

**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

**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

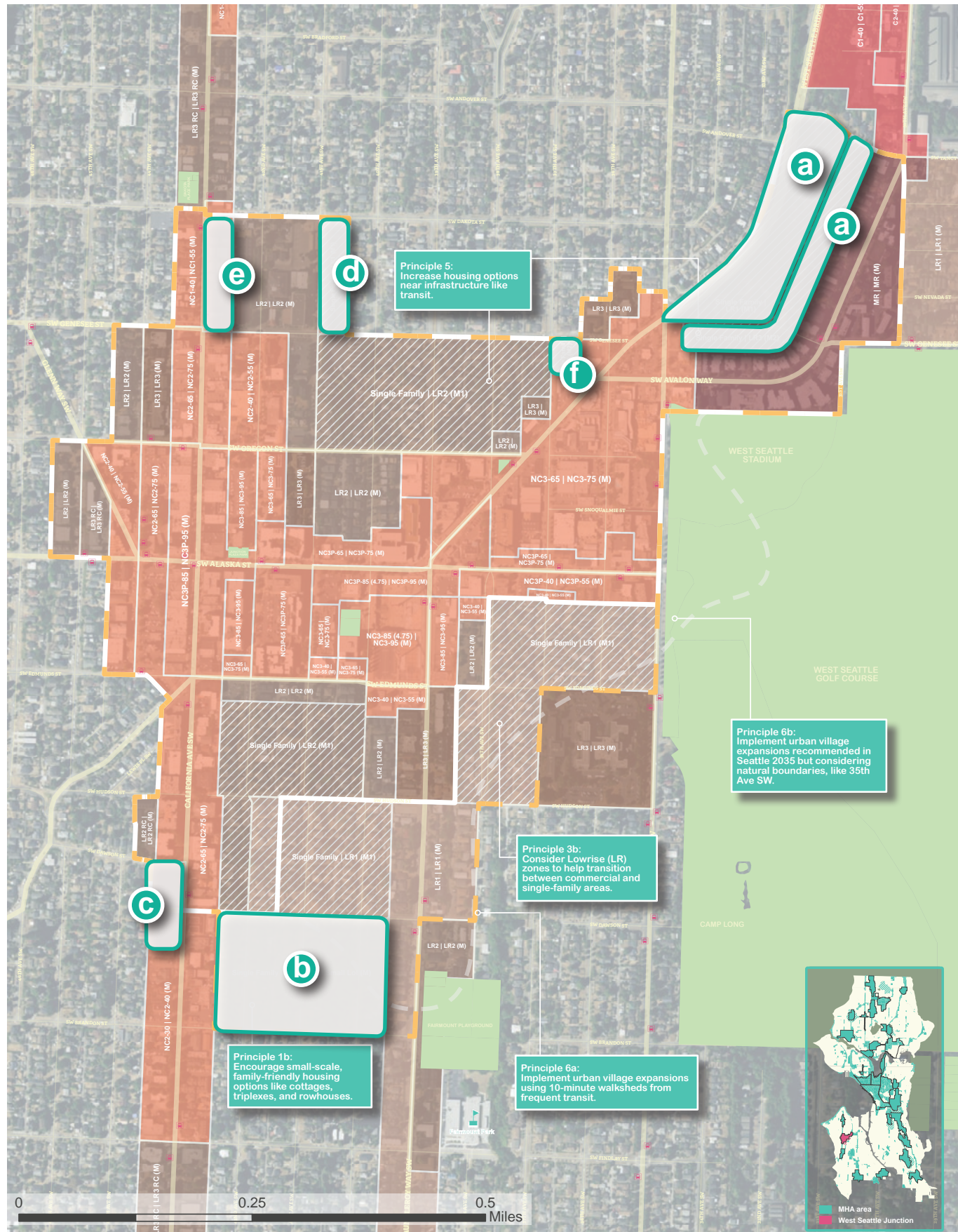
**Industrial Commercial (IC)**  
MHA applies only to commercial uses

Existing boundary  
Proposed boundary  
Seattle 2035 10-minute walkshed

Open space  
Public school  
Light rail  
Bus stop

**(M)** 6% of homes must be affordable or a payment of \$13.25 per sq. ft.  
**(M1)** 9% of homes must be affordable or a payment of \$20.00 per sq. ft.  
**(M2)** 10% of homes must be affordable or a payment of \$22.25 per sq. ft.

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.



