

# City of Seattle Housing Affordability and Livability Agenda

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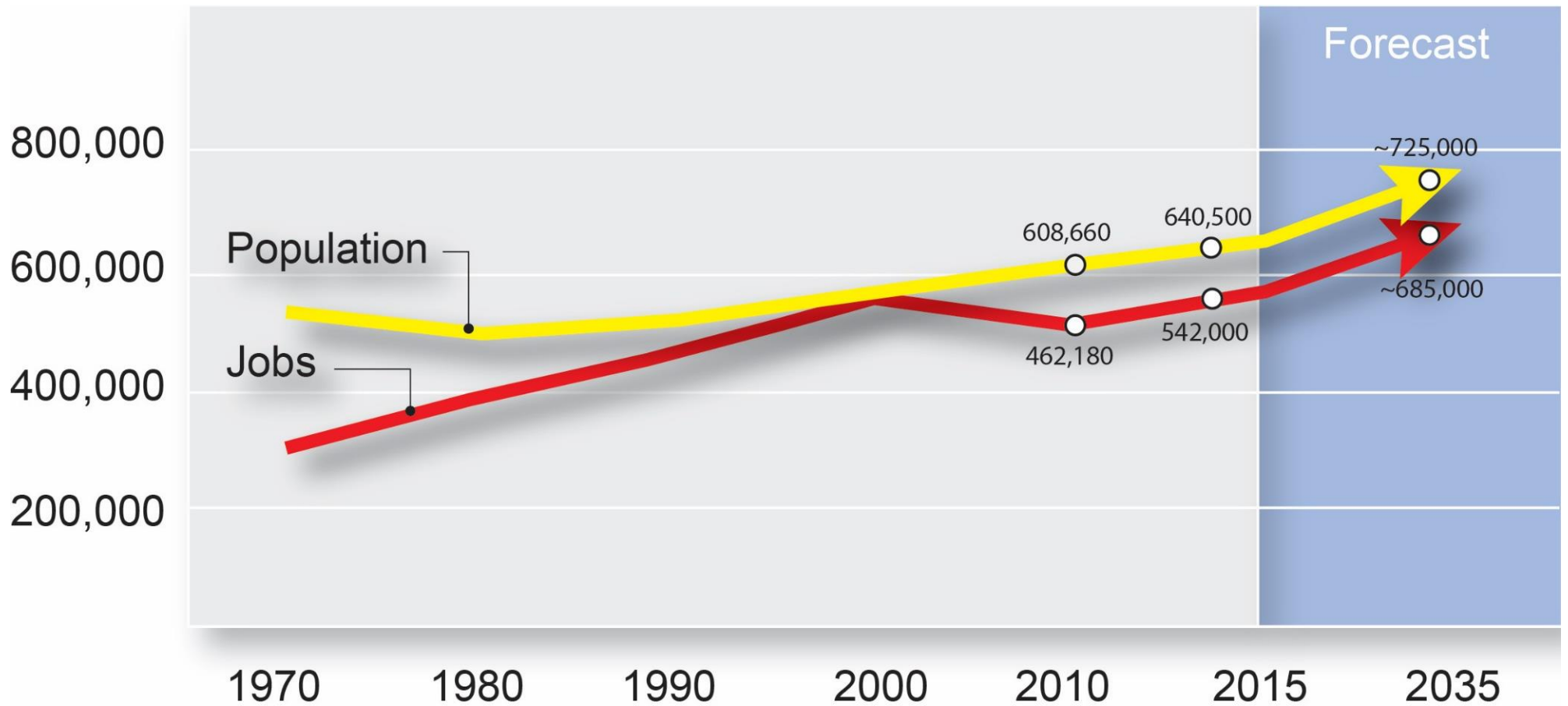


Wallingford  
January 17, 2017

# Investing in our communities



# Seattle is growing



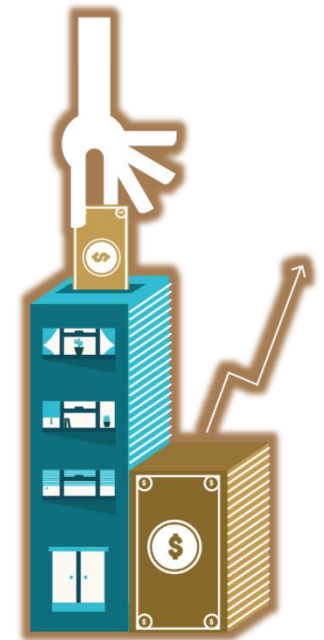
# Seattle's housing reality



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.

# 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  $\leq 60\%$  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**

# Mandatory Housing Affordability (MHA)

What is MHA and how does it work?



