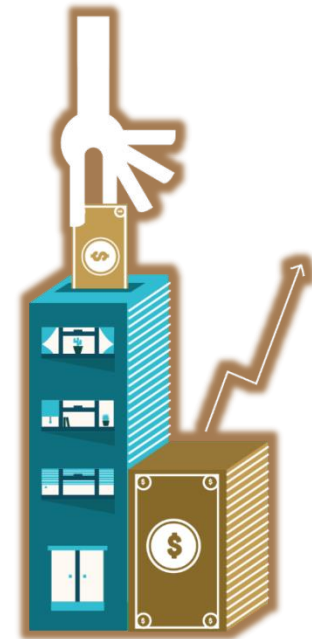
Seattle's housing reality



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



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

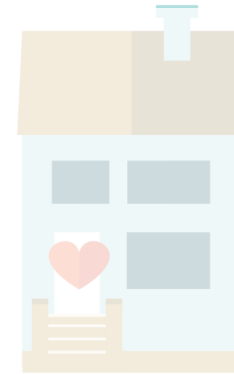


Average rent for a 1-bedroom apartment in Seattle **increased 35%** in the last five years to \$1,641.

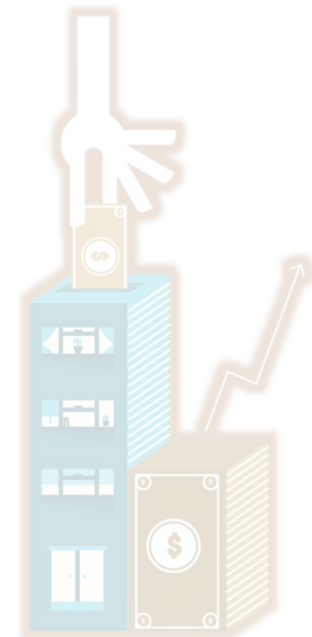
Seattle's housing reality



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In Rainier Valley, rents for all unit types increased **55.1%** over the past five years.

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The HALA goal

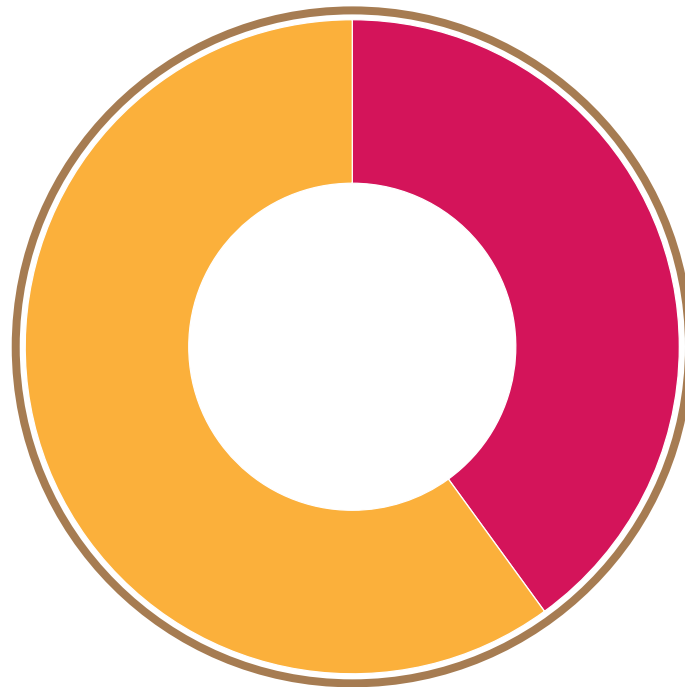


In the next 10 years:

30,000

new market-rate homes

- A critical increase in 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 60-80% 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

What is MHA?



Creating more affordable housing through *growth*

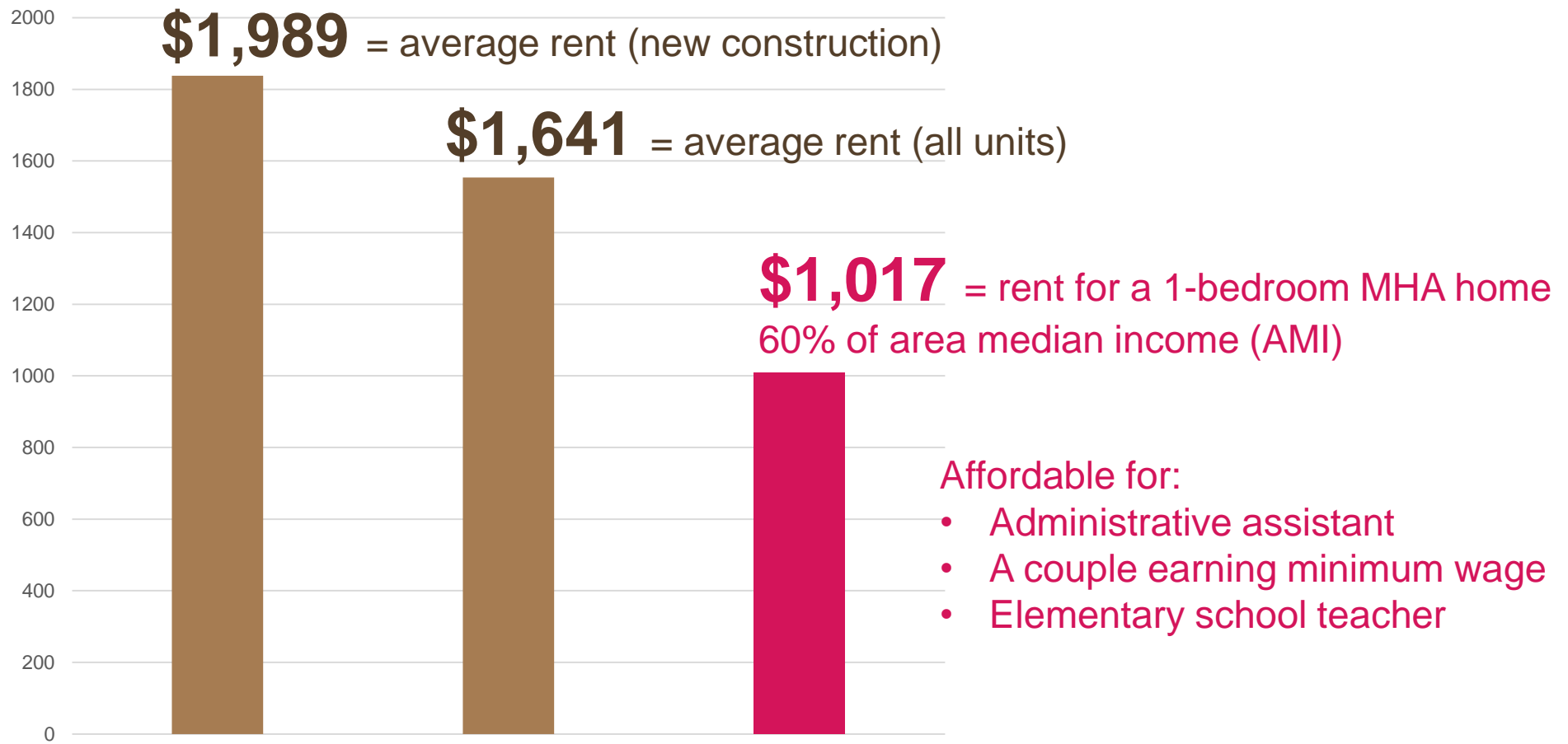
- All new multifamily and commercial development must either build or pay into a fund for affordable housing
- Provides additional development capacity through zoning changes to partially offset the cost of these requirements
- Increases housing choices
- A state-approved approach other local cities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



