

Rainier Beach Residential Urban Village

DRAFT ZONING CHANGES to implement Mandatory Housing Affordability (MHA)

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

proposed zoning
white labels identify changes:
existing zone | draft MHA zone

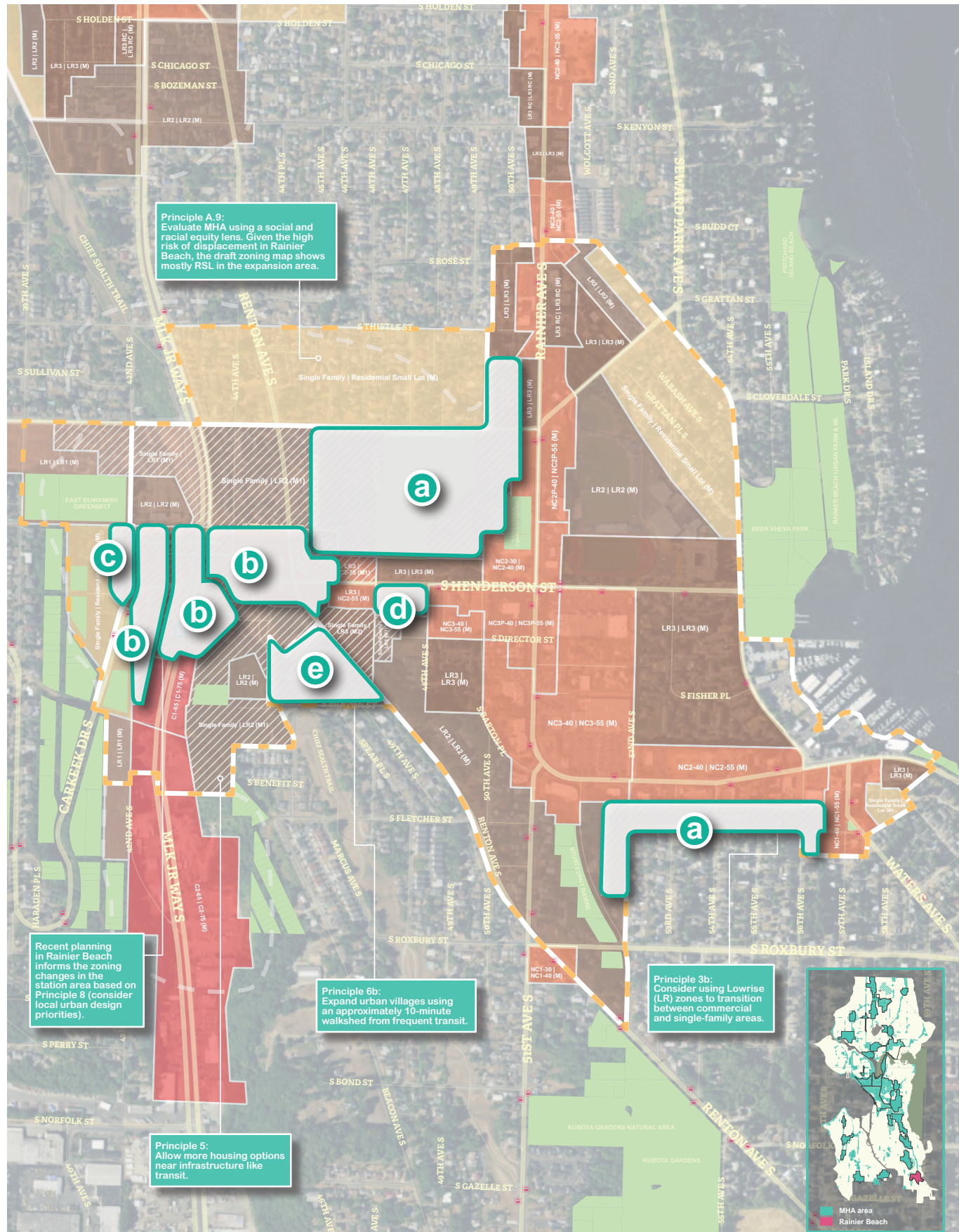
MHA requirements
vary based on scale of zoning change (residential proposal shown)

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

urban villages
areas designated for growth in our Comprehensive Plan

Legend:
 - Residential Small Lot (RSL): cottages, townhouses, duplexes/triplexes similar in scale to single family zones
 - Midrise (MR): apartments with 7-8 stories
 - Neighborhood Commercial (NC): mixed-use buildings with 4-9 stories
 - Lowrise (LR): townhouses, rowhouses, or apartments
 - Highrise (HR): apartments with heights of 240-300 ft.
 - Commercial (C): auto-oriented commercial buildings
 - Seattle Mixed (SM): buildings with a mix of offices, retail, and homes
 - Industrial Commercial (IC): MHA applies only to commercial uses

Urban Village Legend:
 - Existing boundary
 - Proposed boundary
 - Seattle 2035 10-minute walkshed
 - Open space
 - Public school
 - Light rail
 - Bus stop



Principle A.9: Evaluate MHA using a social and racial equity lens. Given the high risk of displacement in Rainier Beach, the draft zoning map shows mostly RSL in the expansion area.