HOUSING AFFORDABILITY  
AND LIVABILITY AGENDA

# 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

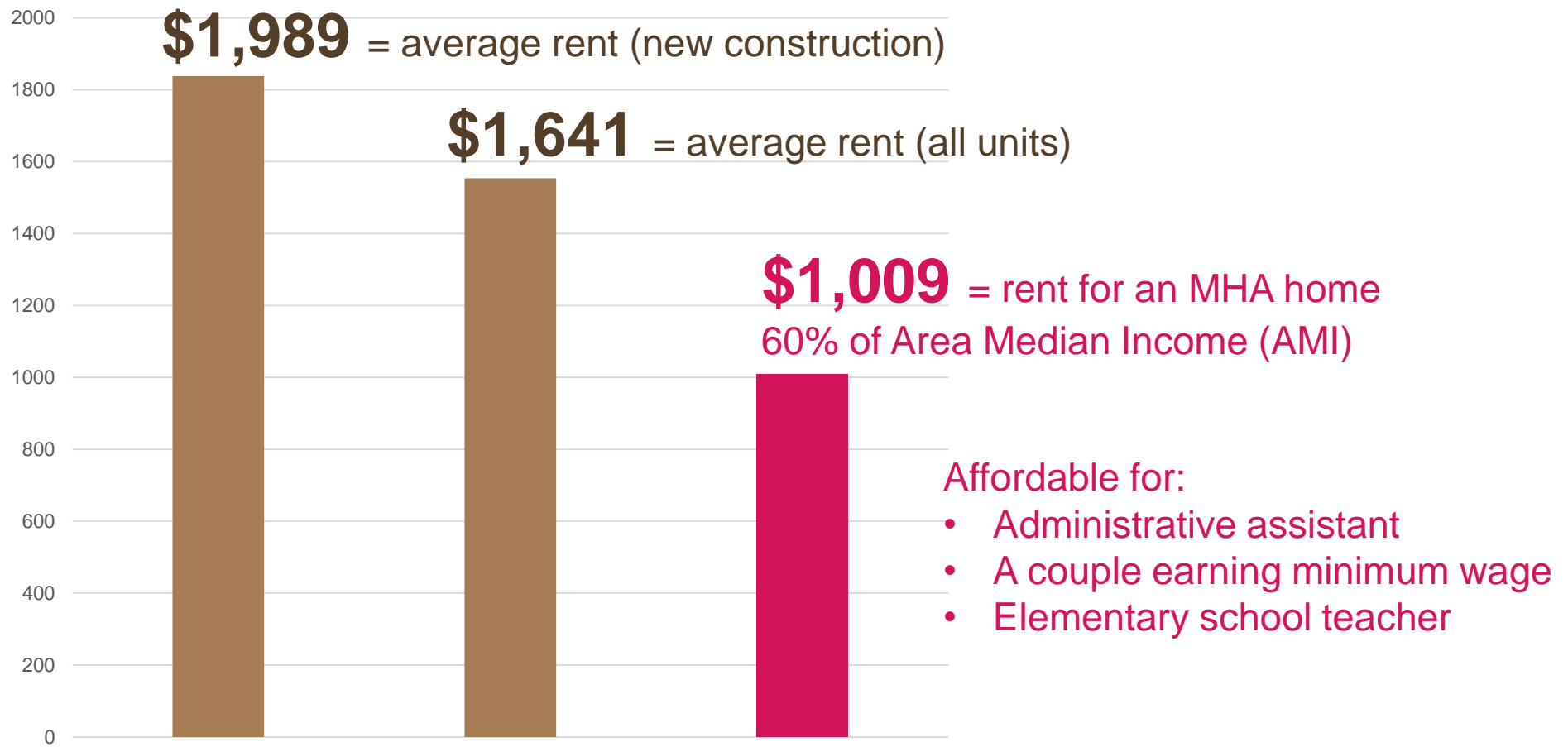




# MHA and affordability



## Market Rents and Affordable MHA Rents one-bedroom unit



# A citywide program



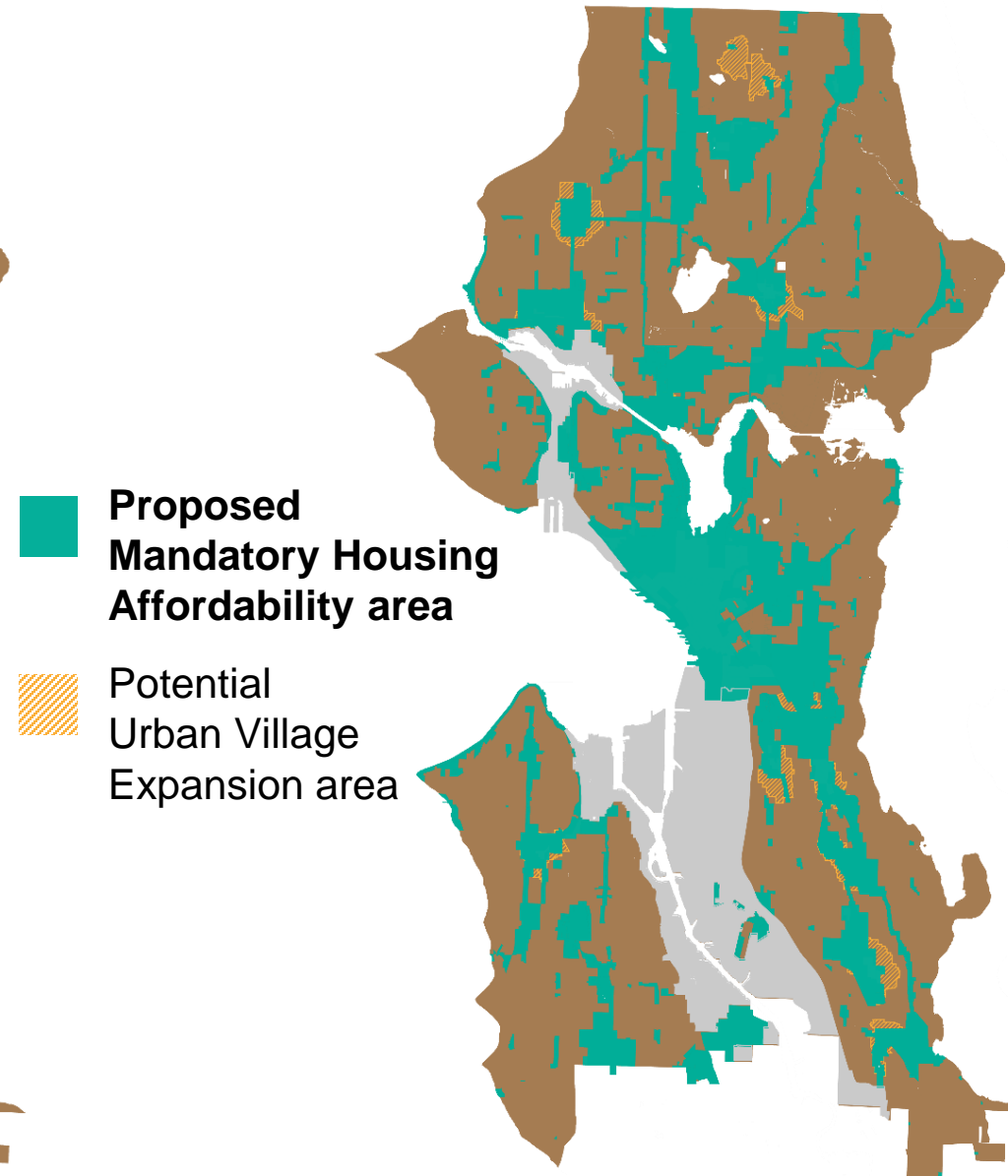
## EXISTING

### Voluntary Incentive Zoning for affordable housing (IZ)



## PROPOSED

### Mandatory Housing Affordability (MHA)



# Will MHA cause displacement?



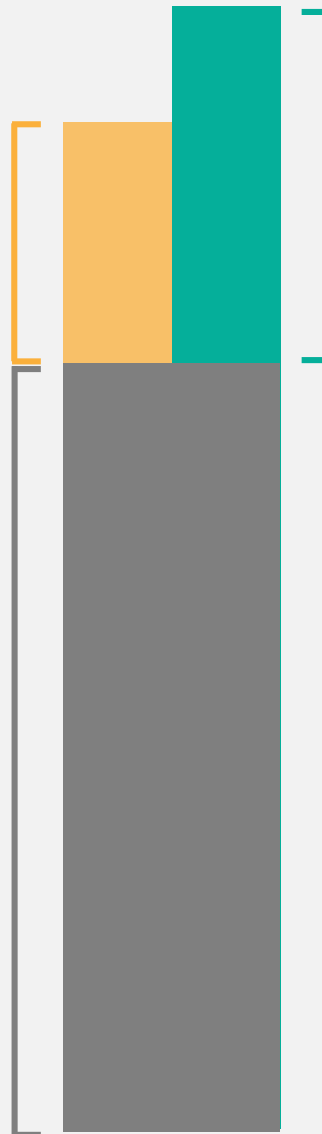
- No. MHA is a strong anti-displacement tool.
  - Physical and economic displacement are occurring today.
  - MHA will bring new housing choices – especially rent-restricted units.
  - MHA will lead to less demolition than without MHA.
  