MHA and affordability



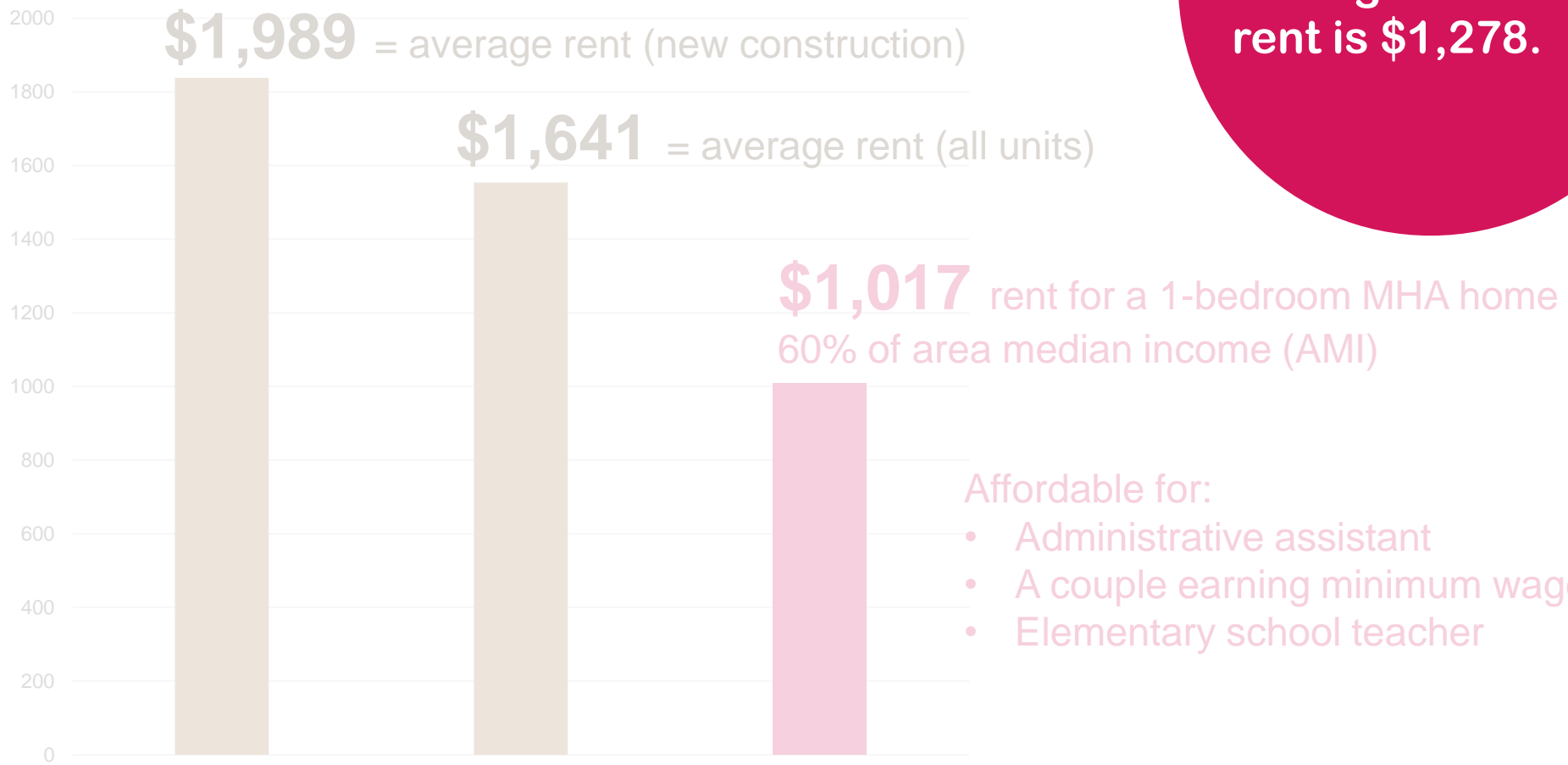
Market Rents and Affordable MHA Rents one-bedroom unit



MHA and affordability



Market Rents and Affordable MHA Rents one-bedroom unit

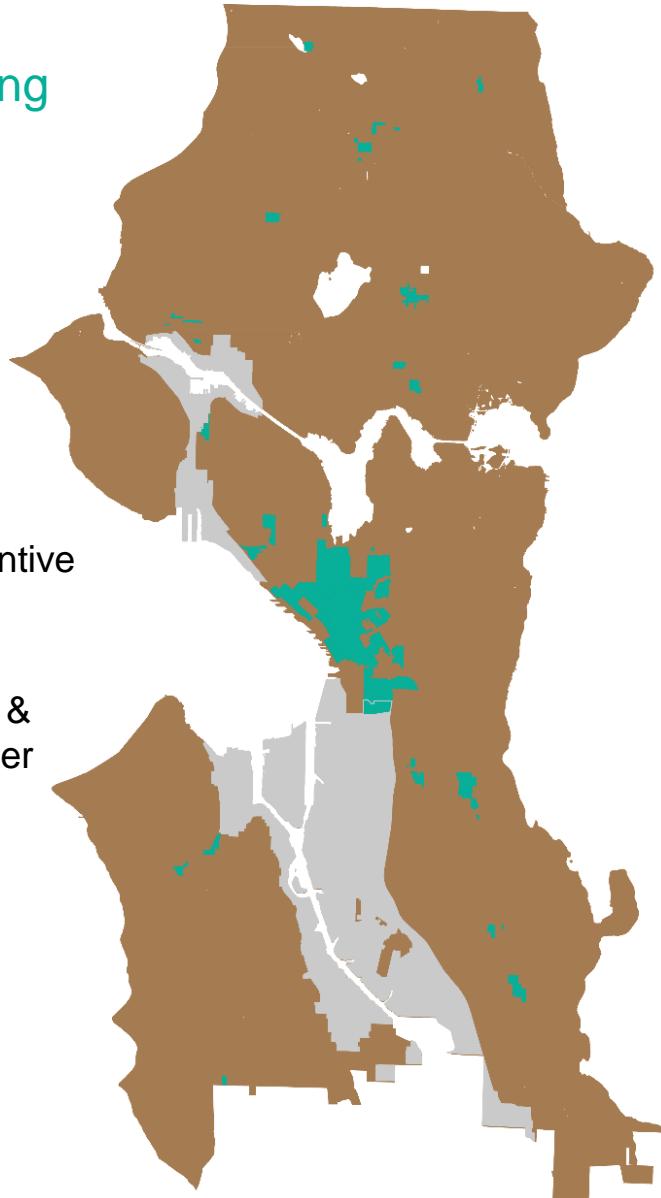


In Rainier Valley,
average 1-bedroom
rent is \$1,278.

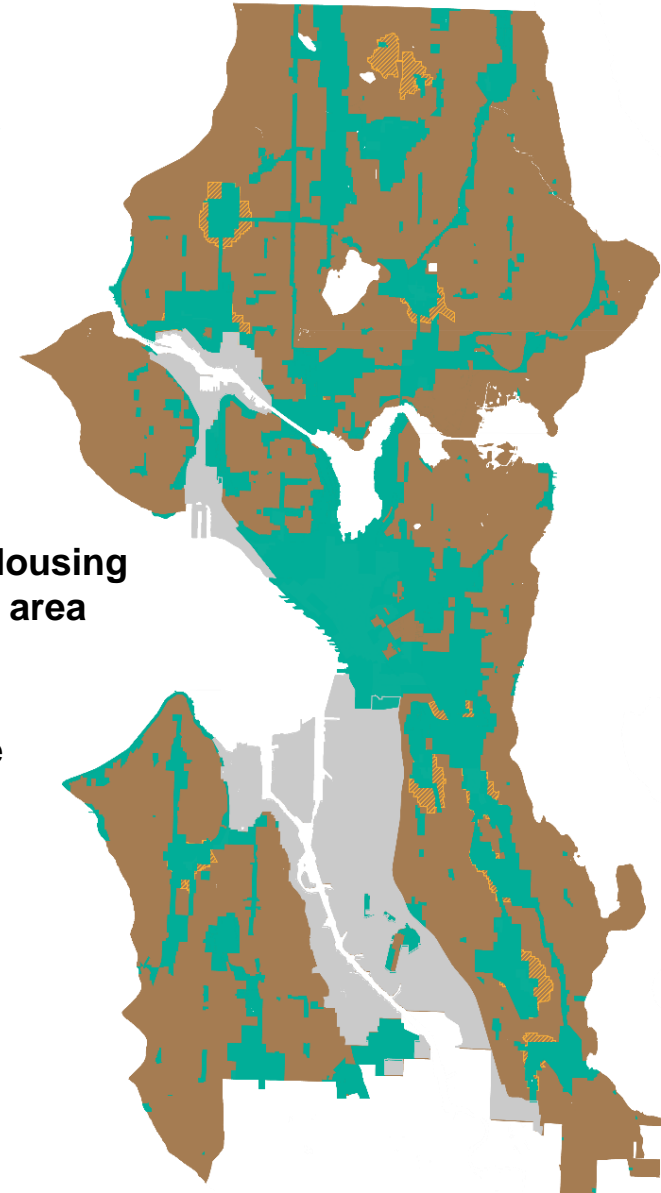
A mandatory program



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

An anti-displacement tool



- MHA is an important anti-displacement tool
 - New housing choices
 - At least 6,000 new rent- and income-restricted homes — not otherwise created
 - MHA is not anticipated to significantly change total amount of demolition
- Two studies by UC Berkeley and the California’s Legislative Analysts Office
 - Cities with more development experienced less displacement
 - Affordable housing requirements in California had not reduced displacement because they reduced growth
- Evaluate MHA implementation using a social and racial equity lens