Principle 6b: Expand urban villages using an approximately 10-minute walkshed from frequent transit.

Principle 3b: Consider using Lowrise (LR) zones to transition between commercial and single-family areas.

Recent planning in Rainier Beach informs the zoning changes in the station area based on Principle 8 (consider local urban design priorities).

Principle 5: Allow more housing options near infrastructure like transit.

Rainier Beach

High 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.

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 outside the five-minute walk of frequent transit were reduced to (M) changes consistent with overall strategy.
- b** Propose Seattle Mixed zoning in response to a proposal by the community. The proposed SM-RB zones would allow as-of-right development generally equal to what is allowed in an NC30 zone for the SM-RB 55 zone and what is allowed for a NC-65 zone for SM-RB 85 or SM-RB 125 zones. Additional capacity beyond that amount of FAR would have to be earned by providing space in the structure for certain uses identified by the community, such as food production, child care, or education.

- c** The proposal for the area west of 42nd Ave S and north of South Henderson was reduced from LR2 (M1) to LR1 (M1) as the surrounding roads are very narrow.
- d** An RC suffix was added to a half block on S Henderson to allow additional opportunity for retail along this street.
- e** The proposal for the area west of Renton Ave S and north of S Barton St was reduced from LR2 (M1) to RSL (M) due to limited access roads.

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
- Property taxes
- Affordable housing requirements

I think it's important to incentivize not only affordable housing but also designated uses (production, incubation, education and community gathering spaces) with additional development capacity, and also to make sure that proportionate benefits get provided for every additional floor height.

– David S., Rainier Beach Action Coalition

Create programs to help current homeowners stay in their home or develop their property.

– Comment form at an MHA community meeting

Local opportunities and challenges

- Economic Development
- Desire for incentives to encourage more employment opportunities
- Interest in focusing additional development near light rail station
- Interest in economic development
- Interest in development around light rail that reflects the unique needs of Rainier Beach
- Many commenters expressed interest in providing incentives to encourage uses near the light rail station that could create employment opportunities such as food processing, craft work, child care, education, or light manufacturing.
- Suggestions for increasing capacity focused primarily on the area around the light rail station and, to a lesser extent, within the commercial core of the neighborhood.
- Suggestions for reducing capacity focused primarily on areas that are proposed to change from single-family to LR2, both north of Trenton and west of 42nd Ave S
- Interest in allowing more retail along S Henderson St between light rail and existing commercial core
- Interest in not encouraging sale of Rainier Beach High School property

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.

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.

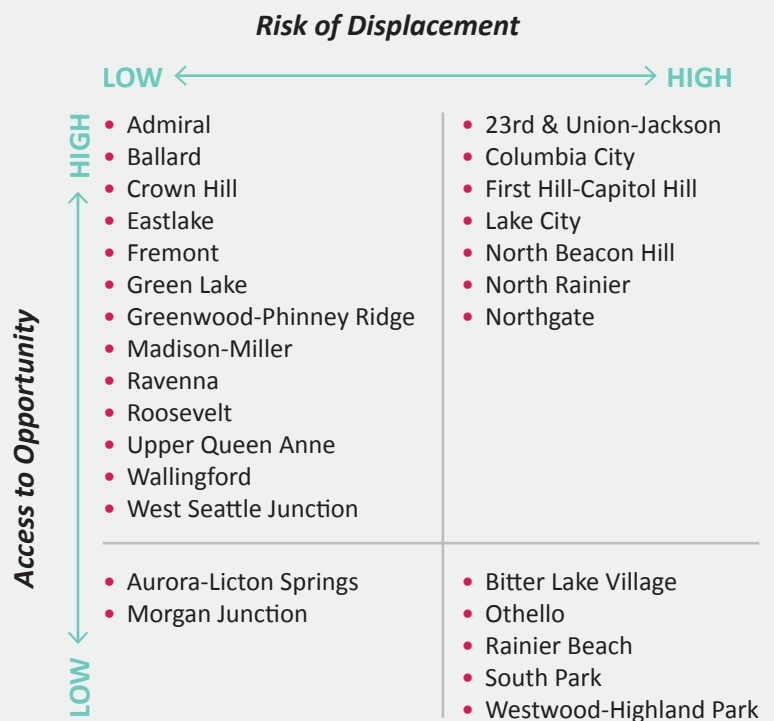
Crafting Our Proposal

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).