- MHA has already been amended to address displacement.
  - Low, Medium, High market areas ensure higher affordability levels in strong markets.
  - The tiered approach means higher MHA levels where there are larger zoning increases. (up to 11%)

# Growth and MHA in Wallingford



SEATTLE 2035  
GROWTH ESTIMATE:  
**1,000 homes  
over 20 years**

EXISTING HOUSING  
**3,222 homes**  
(2015 baseline)



ESTIMATE BASED ON DRAFT  
MHA ZONING CHANGES:

**1,484 homes  
over 20 years**

- 45-74 affordable homes through MHA performance
- \$9.4-15.3 million for affordable housing through MHA payment

# Putting MHA into effect

Zoning and urban village boundary changes

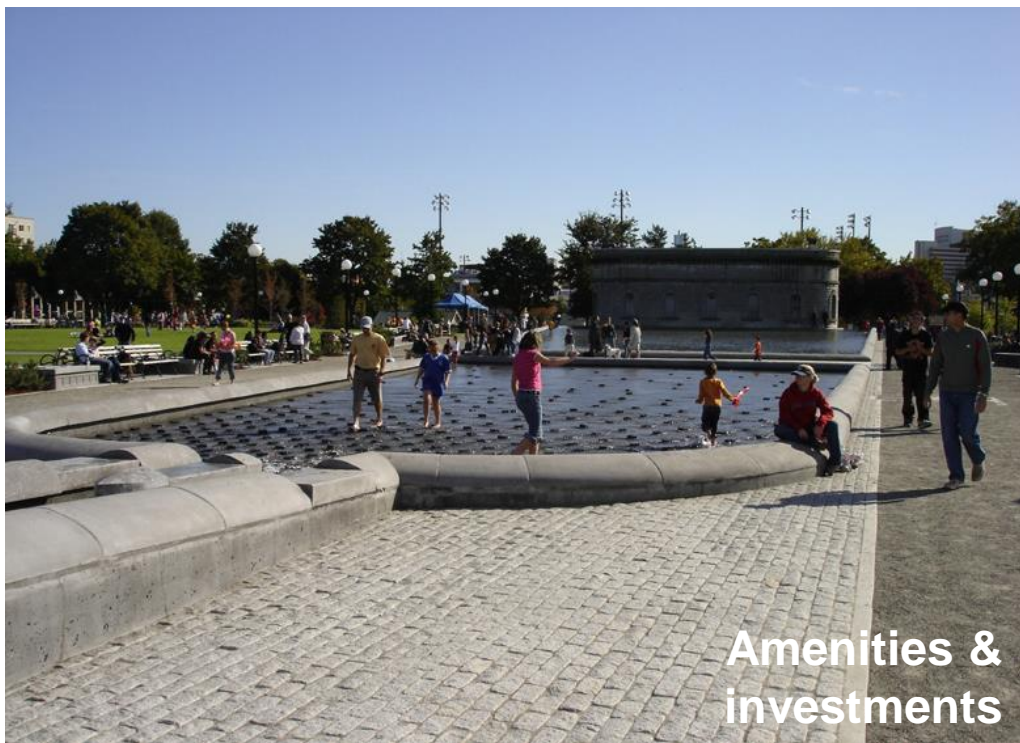
# What is an urban village?



Vibrant local businesses



Transportation options

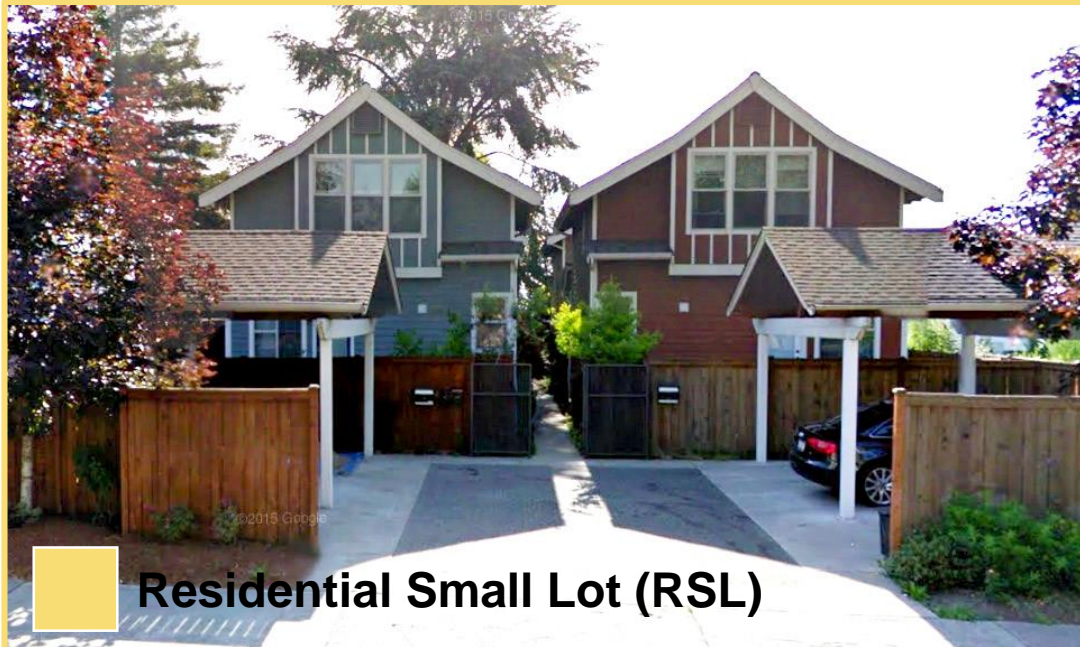


Amenities & investments



Community gathering places

# What is zoning?

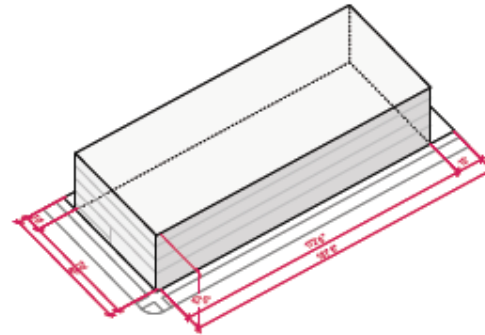


# MHA zone changes – typical



## 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



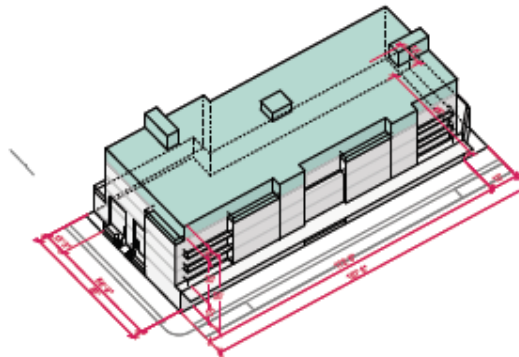
Lot Size	15,000sf
Total Allowed GSF	48,750sf
Efficiency Factor	.8
Ground Floor Commercial GSF	5,000sf
Residential GSF	43,750sf
Total Net Residential	35,000sf
Total Units	40
Average Net Unit Size	875sf
Parking Spaces Provided	underground