Community planning to date



Rainier Beach Neighborhood Plan Update



2012

Jonathan Rose Companies



October 2013

A Development Strategy Study for the Rainier Beach Innovation District

Prepared for:
The Department of Planning and Development

Prepared by:
Jonathan Rose Companies

Case Statement for Food Innovation District in Rainier Beach



2016

2013

ACT
AMERICAN COMMUNITIES TRUST
American Communities Trust, Inc.
10 E. North Avenue, Suite 5
Baltimore, MD 21202
ACTImpact.org

March 2016

Rainier Beach Vision

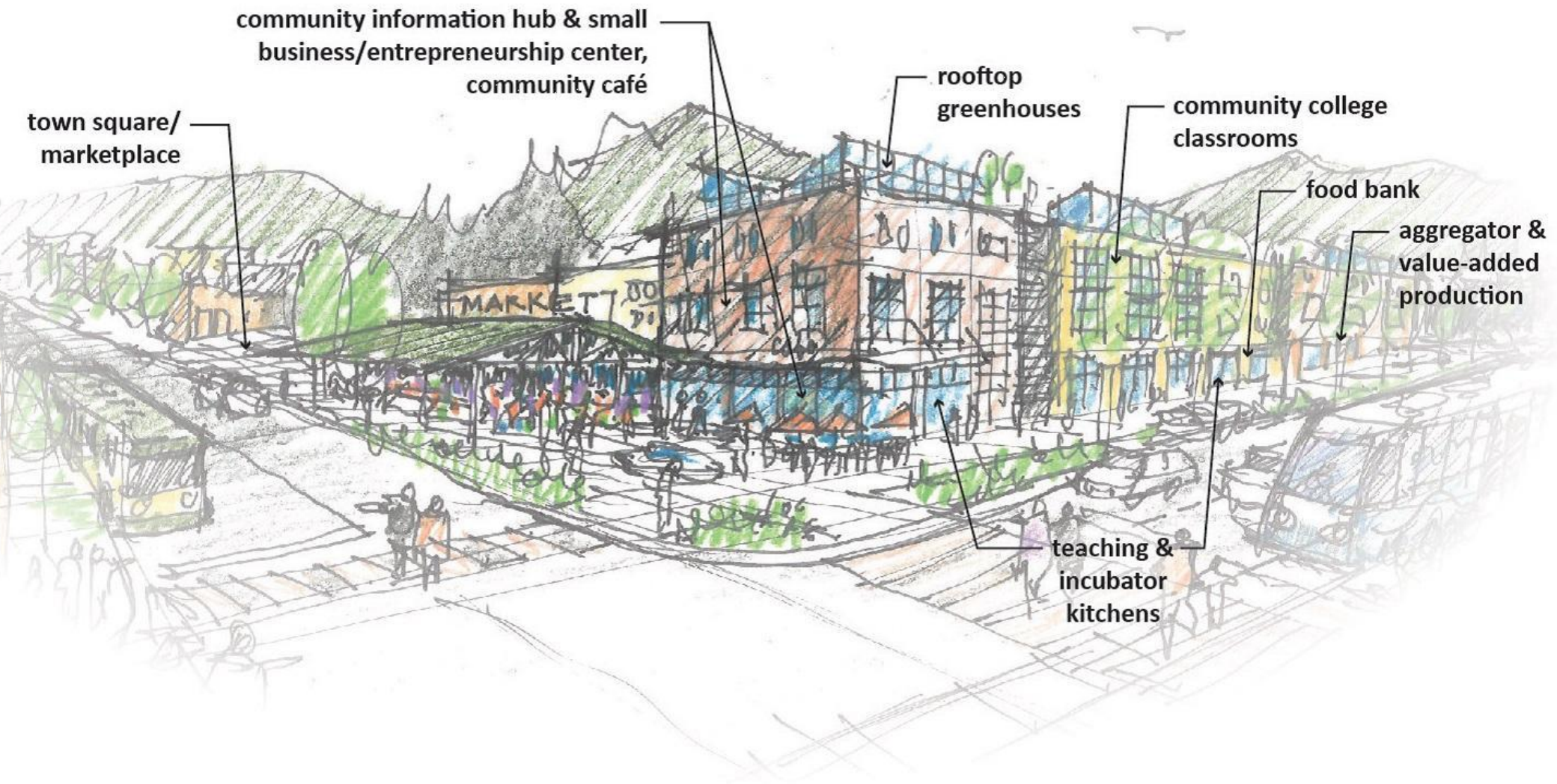


- A place for everyone
- A place for lifelong learning
- A place for growing food to develop healthy industry
- A beautiful, safe place

Special things that community members noted about the Rainier Beach neighborhood:

- wonderful, emerging initiatives
- diversity
- the beach, fresh air
- access to the lake
- stories of the people, history, heritage
- schools
- communities
- food
- infrastructure

Food Innovation District



Equitable Development Initiative



- Advance equity for communities of color, cultural communities, low income people, vulnerable populations, etc.
- Focus City investment in high risk of displacement neighborhoods identified in City's Equity Analysis.
- City investments to support community-led projects that implement equitable development strategies.
- OPCD currently defining EDI program criteria and establishing advisory group.
- Rainier Beach Food Innovation District (FID) identified as an EDI project.
- Rainier Beach is a member of the EDI advisory group.

Equitable Development: Financial Investment Strategy

June 2016



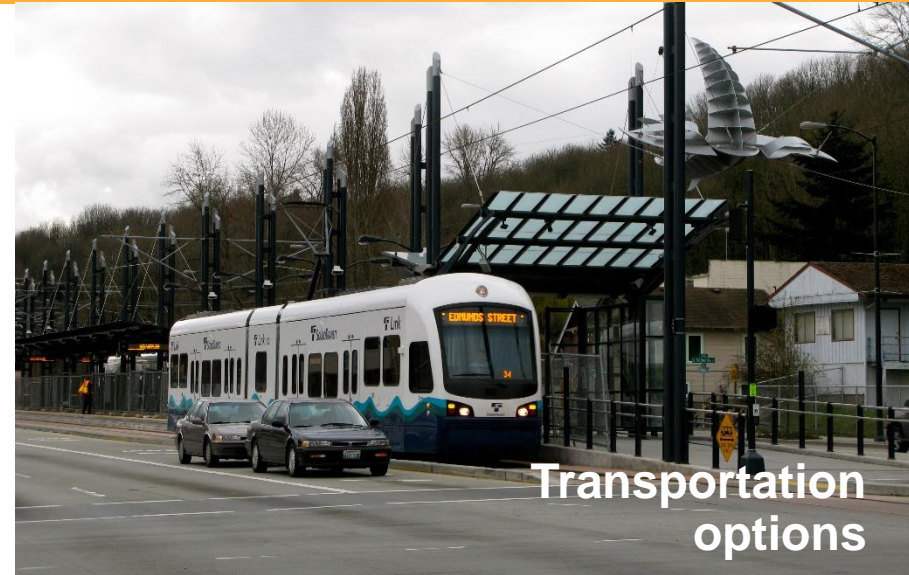
Putting MHA into effect

Zoning changes for affordable housing

What is an urban village?



