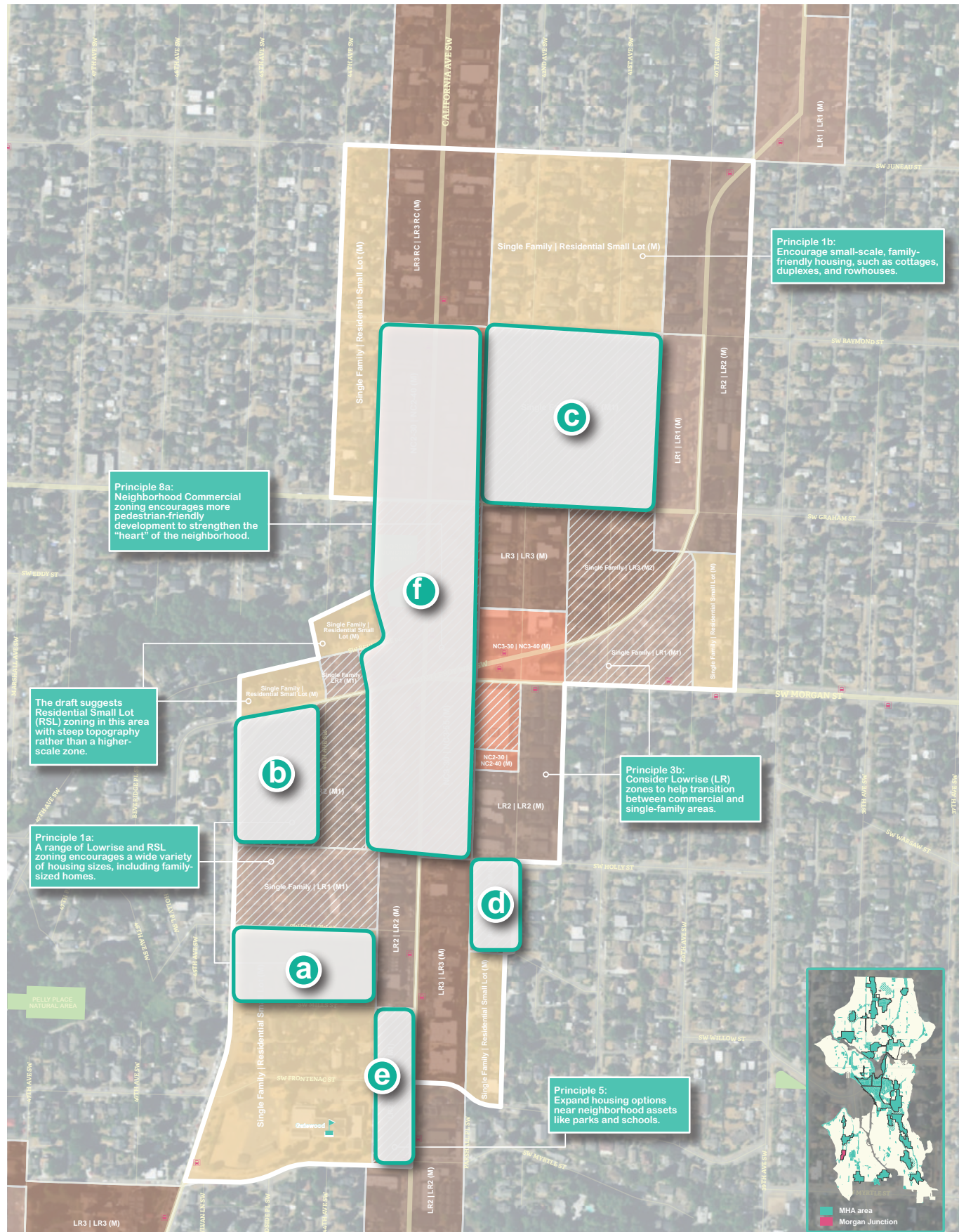


# Morgan Junction Residential Urban Village

## DRAFT ZONING CHANGES to implement Mandatory Housing Affordability (MHA)

HALA.Consider.it Interactive web map seattle.gov/HALA October 19, 2016

<p><b>proposed zoning</b> white labels identify changes: existing zone   draft MHA zone</p> <p>Solid areas have a typical increase in zoning (usually one story)</p> <p>Hatched areas have a larger increase in zoning or a change in zone type.</p>	<p><b>MHA requirements</b> vary based on scale of zoning change (residential proposal shown)</p> <p><b>(M)</b> 6% of homes must be affordable or a payment of \$13.25 per sq. ft.</p> <p><b>(M1)</b> 9% of homes must be affordable or a payment of \$20.00 per sq. ft.</p> <p><b>(M2)</b> 10% of homes must be affordable or a payment of \$22.25 per sq. ft.</p>	<p><b>zone categories</b> follow the links below to see examples of how buildings could look under MHA</p> <p><b>Residential Small Lot (RSL)</b> cottages, townhouses, duplexes/triplexes similar in scale to single family zones</p> <p><b>Lowrise (LR)</b> townhouses, rowhouses, or apartments</p> <p><b>Lowrise 1 (LR1)</b> max height 30 ft. <b>Lowrise 2 (LR2)</b> max height 40 ft. <b>Lowrise 3 (LR3)</b> max height 50 ft.</p> <p><b>Midrise (MR)</b> apartments with 7-8 stories</p> <p><b>Highrise (HR)</b> apartments with heights of 240-300 ft.</p> <p><b>Seattle Mixed (SM)</b> buildings with a mix of offices, retail, and homes</p> <p><b>Neighborhood Commercial (NC)</b> mixed-use buildings with 4-9 stories</p> <p><b>Commercial (C)</b> auto-oriented commercial buildings</p> <p><b>Industrial Commercial (IC)</b> MHA applies only to commercial uses</p>	<p><b>urban villages</b> areas designated for growth in our Comprehensive Plan</p> <p>Existing boundary</p> <p>Proposed boundary</p> <p>Seattle 2035 10-minute walkshed</p> <p>Open space</p> <p>Public school</p> <p>Light rail</p> <p>Bus stop</p>
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# Morgan Junction

## Low Risk of Displacement / Low Access to Opportunity

### Zoning changes from Draft 1 map

Please visit our [web map](#) to see more zoning detail including the Final Proposal.

- a** Increase from RSL (M) to LR1 (M1) to better align with transitions principle and to balance decreases elsewhere in the urban village.