**Affordable:**

- 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



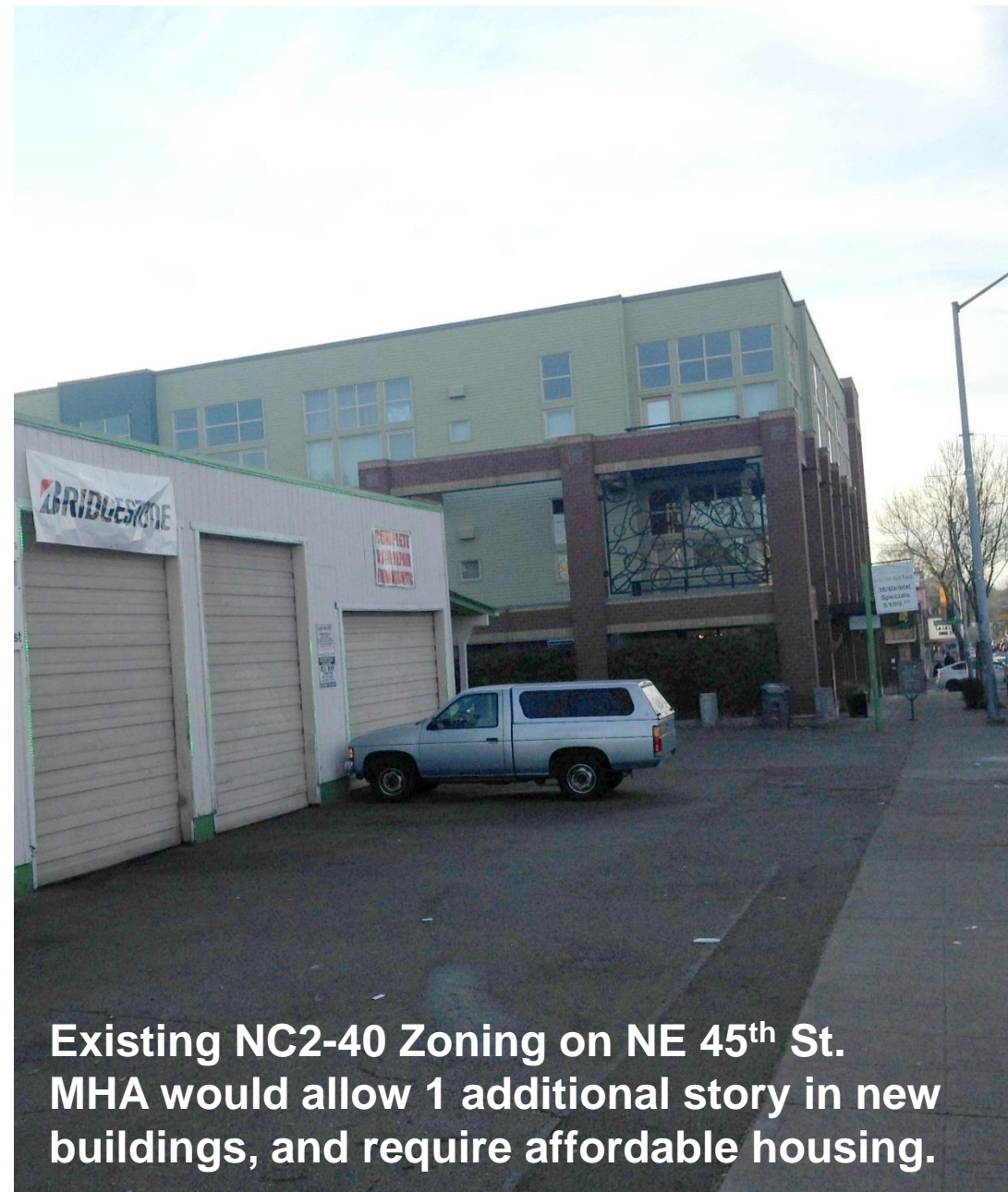
Lot Size	15,000sf
Total Allowed GSF	56,250sf
Efficiency Factor	.8
Ground Floor Commercial GSF	5,000sf
Residential GSF	51,250sf
Total Net Residential	41,000sf
Total Units	52
Average Net Unit Size	788sf

**Affordable:**

- 4 Units performance; or
- \$ 622K payment



# Infill Development Existing Zoning



**Existing NC2-40 Zoning on NE 45<sup>th</sup> St.  
MHA would allow 1 additional story in new  
buildings, and require affordable housing.**

# Infill Development Sites



## Existing NC2-40 Zoning on NE 45<sup>th</sup> St.

- Many lots could have infill development under existing zoning (without MHA).
- MHA would required affordability when a project is built.

# MHA zone changes – other



- **Local input and community preference**
- **Urban village boundary expansions**
- **Changes in single-family zoned areas**

# Local Input: Wallingford



- **Concerns from Community Council Position Paper**
  - Protect established neighborhoods
  - Displacement
  - Concurrent infrastructure investments
    - i.e Schools, parks, transportation, parking
  - Property taxes

# Principles to Guide MHA Implementation

How the MHA Principles inform the draft  
zoning maps

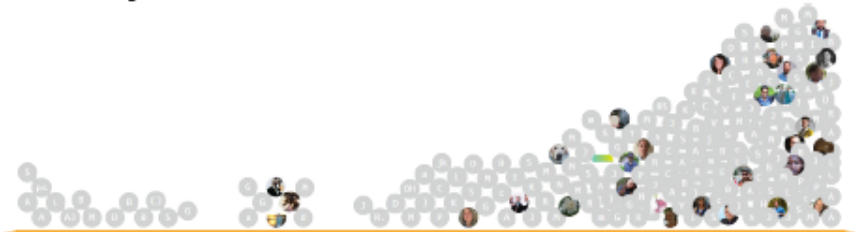
# MHA Principles



**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 of 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 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.**



**Wallingford: Protect/retain character of single family housing areas.**

# Housing Options



**Existing SF Zoning.  
Older small footprint homes.**

Proposed Residential Small Lot (RSL) zone would have bulk control (FAR limit), setbacks and height limits similar to SF zones.



**Existing SF Zoning.  
Large new home construction.  
No bulk control (FAR limit).**

# Principle: Transitions



**Plan for transitions between higher- and lower-scale zones as additional development capacity is accommodated.**



# Transitions



The draft proposal suggests Lowrise (LR) zoning for transitions from mixed use areas along arterial roads.