Vibrant local businesses



Transportation options

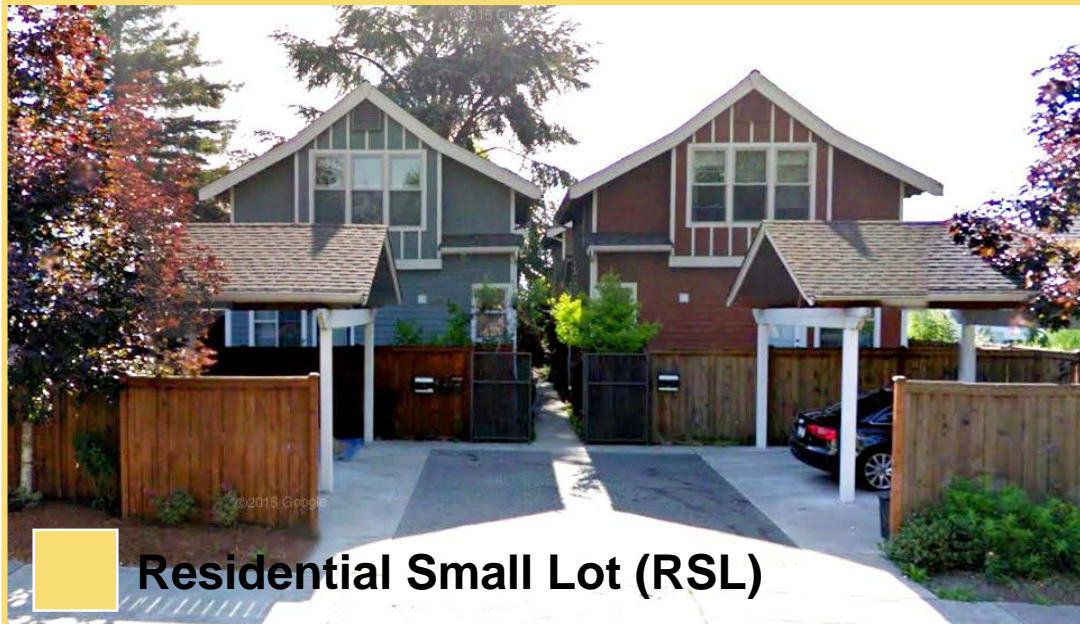


Amenities and investments



Community gathering places

What is zoning?



Residential Small Lot (RSL)



Lowrise (LR1)



Lowrise (LR3)



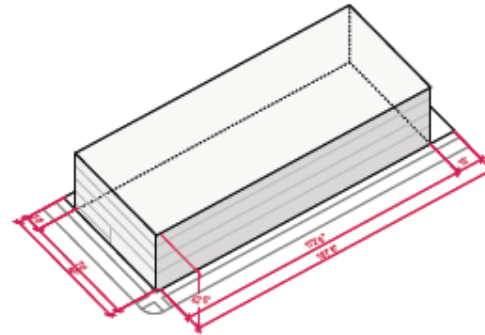
Neighborhood Commercial (NC-75)

MHA zone changes – typical



EXISTING NC-40

Floor Area Ratio (FAR) Max	3.25
Height Limit	40'
Setbacks	
Front	Dwellings 4' above or 10' back from street
Rear	10' next to residentially zoned lot
Sides	15' next to residentially zoned lot
Parking	1 per unit; No min. in Urban Villages

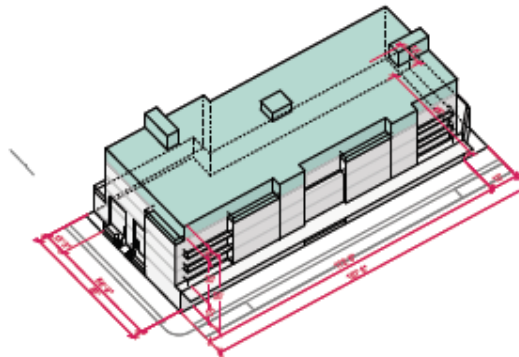


Lot Size	15,000sf
Total Allowed GSF	48,750sf
Efficiency Factor	.8
Ground Floor Commercial GSF	5,000sf
Residential GSF	43,750sf
Total Net Residential	35,000sf
Total Units	40
Average Net Unit Size	875sf
Parking Spaces Provided	underground

Affordable housing:
none required

PROPOSED MHA NC-55

Floor Area Ratio (FAR) Max	3.75
Height Limit	55'
Setbacks	
Front	Dwellings 4' above or 10' back from street
Upper	Avg. depth of 5', max. depth of 15' above 45'
Rear	10' next to residentially zoned lot
Sides	15' next to residentially zoned lot
Facade Modulation	Change of materials or a min. 18" deep setback at a min. of every 50' ft.
Parking	1 per unit; No min. in Urban Villages



Lot Size	15,000sf
Total Allowed GSF	56,250sf
Efficiency Factor	.8
Ground Floor Commercial GSF	5,000sf
Residential GSF	51,250sf
Total Net Residential	41,000sf
Total Units	52
Average Net Unit Size	788sf

Affordable housing:
4 low-income homes or
\$622,000 towards
affordable housing

MHA zone changes – other



- **Changes in single-family zoned areas**
- **Local input and community preference**
 - Recent planning



Principles to Guide MHA Implementation

How the MHA Principles inform the draft
zoning maps

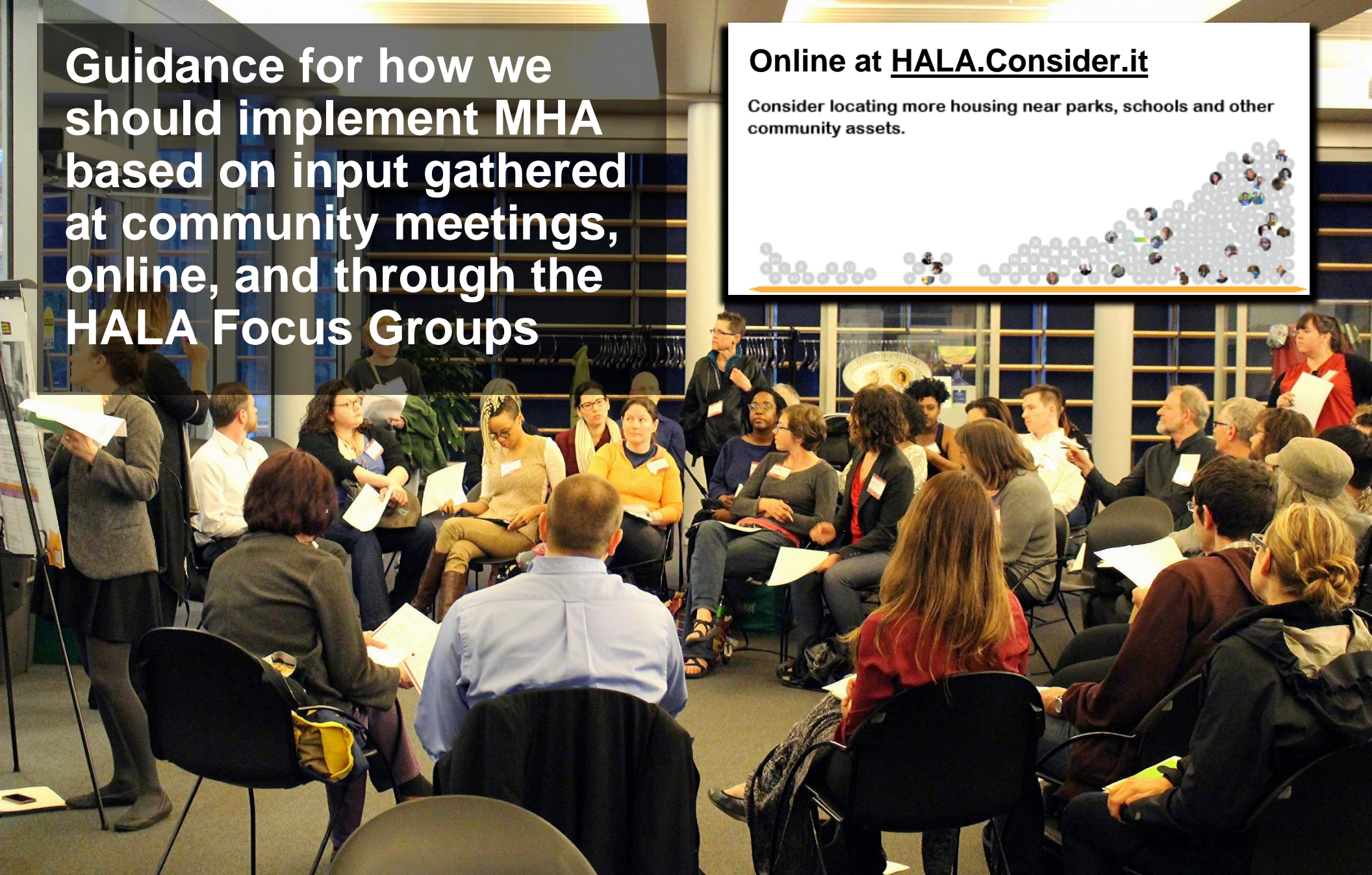
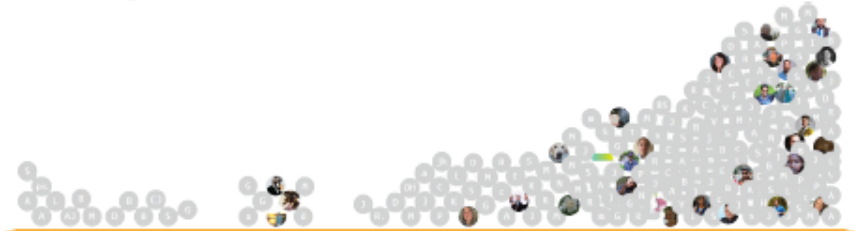
MHA Principles