- b** Decrease from LR2 (M1) to LR1 (M1) to better align with transitions principle and in response to community input.
- c** Decrease from LR2 (M1) to LR1 (M1) to better align with transitions principle and in response to community input.
- d** Decrease from LR1 (M1) to RSL (M) in the area between Parshall, Holly and 42nd to support minimal changes on steep slopes
- e** Decrease from LR3-RC (M1) to LR2-RC (M) to support zoning consistency along the west side of California.
- f** Apply a Pedestrian zone classification to the NC areas, which supports the commercial node and pedestrian-friendly urban design.

### 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

- Displacement
- Traffic congestion
- Transitions
- Parking
- Community planning
- Infrastructure

- Support for RSL housing types, cottages, duplexes, and family-sized requirements
- Support for affordable housing in Morgan Junction, not just payment
- Support for other tools in addition to rezones to produce affordable housing
- Support for greater density along the arterials, and leaving single-family areas alone
- Support for improving walkable neighborhood
- Support for modest infill, like ADUs and DADUs

#### Concerns

- Decreasing property values and loss of equity
- Increasing property values and property taxes
- Increased density on steep slopes and environmentally sensitive areas
- Current infrastructure insufficient for more people—stormwater, sewer, emergency response
- Amenities being insufficient for more people—including parks, transit, and schools
- Transportation, transit, bike lanes, parking, and commute traffic congestions
- Changes from SF to LR2 or LR3 are too great
- Loss of tree canopy
- Changing neighborhood identity
- Views, sunlight on streets and existing gardens
- Lack of neighborhood planning
- MHA rezones inconsistent with neighborhood plan policies to retain single-family zoning

#### Ideas

- City should create additional new urban villages
- Rezones should wait for ST3 alignment decision
- Change state law to allow more condos and encourage ownership, not just apartments

“ I live in Morgan Junction Residential Village. We need more housing options so all people that want to live in Seattle can find a home. This is an equity and diversity issue.