**Existing transition condition  
behind Stone Way N.**

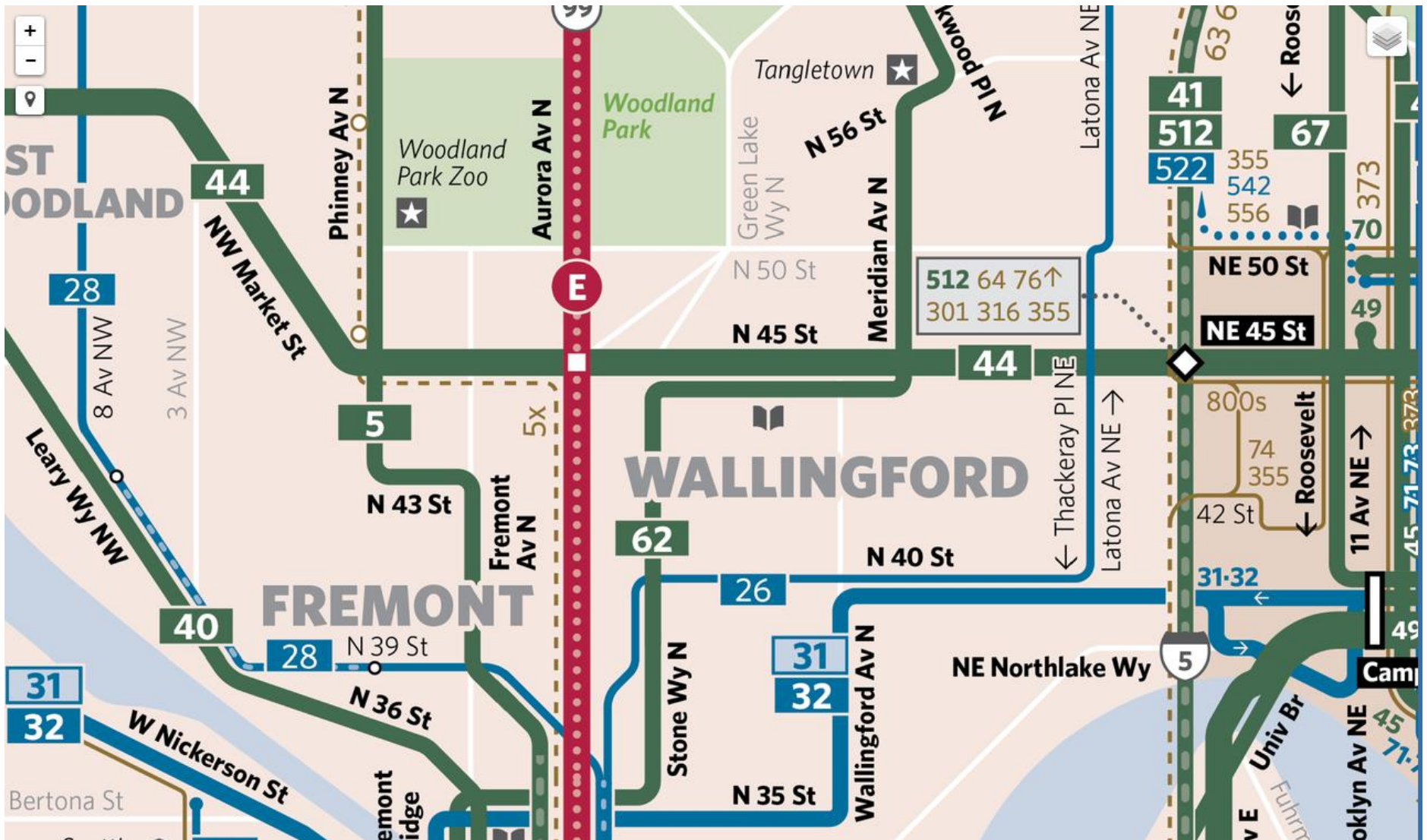
# Principle: Assets and Infrastructure



**Consider locating more housing near neighborhood assets and infrastructure such as parks, schools, and transit.**



# Assets & Infrastructure: Transit



Map credit: Seattle Transit blog.

# Principle: Neighborhood Urban Design



**Consider local urban design priorities when making zoning changes.**



Wallingford: Support for traditional front setbacks with vegetation, small yards, street-facing entries and porches.

# Reading the MHA maps

Zoning changes to implement MHA



# Draft MHA zoning maps



# Map legend



## at the top of the draft zoning map

### proposed zoning

white labels identify changes:

existing zone | draft MHA zone

Solid areas have a typical increase in zoning (usually one story)

Hatched areas have a larger increase in zoning or a change in zone type.

### MHA requirements

vary based on scale of zoning change (residential proposal shown)

**(M)** 5-7% of homes must be affordable or a payment of \$7-21 per sq. ft.

**(M1)** 8-10% of homes must be affordable or a payment of \$11-30 per sq. ft.

**(M2)** 9-11% of homes must be affordable or a payment of \$12-33 per sq. ft.

### zone categories

follow the links below to see examples of how buildings could look under MHA

**Residential Small Lot (RSL)**  
cottages, townhouses, duplexes/triplexes similar in scale to single family zones

**Lowrise (LR)**  
townhouses, rowhouses, or apartments

[Lowrise 1 \(LR1\)](#) max height 30 ft.  
[Lowrise 2 \(LR2\)](#) max height 40 ft.  
[Lowrise 3 \(LR3\)](#) max height 50 ft.

**Midrise (MR)**  
apartments with 7-8 stories

**Highrise (HR)**  
apartments with heights of 240-300 ft.

**Seattle Mixed (SM)**  
buildings with a mix of office, retail, and homes

**Neighborhood Commercial (NC)**  
mixed-use buildings with 4-9 stories

**Commercial (C)**  
auto-oriented commercial buildings

**Industrial Commercial (IC)**  
MHA applies only to commercial uses

### urban villages

areas designated for growth in our Comprehensive Plan

Existing boundary

Proposed boundary

Seattle 2035 10-minute walkshed

Open space

Public school

Light rail

Bus stop

# Where MHA applies



# existing zoning | draft zoning



FROULA PLAYGROUND

(M1)

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**)



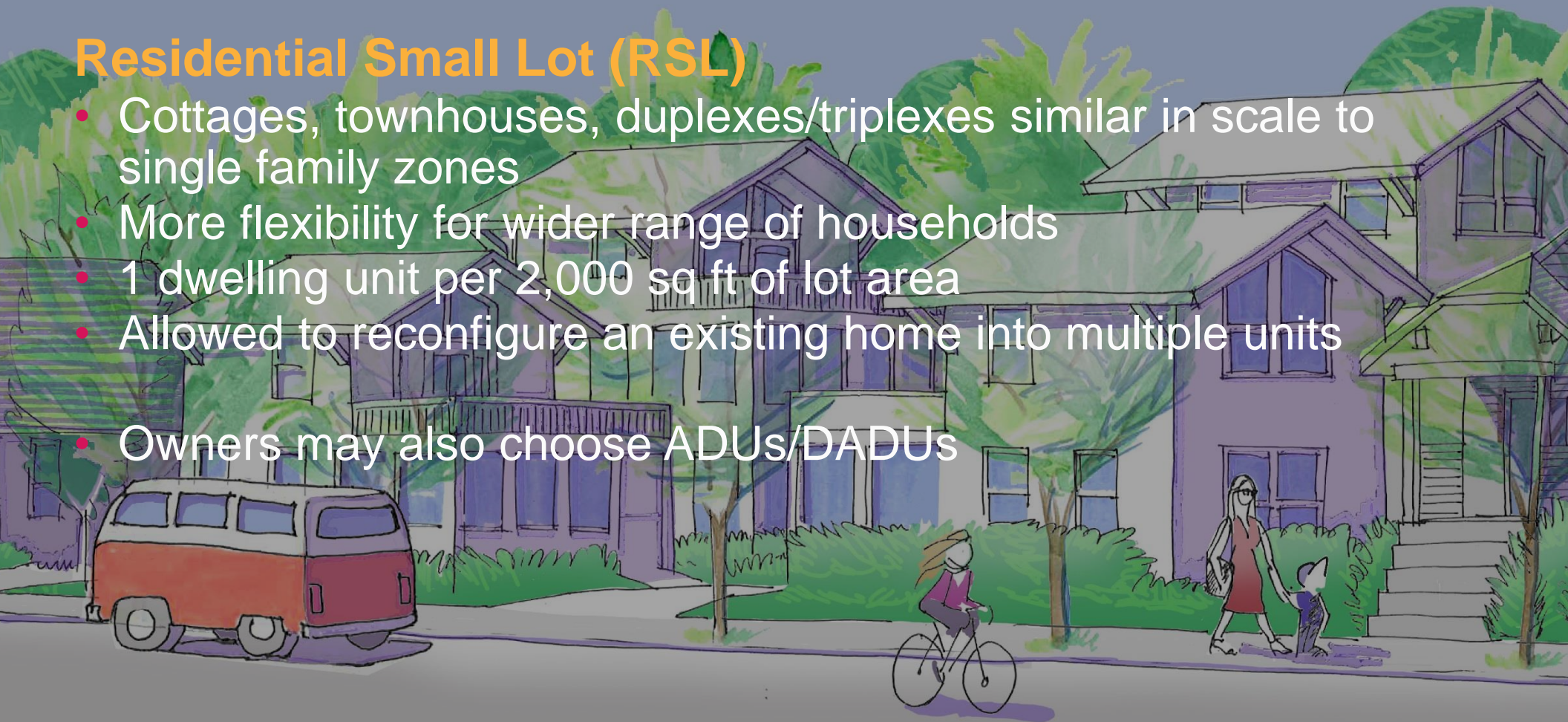
# What do zoning changes mean?