# West Seattle Junction

## Low Risk of Displacement / High 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 access to opportunity and low risk of displacement in this community, we propose more (M1) and (M2) zone changes where they align with principles.**

- a** Propose reducing added capacity to RSL (M) and LR1 (M1) due to distance from the transportation node and proximity to the West Seattle Bridge off-ramp, a source of noise and air pollution.
- b** Propose reducing urban village boundary expansion by one block to the south. The area is mostly outside the half-mile walkshed and there is community interest in reducing the scope of change in this area.

- c** Propose increasing added capacity to NC-55 (M1) and expanding boundary to encompass entire parcel at California and Dawson St Site identified as a significant opportunity.
- d** Propose reducing added capacity to RSL (M) on this half block at 41st Ave SW and SW Dakota St as it is separated from the rest of the urban village by a significant change in topography.
- e** Propose increasing added capacity to NC-65 (M1) for a half block at California and Dakota St. Proposal provides a transition from NC-75 to the south and LR3 to the north.
- f** Propose reducing added capacity to LR2 (M1) for a quarter block at 37th Ave SW and SW Genessee St to reduce the amount of change from the existing single-family zoning, given that the area is not in the core of the neighborhood and represents a small portion of the block.

### 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

- Public transit
- Traffic
- Parking
- Property taxes
- Affordable housing requirements

“ We are currently sandwiched between multi family zones and it truly makes sense to rezone our block.

- Joel O.

“ While we understand that our close proximity to the Alaska Junction will bring increased density, however, we request the City control growth to maintain the family friendly nature of the street.

- Dan R.

#### Local opportunities and challenges\*

- Concerns about transit and car access to areas outside of West Seattle
- Concerns about impacts on property values (both increasing and decreasing)

- Divergent viewpoints on concentrating additional capacity in center of neighborhood versus spreading it out
- There were many comments about the amount of growth that has occurred in Alaska Junction in the last ten years relative to other parts of West Seattle. Some people thought more growth should be shifted to other areas.
- Suggestions for reducing capacity focused primarily on areas that are currently zoned Single-Family, particularly those areas that were proposed to be rezoned to LR2 or LR3.
- Suggestions for increasing capacity focused primarily along Alaska Street, however, there was a diversity of opinion about the extent to which that capacity would be best around California, Fautleroy or the West Seattle Triangle. Also avoid encouraging redevelopment on California near Alaska citing the character of this area.
- Some felt the boundary of the urban village should be expanded to the west, citing California Avenue and Alaskan as the heart of the neighborhood
- Some commenters expressed a desire to postpone the rezone until the exact location of the proposed light rail station was known
- Some people were interested in allowing highrise towers in specific locations as an alternative to changes over a larger area.

# 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.

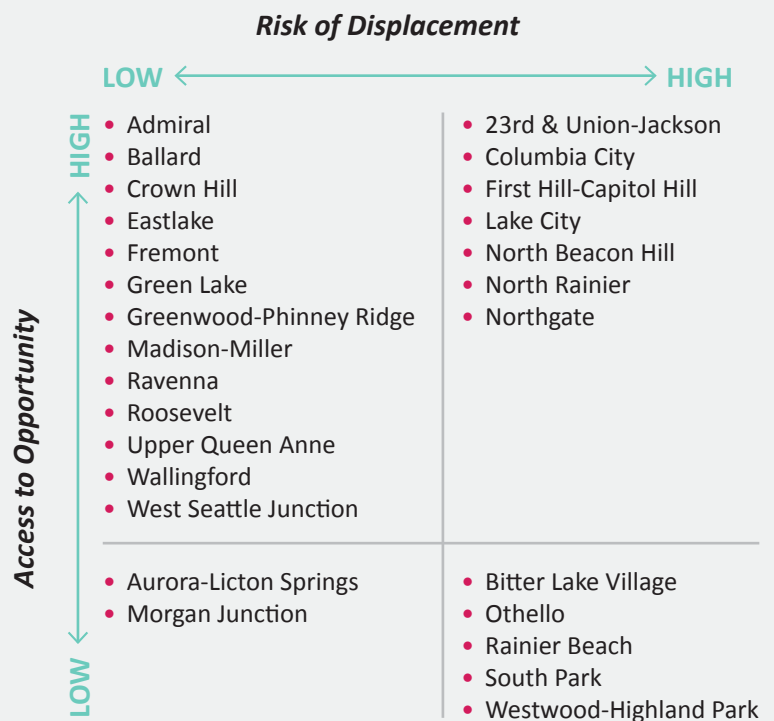
## Crafting Our Proposal

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).