- Rob

“ RSL allows housing forms we had in the 1940s that work well.

- Written comment at a HALA event

#### Local opportunities and challenges Support

- Support affordable housing in Morgan Junction, including existing residents remaining
- Rezones should apply to single-family areas outside of urban villages
- Rezones to bring more housing choices in residential areas
- Better design standards
- Changes from SF to LR3 from residents interested in selling their homes

# Implementing Mandatory Housing Affordability (MHA) Citywide

Requiring development to contribute to affordable housing as Seattle grows

Mandatory Housing Affordability (MHA) ensures that new commercial and multifamily residential development contributes to affordable housing. MHA will provide at least 6,000 new rent-restricted, income-restricted homes for low-income people. Affordable housing requirements take effect when the Seattle City Council adopts new zoning that adds development capacity. By enacting affordable housing requirements and increasing development capacity at the same time, MHA is consistent with a state-approved approach used in other Washington cities.

After putting MHA in place in six Seattle neighborhoods in 2017, the City is proposing to implement MHA citywide. Our proposal targets more housing choices close to community assets, such as frequent transit, parks, and jobs. We are proposing less intensive changes in areas with higher risk of displacement, environmentally sensitive areas, and areas with fewer community assets. The maps of proposed zoning changes necessary to implement MHA across Seattle are available at [www.seattle.gov/hala](http://www.seattle.gov/hala).

This proposal is the product of over two years of engagement and reflects many of the themes we heard from the community:

- Create more affordable housing that is rent-restricted for low-income people.
- Minimize displacement of existing residents.
- Support more housing choices, including home ownership and family-size housing.
- Develop more opportunities for people to live near parks, schools, and transit.
- Minimize the impacts of new development on existing neighborhood character.
- Coordinate growth with infrastructure investments.



MHA is part of Seattle's Housing Affordability and Livability Agenda (HALA) that strives to create 50,000 homes by 2025, including 20,000 affordable homes. The development of both affordable housing and market-rate housing is an important strategy for slowing housing cost increases and providing a wider range of housing choices.

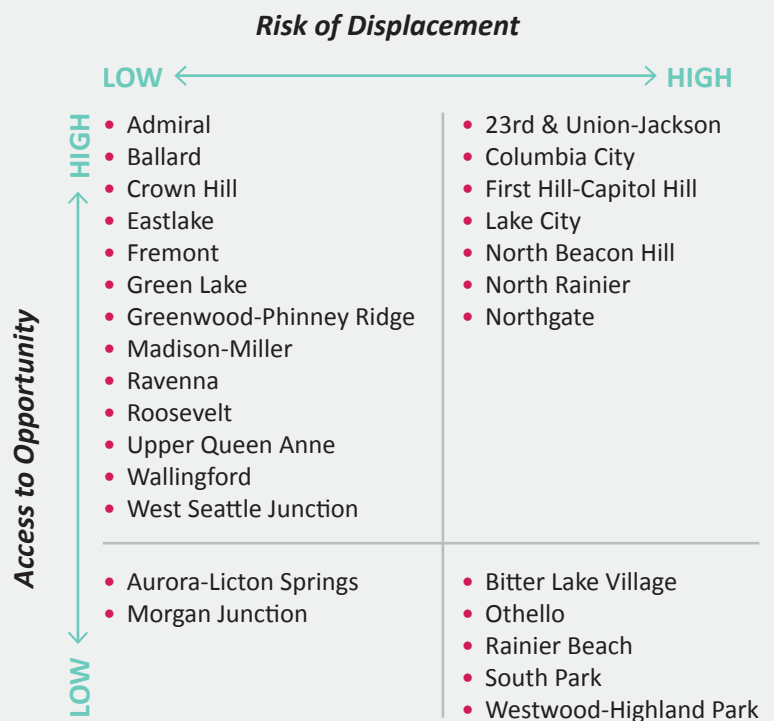
## Crafting Our Proposal

Community engagement and a commitment to racial and social equity shapes our proposal to implement MHA. Key elements of the proposal include:

- Apply affordable housing requirements in all multifamily and commercial zones, and all urban villages, consistent with the Seattle 2035 Comprehensive Plan adopted by the City Council.
- Increase housing choices throughout Seattle, with more housing in areas with low risk of displacement and high access to opportunity (transit, parks, jobs and other critical resources).
- In areas with high risk of displacement of low-income people and communities of color, focus increased housing choices and jobs within a 5-minute walk of frequent transit.
- Expand 10 urban villages to provide more housing options within a 10-minute walk of frequent transit.
- Minimize impacts in environmentally sensitive areas and propose less intensive changes within 500 feet of major freeways.