Zoning does not require someone to change or develop their property

## Residential Small Lot (RSL)

- Cottages, townhouses, duplexes/triplexes similar in scale to single family zones
- More flexibility for wider range of households
- 1 dwelling unit per 2,000 sq ft of lot area
- Allowed to reconfigure an existing home into multiple units
- Owners may also choose ADUs/DADUs



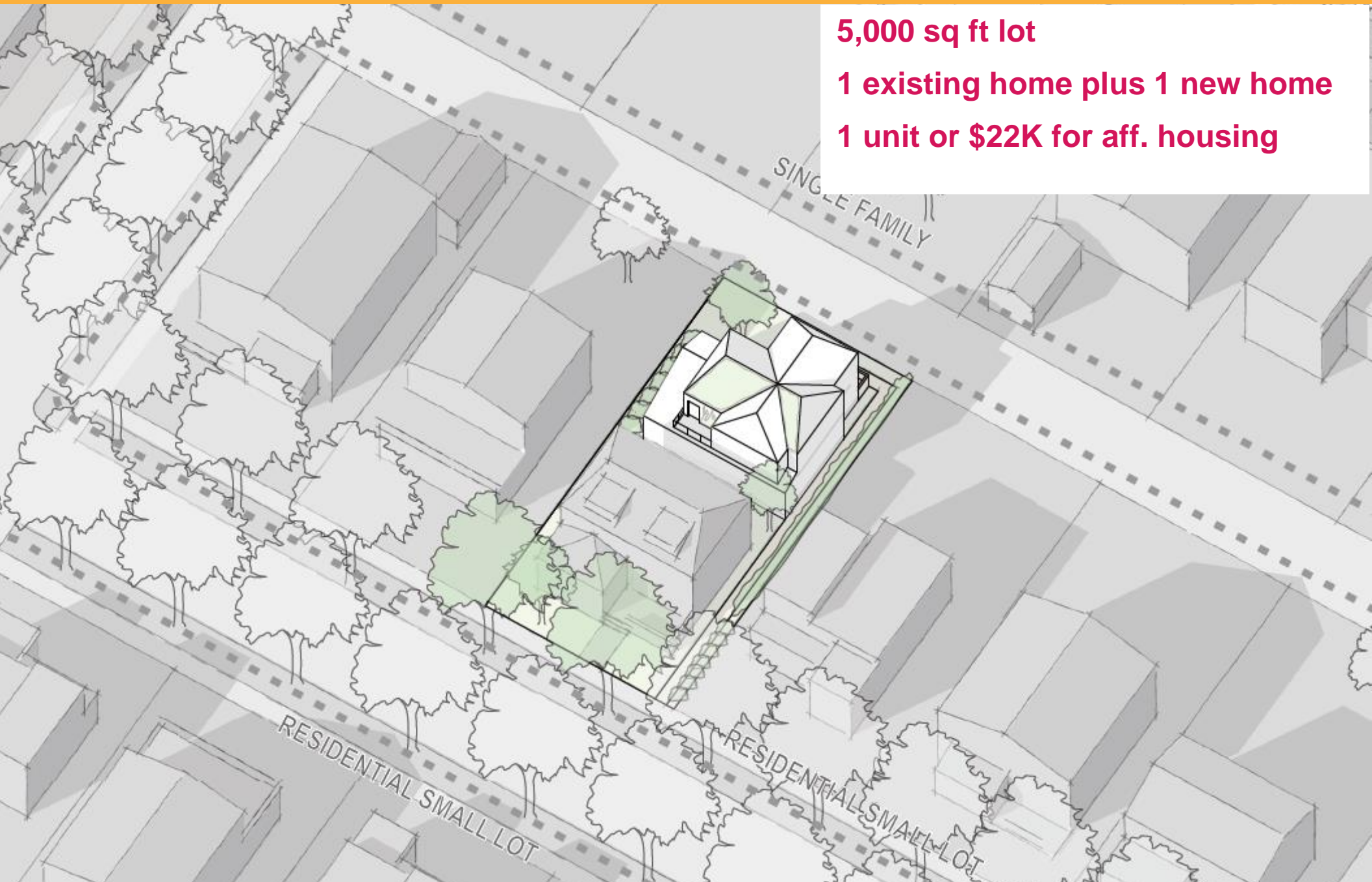
# Residential Small Lot (RSL)



**5,000 sq ft lot**

**1 existing home plus 1 new home**

**1 unit or \$22K for aff. housing**



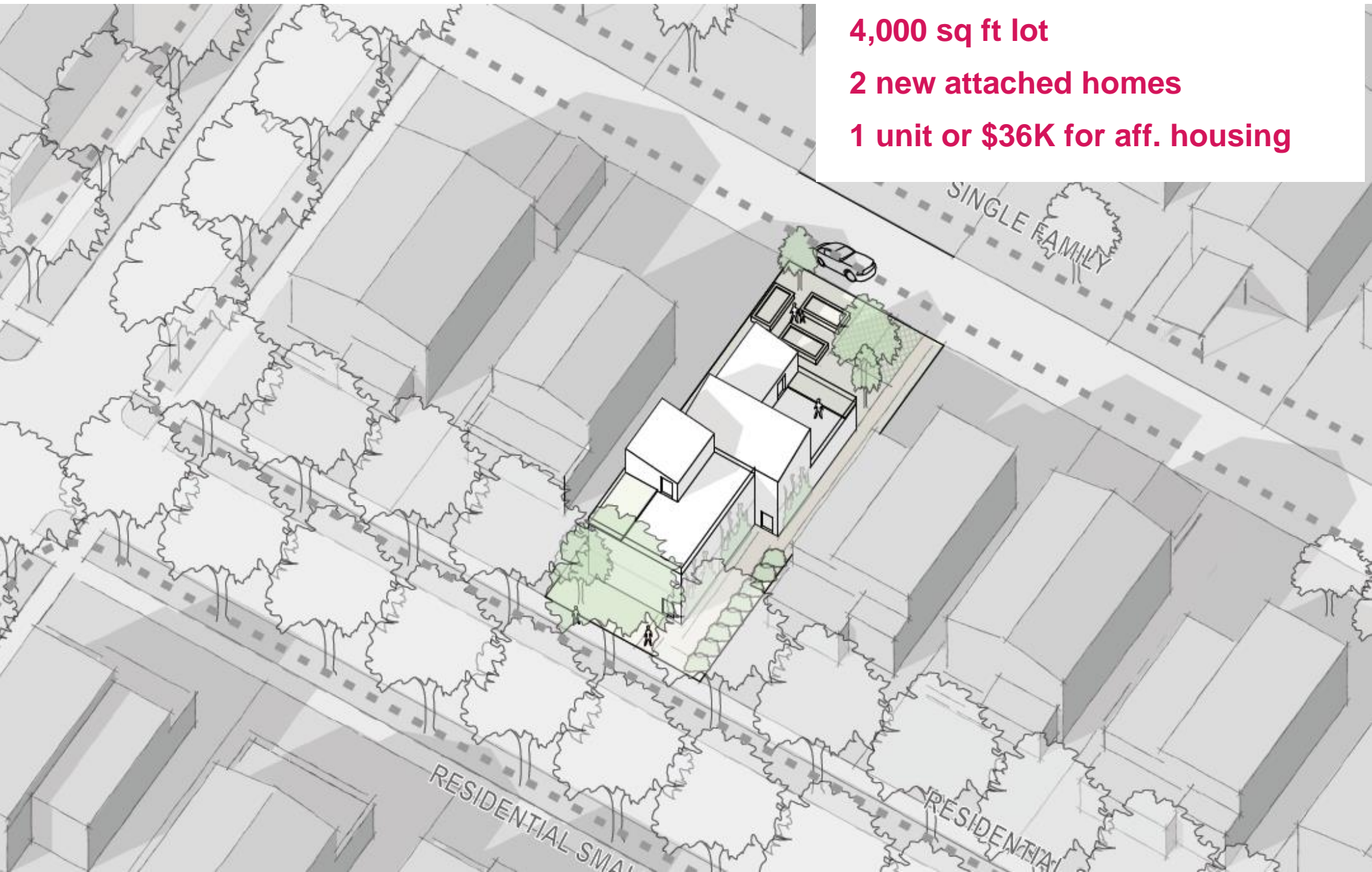
# Residential Small Lot (RSL)