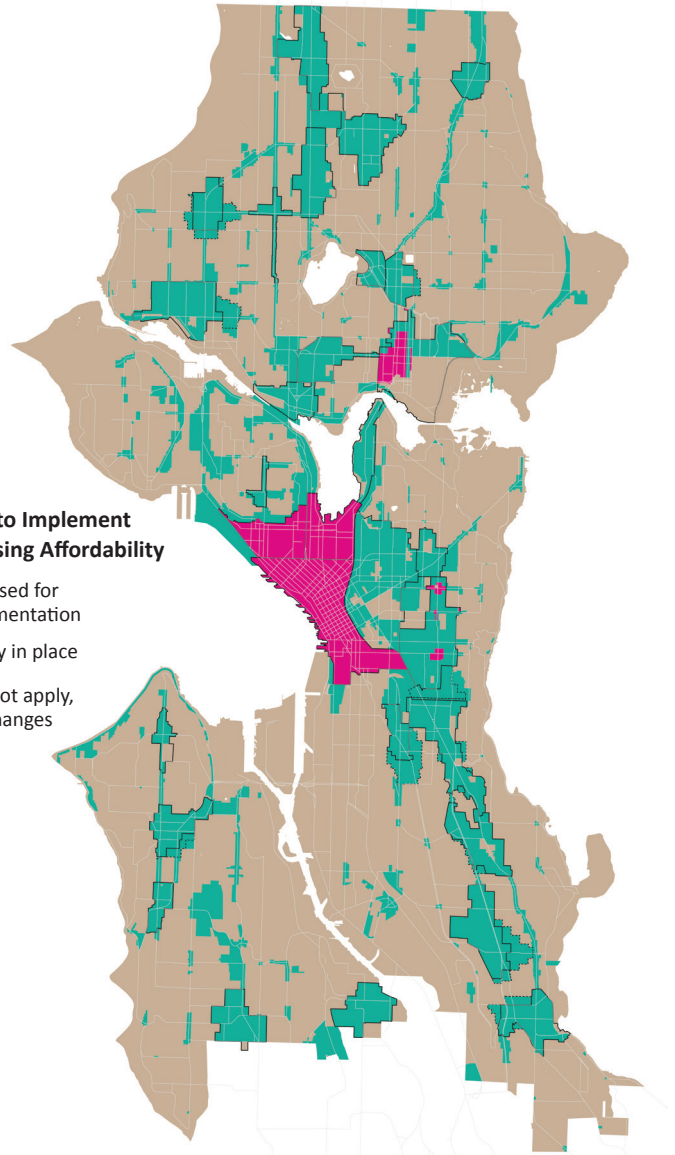
MHA requirements vary based on housing costs in each area of the city and the scale of the zoning change. Higher MHA requirements apply in areas with higher housing costs and larger zoning changes. With the performance option, between 5 percent and 11 percent of homes in new multifamily residential buildings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

### 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



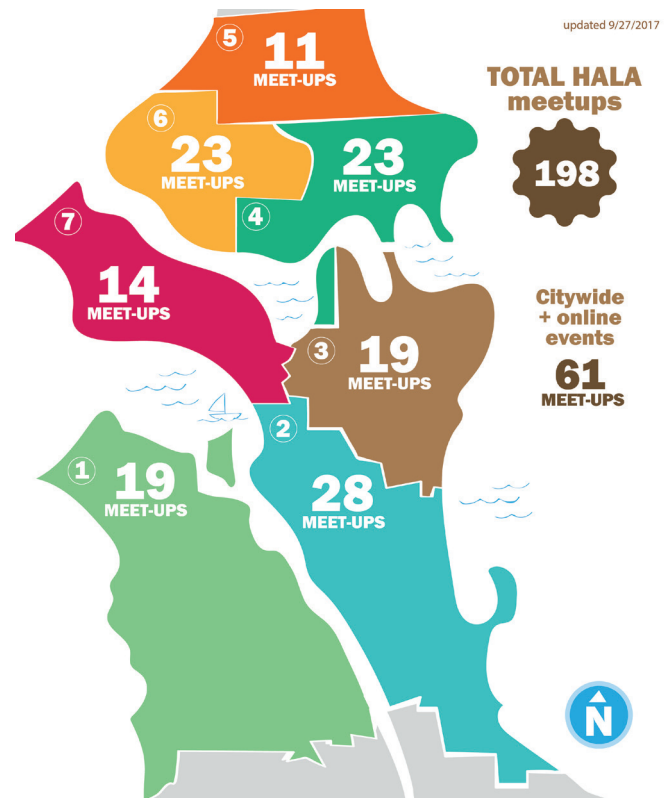
#### Family of Four

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](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)