Guidance for how we should implement MHA based on input gathered at community meetings, online, and through the HALA Focus Groups

Online at [HALA.Consider.it](https://www.halaconsider.it)

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



Core principles



- Produce 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



Principle:

Evaluate MHA implementation 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

Principle: Housing Options

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



Principle: Transitions

Plan for transitions between higher- and lower-scale zones when making zoning changes.



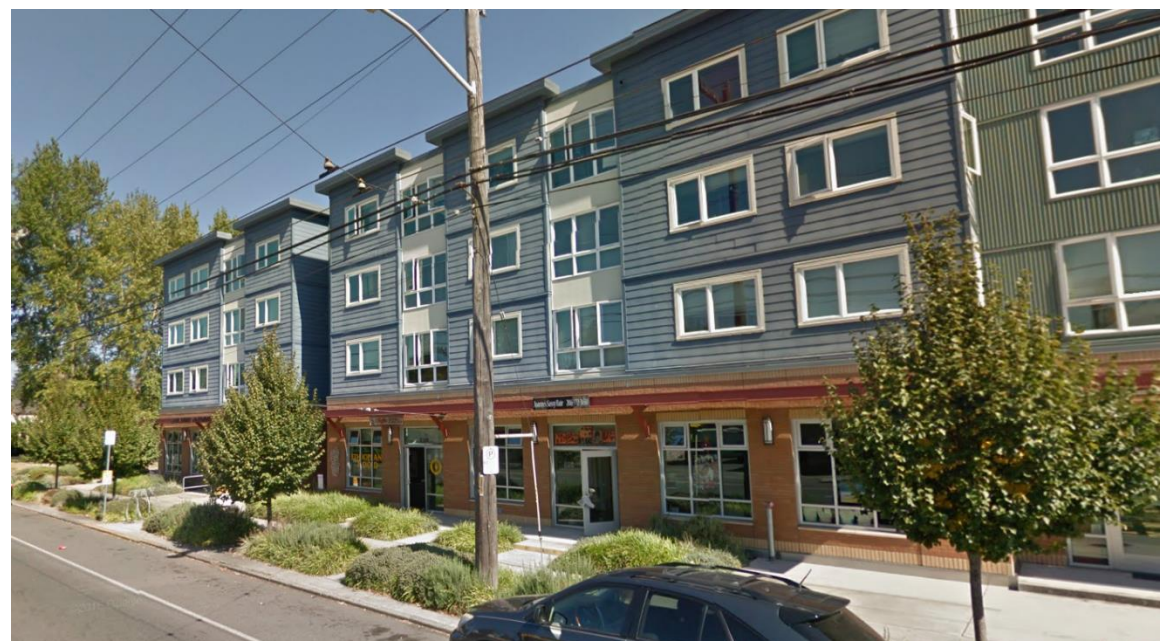
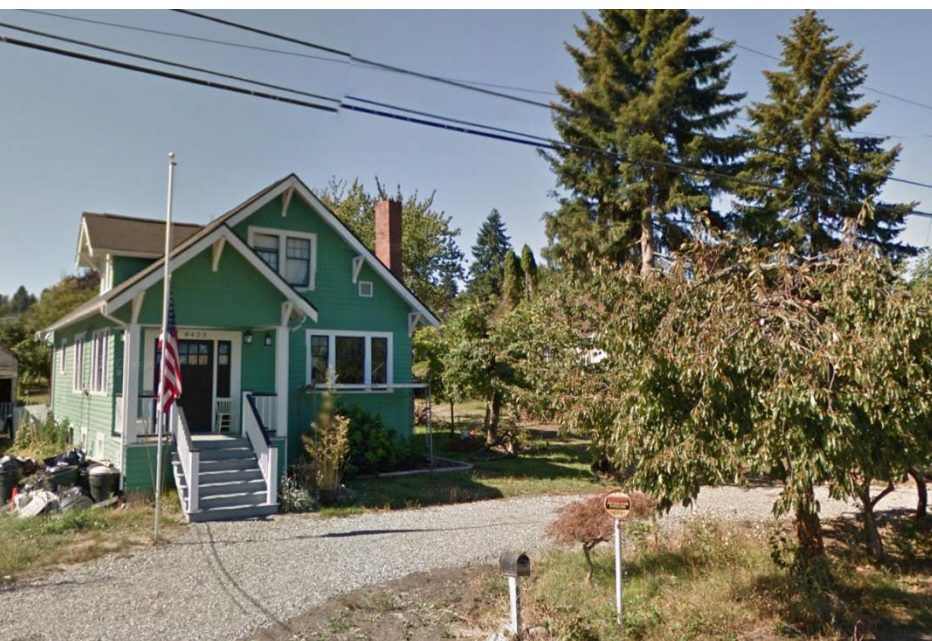
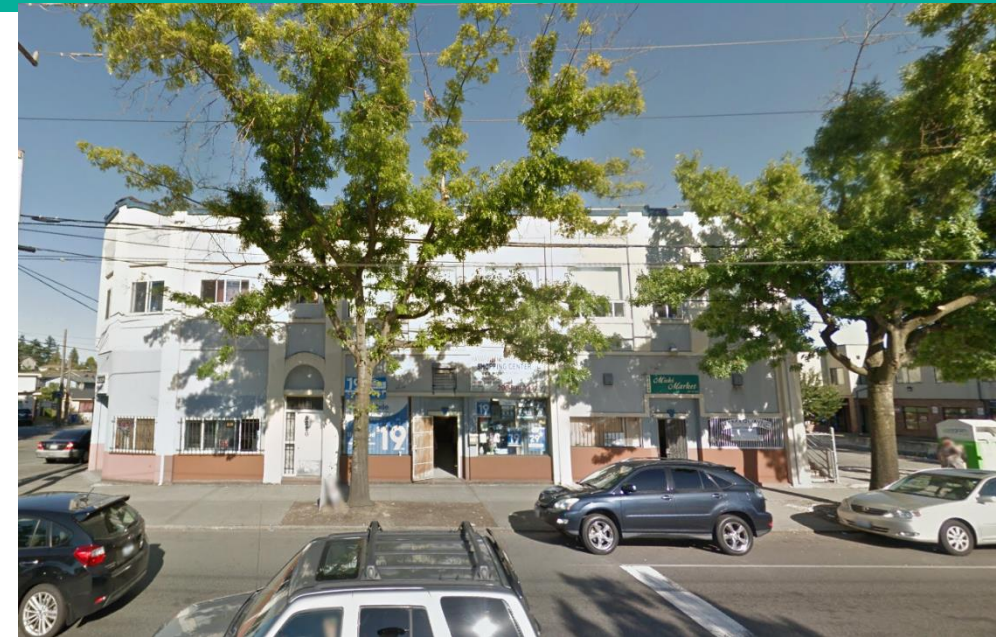
Principle: Assets and Infrastructure

Allow more housing near neighborhood assets and infrastructure like parks, schools, and transit.