**4,000 sq ft lot**

**2 new attached homes**

**1 unit or \$36K for aff. housing**





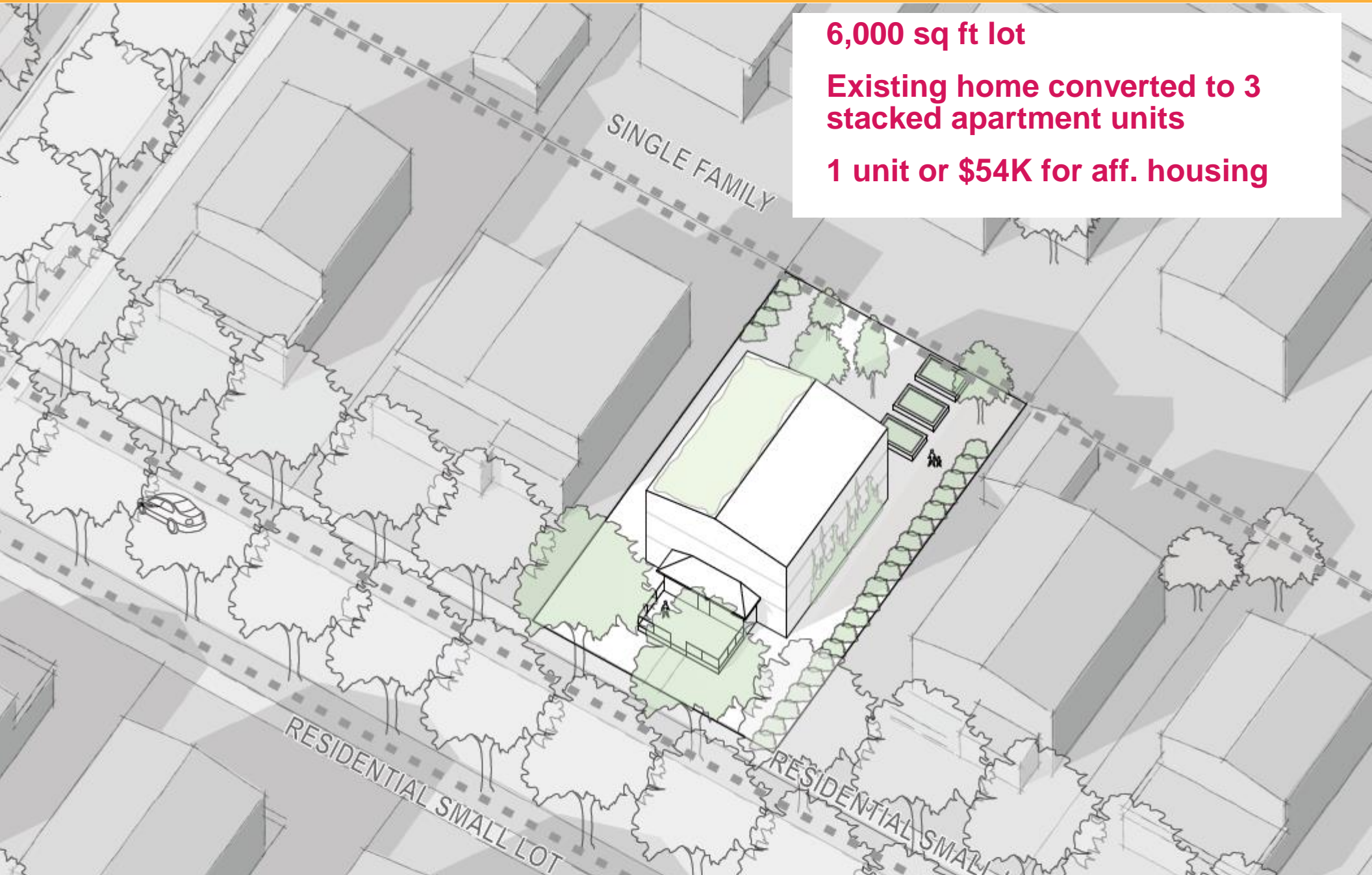
# Residential Small Lot (RSL)