### Seattle's Urban Villages

In 1994, Seattle implemented an urban village strategy to guide growth and investments to designated communities across the city. The Seattle 2035 Comprehensive Plan's Growth and Equity Analysis examined demographic, economic, and physical factors to understand current displacement risk and access to opportunity in Seattle's urban villages.



- Incorporate new design standards for buildings to reduce impacts on neighborhood character.
- Improve Green Factor and tree requirements to support environmental goals.
- Make no zoning changes in federally designated historic districts and critical shorelines.

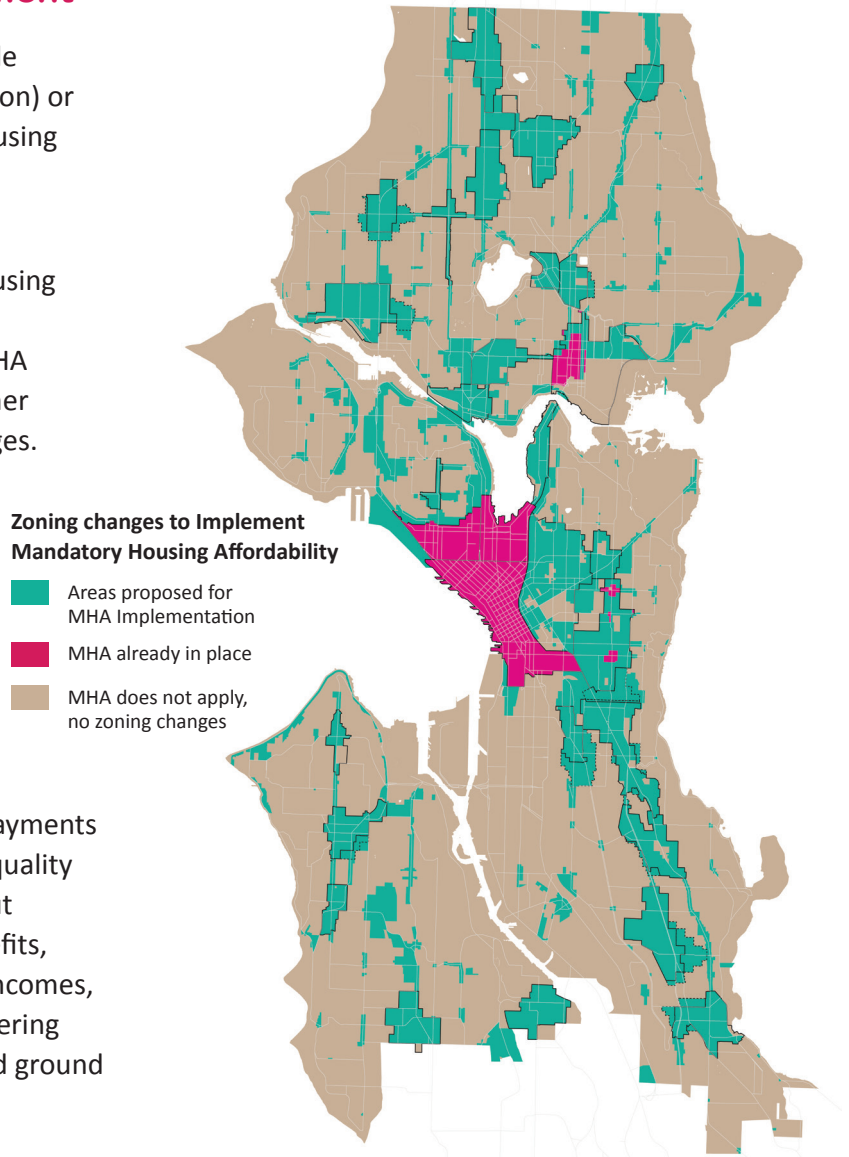
## Affordable housing requirements on development

With MHA, new buildings must include affordable housing (performance option) or contribute to the Seattle Office of Housing fund to support the development of affordable housing (payment option).