Principle: Neighborhood Urban Design

Consider local building character when making zoning changes.



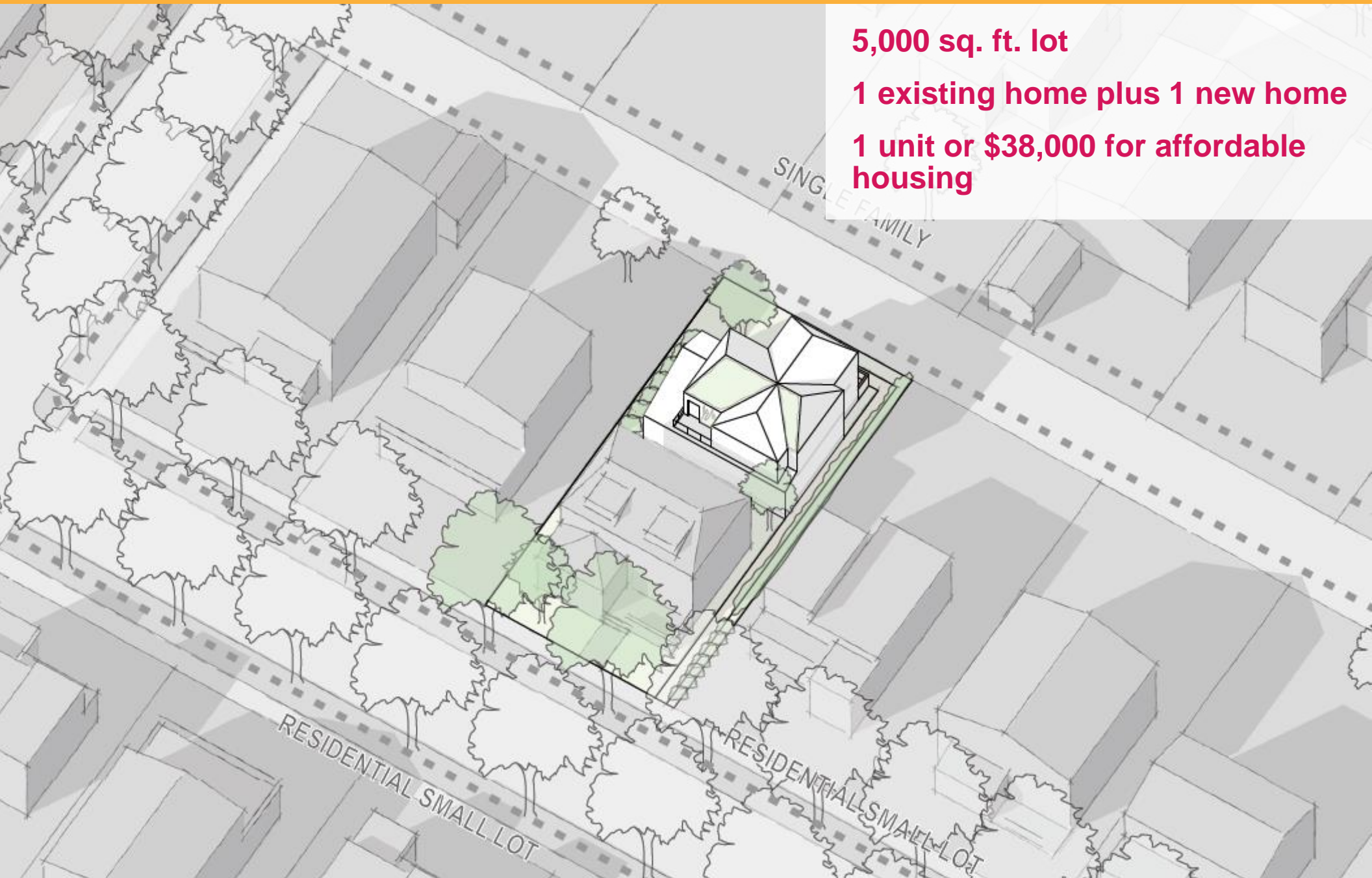
Residential Small Lot (RSL)



5,000 sq. ft. lot

1 existing home plus 1 new home

1 unit or \$38,000 for affordable housing



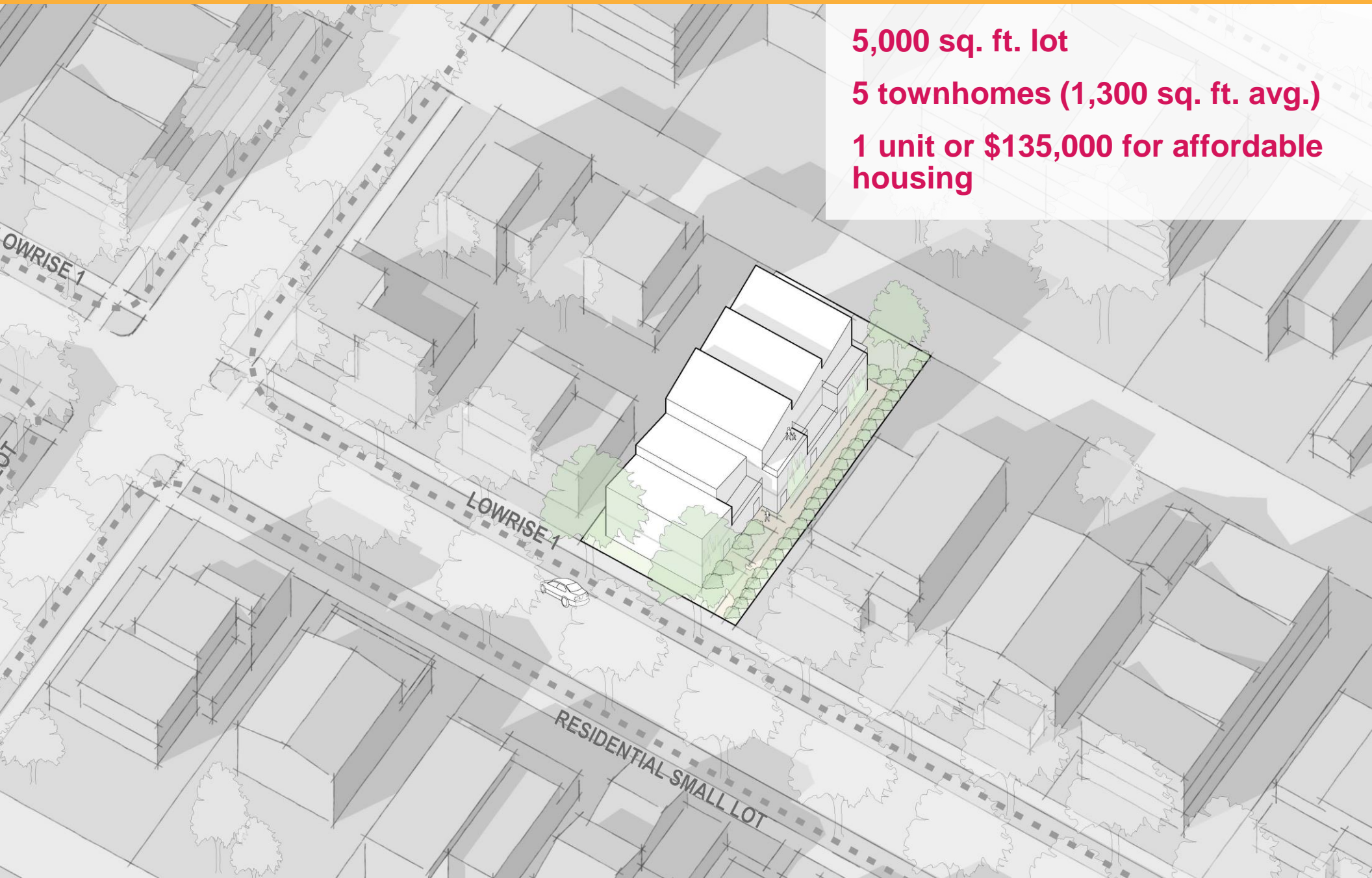
Lowrise 1 (LR1)



5,000 sq. ft. lot

5 townhomes (1,300 sq. ft. avg.)