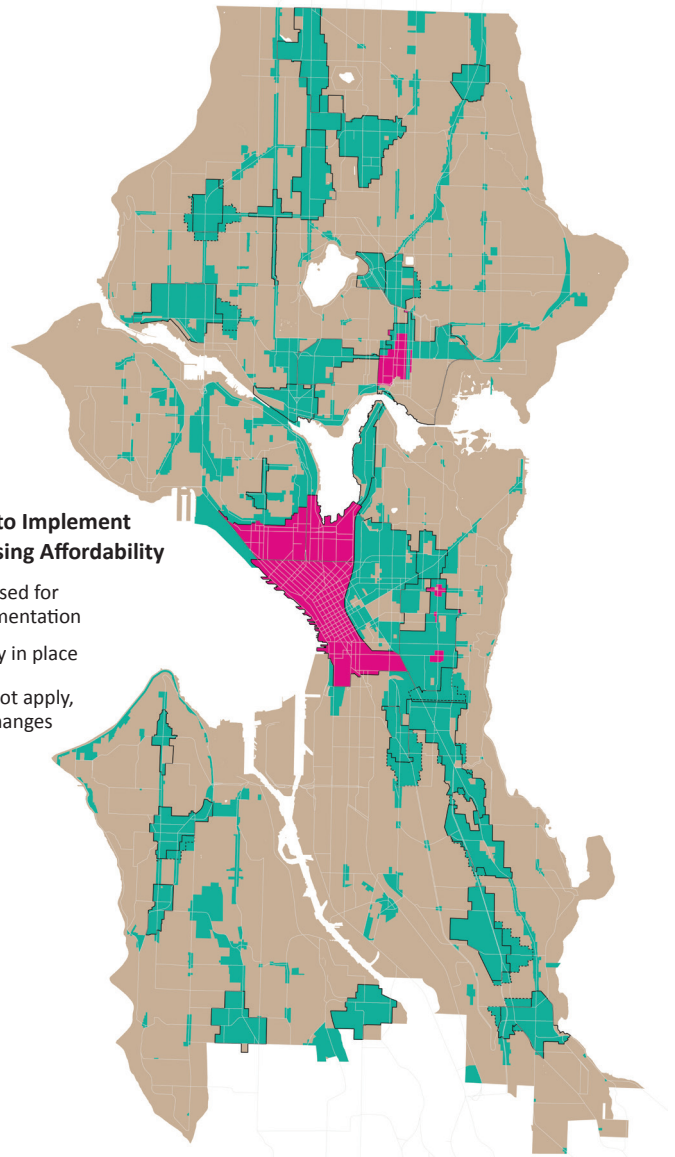
MHA requirements vary based on housing costs in each area of the city and the scale of the zoning change. Higher MHA requirements apply in areas with higher housing costs and larger zoning changes. With the performance option, between 5 percent and 11 percent of homes in new multifamily residential buildings 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?

Zoning changes to Implement Mandatory Housing Affordability

-  Areas proposed for MHA Implementation
-  MHA already in place
-  MHA does not apply, no zoning changes



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



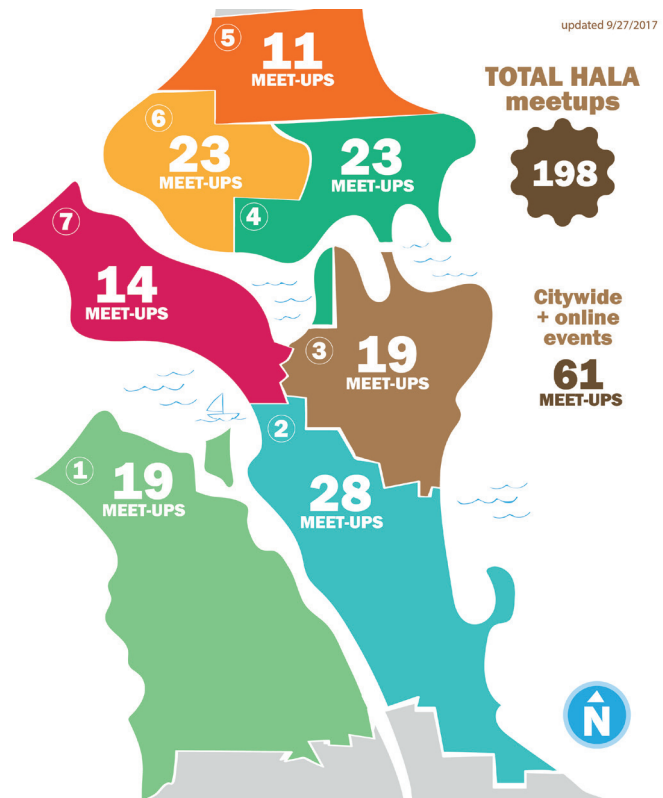
Family of Four

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 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