MHA requirements vary based on housing costs in each area of the city and the scale of the zoning change. Higher MHA requirements apply in areas with higher housing costs and larger zoning changes. With the performance option, between 5 percent and 11 percent of homes in new multifamily residential buildings are reserved for low-income households. With the payment option, development will contribute between \$5.00 and \$32.75 per square foot.

Like the Seattle Housing Levy, MHA payments are leveraged to produce more high-quality affordable housing located throughout Seattle. This also supports other benefits, including serving people with lower incomes, providing family-sized homes, and offering opportunities for community-oriented ground floor spaces and services.

## Where would MHA apply?



## Who qualifies for affordable housing created through MHA

### 2017 Income and Rent Limits



#### Individual

Making less than \$40,320 will pay no more than \$1,008 for a one bedroom



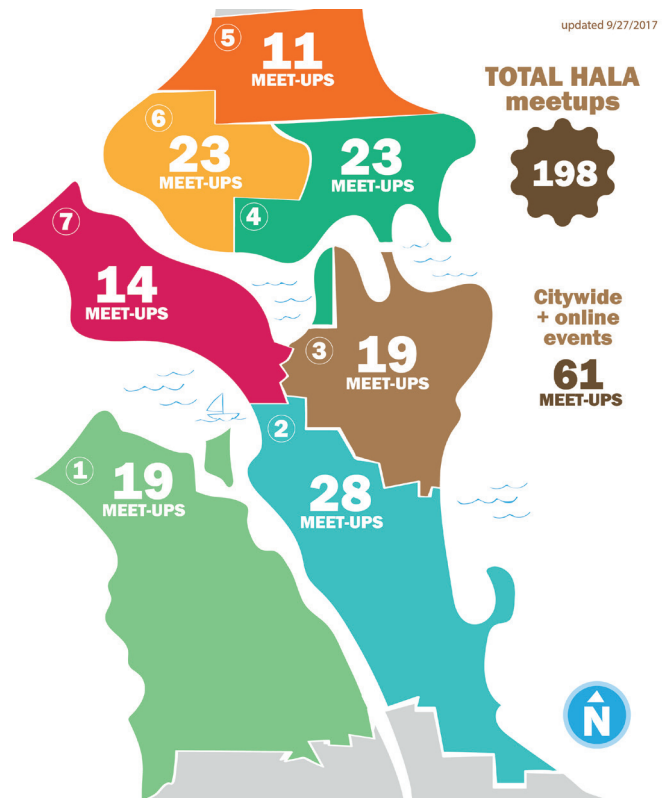
#### Family of Four

Making less than \$57,600 will pay no more than \$1,296 for a two bedroom.

## Two years of community engagement

MHA has been shaped by nearly two years of community engagement led by the Department of Neighborhoods (DON). Community-generated principles, like creating better transitions between areas of higher and lower densities, guided our initial draft proposal released in October 2016. Since then, additional engagement and environmental review shaped the final proposal. Our traditional and innovative approaches to community engagement have included:

- Interactive online conversation at [hala.consider.it](http://hala.consider.it) with more than 2000 community members
- Telephone town halls that reached more than 70,000 Seattle households
- A mailer to 90,000 households to share information and invite residents to public meetings
- Door bellling more than 10,000 homes where zoning changes are proposed
- An email newsletter to 4,700 people



## Next Steps

From 2015-2017, City Council voted unanimously to establish MHA requirements and rezones in the following communities: University District, Downtown, South Lake Union, Chinatown-International District, along 23rd Ave in the Central Area, and Uptown.

In 2018, the Council, supported by City staff, will continue to engage communities as it considers MHA implementation citywide. The Council has announced a slate of open houses and hearings across the city through August 2018 so that more community voices can shape the proposal.

Learn more about the City Council process for Citywide MHA at [www.seattle.gov/council](http://www.seattle.gov/council)