1 unit or \$135,000 for affordable housing



Lowrise 2 (LR2)



10,000 sq. ft. lot

8 townhomes

1 unit or \$291,000 for affordable housing



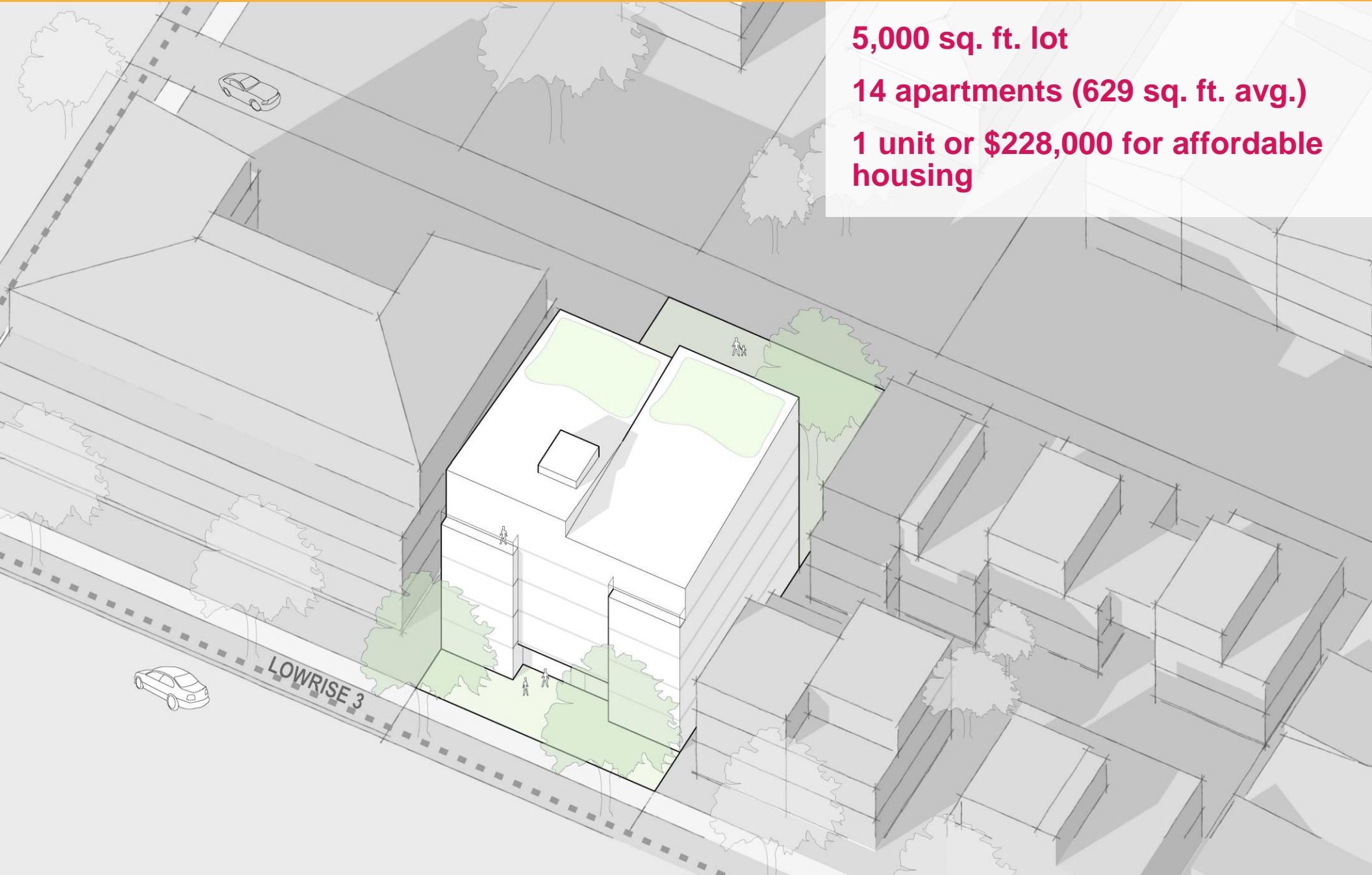
Lowrise 3 (LR3)



5,000 sq. ft. lot

14 apartments (629 sq. ft. avg.)

1 unit or \$228,000 for affordable housing



A range of housing options



Local Considerations

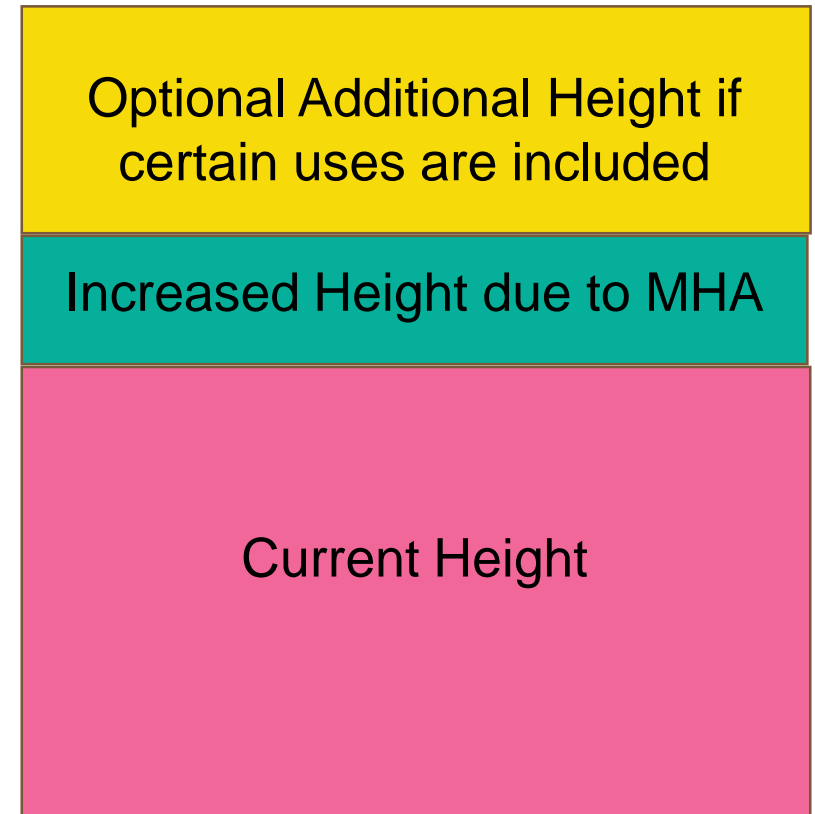


- **Minimum change necessary to implement MHA in traditional core**
- **Larger changes around light rail station**
- **Proposing changes to urban village boundary to include properties within 10 minute walk of light rail station**
- **Consideration of complicated topography on south side**

Other Incentives



- During community planning, City heard a lot of interest in attracting food, light manufacturing, and educational uses as well as an interest in affordable housing.
- In area immediately adjacent to light rail, City is considering shifting some incentive from providing affordable housing to providing food, light manufacturing, and educational uses.



What we've been hearing in Rainier Beach



- **Concern about the rising cost of housing and displacement**
- **Concern about property taxes for single-family homeowners**
- **Desire to preserve and create family-size homes**
- **Desire to create jobs & business opportunities for Rainier Beach residents**

Your feedback



Does the draft map reflect the MHA Principles?

Zoning changes:

- Are the location and scale of the draft zoning changes reasonable to implement Mandatory Housing Affordability in this neighborhood?
- What other compatible uses should the proposed zoning allow and/or encourage?

Single Family rezone areas:

- Are Lowrise zones proposed in appropriate places?