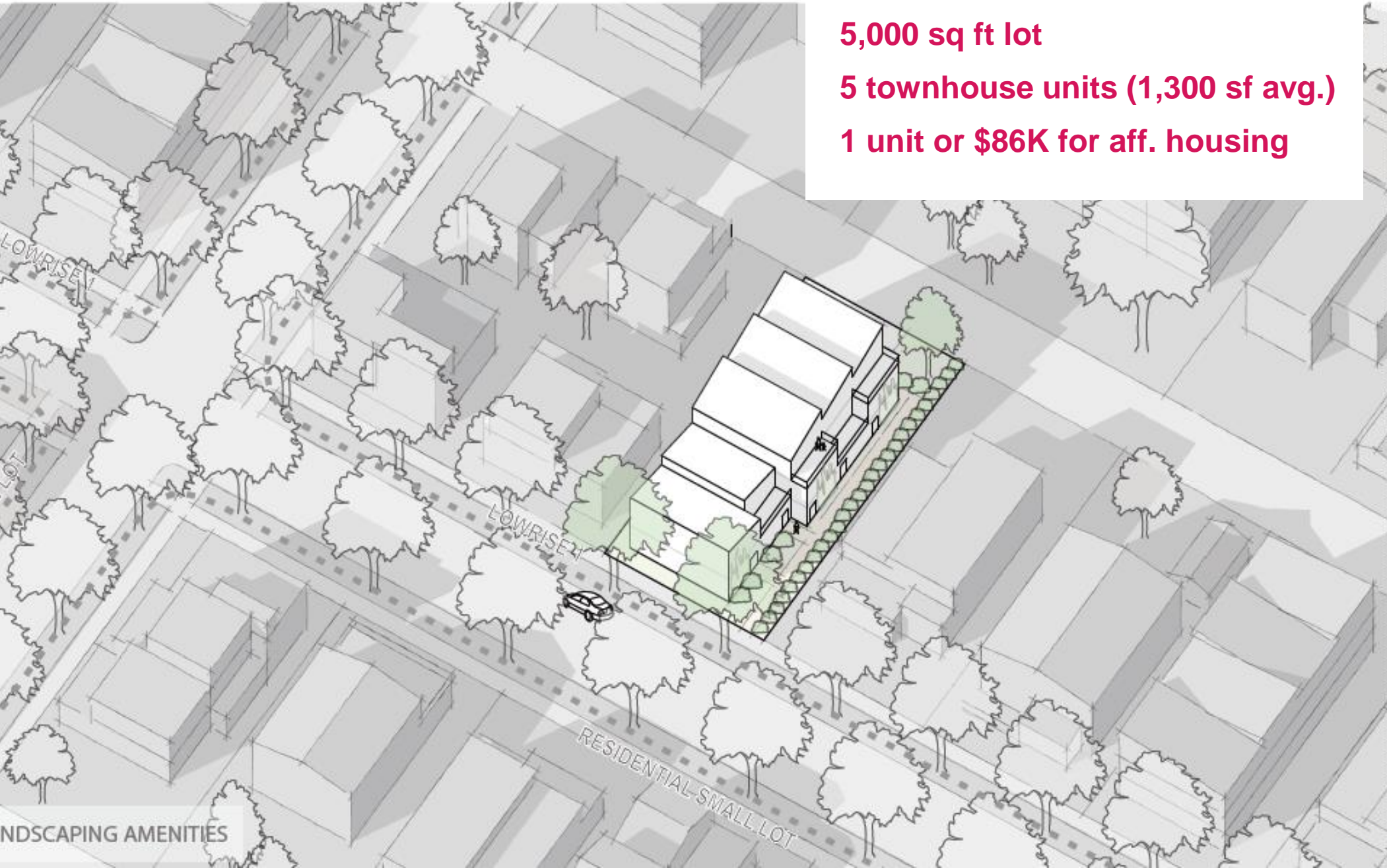
**6,000 sq ft lot**

**Existing home converted to 3 stacked apartment units**

**1 unit or \$54K for aff. housing**



# Lowrise 1 (LR1)



**5,000 sq ft lot**

**5 townhouse units (1,300 sf avg.)**

**1 unit or \$86K for aff. housing**

LANDSCAPING AMENITIES

# Lowrise 1 (LR1)

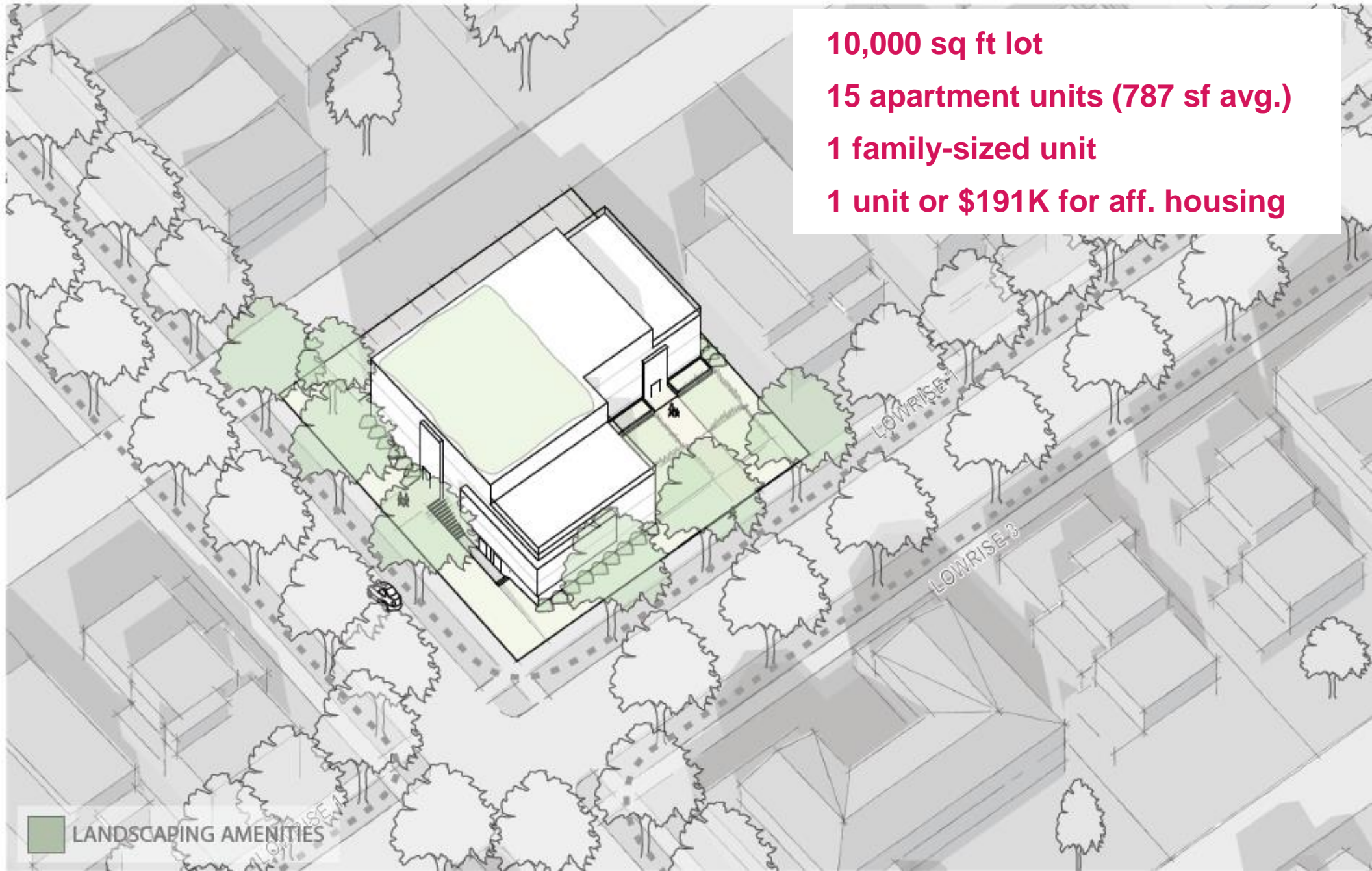


**10,000 sq ft lot**

**15 apartment units (787 sf avg.)**

**1 family-sized unit**

**1 unit or \$191K for aff. housing**



LANDSCAPING AMENITIES



## Does the draft map match the MHA Principles?

### Zone changes:

- Is the location, and scale of the draft zone change reasonable to implement MHA affordable housing in this neighborhood?

### Single Family rezone areas:

- Are the Residential Small Lot (RSL) and Lowrise (LR) 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.

## 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.)
- **2/4** Columbia City (10 a.m.-12 p.m.)

## Process

- **March 2017** Draft EIS 45-day comment period
- **May 2017** Final EIS
- **July/Aug:** Final Proposal to City Council

## 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
- **1/10** South Park
- **1/17** Wallingford
- **1/19** Othello
- Others...

thank you.

[www.seattle.gov/HALA](http://www.seattle.gov/HALA)

[HALA.Consider.it](http://HALA.Consider.it)

**HALA**

HOUSING AFFORDABILITY  
AND LIVABILITY AGENDA