Other ways to participate



Online dialogue

HALA.Consider.it

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

Reddit “Ask Me Anything”

March 30, 12-1pm

HALA Community Open Houses

Third round of 5

- **NW Neighborhoods**
April 27, 6-8pm
- **NE Neighborhoods**
April 29, 1:30-3:30pm
- **SW Neighborhoods**
May 6, 10am -12pm
- **SE Neighborhoods**
May 13, 10am-12pm
- **Central Neighborhoods**
May 16, 6-8pm

Neighborhood Urban Design Workshops

- 16 complete
- Rainier Beach 3/29

Local meetings and group discussions

City staff will attend to the extent possible.

Door-to-door canvas

February–March 2017

Citywide mailing

December 2016

EIS process

- **May 2017** Draft EIS and 45-day comment period
- **July 2017** Final EIS

thank you.

www.seattle.gov/HALA

HALA.Consider.it

tinyurl.com/MHA-draft-map



HOUSING AFFORDABILITY
AND LIVABILITY AGENDA

Property taxes



- Property tax = *assessed value of property* * *tax rate*
- Assessed value will change only if there is increase in value demonstrated through land sales and development on comparable sites.
- Changes in the overall market are more influential than zoning
- Analysis of property in West Seattle found a small difference (\$300) in annual taxes paid for properties zoned Lowrise compared to those zoned single family.
- King County has existing tax reduction for qualifying senior citizens (annual household income of \$40k or less each year).
Only 1 in 100 of those eligible for deferrals are currently enrolled.

Environmental Analysis



- **Preparing an Environmental Impact Statement for MHA implementation**
- **Identifies likely impacts and potential mitigation**
 - Transportation
 - Aesthetics and height/bulk/scale
 - Housing and socioeconomics
 - Open space, urban forest, historic resources
 - Public services and utilities
- **Draft EIS in May 2017**
- **45-day comment period**
- **Final EIS in July 2017**



MANDATORY HOUSING AFFORDABILITY EIS


ENVIRONMENTAL IMPACT STATEMENT


The City of Seattle is proposing commercial developments to be built elsewhere in the city next 10 years for low-income and middle-income households.

In order to implement MHA, the City is proposing these kinds of developments and programs:

The City is proposing to prepare and identify the impacts of each of these kinds of developments and programs, and what issues need to be considered.



MANDATORY HOUSING AFFORDABILITY EIS



ALTERNATIVES

Three alternatives all include same 20 year growth estimate:
+70,000 Total Households;
+8,400 Affordable Units*

The alternatives differ in whether the MHA program is implemented and how the affordable units are distributed amongst urban villages and centers.

NO ACTION	ALTERNATIVE 2	ALTERNATIVE 3
MHA is not implemented	Implement MHA	Implement MHA with integrated program measures intended to reduce displacement in high risk areas
MHA Affordable Units: None	MHA Affordable Units: 8,400*	MHA Affordable Units: 8,400*
Building Height/Mass: No change to existing requirements	Building Height/Mass: Revised standards to allow additional height & floor area in existing urban village/center multi family & commercial zones, existing single family zones in new/expanded urban villages, & existing multi family/commercial zones outside of urban villages	Building Height/Mass: Revised standards to allow additional height & floor area in existing urban village/center multi family & commercial zones, existing single family zones in new/expanded urban villages, & existing multi family/commercial zones outside of urban villages
Urban Village/Center Boundaries: Based on Comprehensive Plan	Urban Village/Center Boundaries: All Comprehensive Plan boundary expansions included	Urban Village/Center Boundaries: Limit expansions in high risk displacement areas
Rezoning: Based on Comprehensive Plan	Rezoning: Single-family rezones to allow greater variety of housing in all urban villages uniformly; capacity increases to commercial & multifamily zones uniformly No changes to single-family zoned areas outside of urban villages	Rezoning: Variations in rezones in urban villages depending on displacement risk, with areas at high risk of displacement proposed for lower intensity rezones No changes to single-family zoned areas outside of urban villages
Program Options: None	Program Options: Distribution of units developed through the payment option according to current criteria	Program Options: Focused investment of units developed through the payment option in areas at risk of displacement

* MHA is expected to yield approximately 6,000 new affordable housing units over the next 10 years. For purposes of this EIS analysis, this number has been extrapolated to maintain consistency with the Seattle 2035 Comprehensive Plan's 20 year planning horizon. For this reason, the City estimates approximately 8,400 affordable units will be added within 20 years.



Office of Housing track record



Rainier Beach

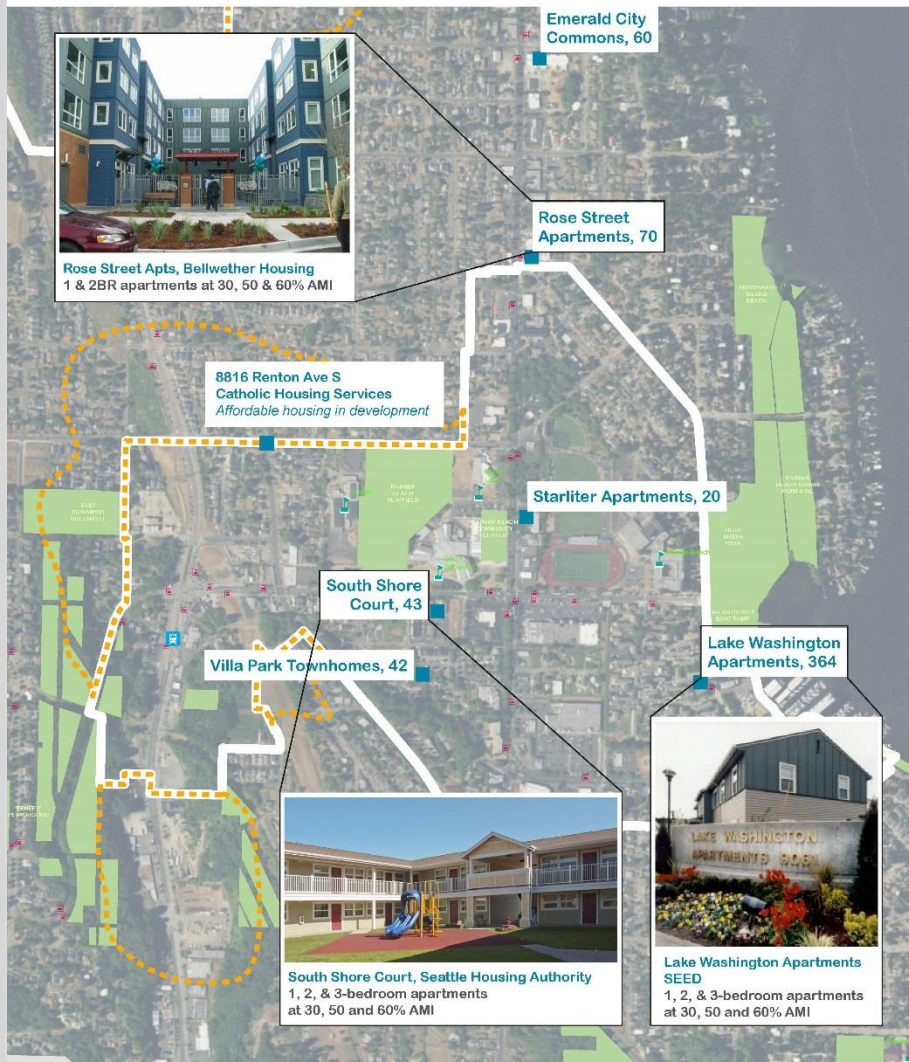
Residential Urban Village

539 rent and income restricted units currently operating within the urban village

Seattle Office of Housing
Affordable housing locations

■ Multifamily Tax Exemption (MFTE)

■ Rental Housing Program



MHA builds on affordable housing efforts of Seattle's Office of Housing

Affordable housing funded in Rainier Beach by the Office of Housing:

- Rose Street Apartments
- Starliter Apartments
- South Shore Court
- Villa Park Townhomes
- Lake Washington Apartments
- 8816 Renton Ave S (in development)

Equity Analysis



High risk of
displacement

Low access to
opportunity