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CITY OF SEATTLE
Office of Planning & Community Development

CITYWIDE IMPLEMENTATION OF MANDATORY HOUSING AFFORDABILITY (MHA)

Final Environmental Impact Statement

November 9, 2017





HOUSING AFFORDABILITY
AND LIVABILITY AGENDA



CITY OF SEATTLE
Office of Planning & Community Development

for the

City of Seattle Citywide Implementation of Mandatory Housing Affordability (MHA) Final Environmental Impact Statement

Date of Draft EIS Issuance

June 8, 2017

Date Comments were Due on the Draft EIS

August 7, 2017

Date of Draft EIS Open House and Hearing

June 29, 2017

Date of Final EIS Issuance

November 9, 2017



November 9, 2017

Dear Neighbors:

The City of Seattle is pleased to issue the Final Environmental Impact Statement (FEIS) that examines the potential effects of zoning changes necessary to implement Mandatory Housing Affordability (MHA). The area studied includes multifamily residential and commercial zones in Seattle, areas currently zoned Single Family Residential in existing urban villages, and urban village expansion areas that were identified in the Seattle 2035 Comprehensive Plan.

Implementing MHA is one of many actions the City is proposing to address housing affordability. In 2015 and 2016, the City Council unanimously adopted ordinances that established the framework for MHA. Subsequently, the Council passed legislation adopting zoning changes necessary to implement MHA in several neighborhoods: Downtown/South Lake Union, the University District, Chinatown/International District, along 23rd Ave in the Central Area, and Uptown.

MHA helps ensure that as Seattle grows, development supports housing affordability. Through MHA, all new development must either provide affordable housing on-site or pay into a Seattle Office of Housing fund to support the creation and preservation of affordable housing throughout the city.

On June 8, 2017, a Draft EIS was published that evaluated two action alternatives for implementing MHA with differing distributions and patterns of zoning changes, as well as a no action alternative that would not implement MHA. The public comment period for the Draft EIS included a public hearing on June 29, and the comment period was extended from 45 days to 60 days, to August 7.

Based on the Draft EIS comments, 200 community meetings, 10 public open houses, three telephone town halls, and extensive online engagement with city residents over more than two years, the City developed a Preferred Alternative that is described in this Final EIS. The Final EIS also includes additional analysis of potential impacts in response to comments, in particular, an expanded review of potential displacement impacts using a racial and social equity lens, and increased analysis of public schools in coordination with Seattle Public Schools.

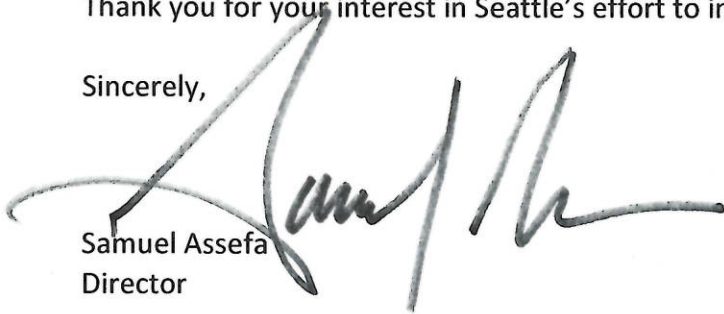
The Preferred Alternative is generally within the range of Draft EIS Alternatives, in terms of amounts of affordable housing that would be generated, as well as growth and development capacity. The Preferred Alternative builds on the Growth and Equity Analysis that was adopted as part of the Seattle 2035 Comprehensive Plan. The Preferred Alternative increases housing and affordable housing options in urban villages with high opportunity. It also moderates

development capacity increases in urban villages with high displacement risk as an effort to curb potential displacement pressure, especially cultural displacement of racial or ethnic minorities. Compared to the action alternatives in the Draft EIS, the Preferred Alternative places increased emphasis on locating more jobs and housing near frequent transit nodes, and it limits development capacity increases in areas with environmental constraints.

The Final EIS identifies environmental impacts and mitigation measures for each alternative. The Final EIS completes the Draft EIS and both should be considered together. The City Council will consider this Final EIS together with input gained through a robust community engagement process during evaluation of the MHA legislation in 2018.

Thank you for your interest in Seattle's effort to implement Mandatory Housing Affordability.

Sincerely,

A handwritten signature in black ink, appearing to read 'Samuel Assefa', written over a light blue horizontal line.

Samuel Assefa
Director



FACT SHEET.

PROJECT TITLE

City of Seattle Mandatory Housing Affordability (MHA)

PROPOSED ACTION AND ALTERNATIVES

The proposal addressed in this Final Environmental Impact Statement (FEIS) is to implement Mandatory Housing Affordability (MHA) requirements for multifamily residential and commercial development in certain areas of Seattle. Implementing MHA is one of many actions the City proposes to address housing affordability. To put MHA in place, the City would grant additional development capacity through area-wide zoning changes and modifications to the Land Use Code. The proposed action includes several related components:

- Adopt requirements in the Land Use Code (SMC Chapter 23) for developers either to build affordable housing on-site or to make an in-lieu payment to support the development of rent- and income-restricted housing when constructing new development meeting certain thresholds.
- Modify development standards in the Land Use Code to provide additional development capacity, such as increases in maximum height and floor area ratio (FAR) limits.
- Make area-wide zoning map changes.
- Expand the boundaries of certain urban villages on the Comprehensive Plan's Future Land Use Map (FLUM) near high-frequency transit, as studied in the Seattle 2035 Comprehensive Plan.
- Modify certain rezone criteria in the Land Use Code and policies in the Neighborhood Plans section of the Comprehensive Plan, concerning single family zoning in urban villages.

The Final EIS evaluates alternative approaches to implementing MHA. Alternative 1 No Action assumes that MHA would not be implemented in the study area, development capacity increases or area-wide rezones would not be adopted, and urban village boundaries would not be expanded.

The three action alternatives (Alternatives 2, 3 and the Preferred Alternative) would allow for additional development capacity, which may lead to additional household or job growth compared to the growth that would otherwise occur. The total amounts of growth and MHA income restricted affordable housing projected to occur by 2035 is similar among the action alternatives. However, the action alternatives differ in the intensity and location of development capacity increases and the patterns and amounts of housing and job growth that could result across the city. The size of urban village boundary expansions for different urban villages also varies between the action alternatives.

The Preferred Alternative considered in the Final EIS is a new alternative. It combines elements of Alternatives 2 and 3, which were studied in the Draft EIS. The Preferred Alternative incorporates input from comments on the Draft EIS and other community engagement, and generally falls within the range of Alternatives 2 and 3, in terms of amounts of affordable housing that would be generated, as well as growth and development capacity.

LOCATION

The proposal would be implemented in specific zoning classifications in the study area, which comprises the City of Seattle with the exception of the Downtown, South Lake Union, and Uptown Urban Centers or the portion of University Community Urban Center addressed in the University District Urban Design Framework. Proposed area-wide rezones are primarily concentrated within designated urban villages. Zoning classifications affected by the proposal would include existing multifamily and commercial zones in Seattle, areas currently zoned Single Family in existing urban villages, and areas zoned Single Family in potential urban village expansion areas identified in the Seattle 2035 Comprehensive Planning process.

PROPONENT

City of Seattle

LEAD AGENCY

City of Seattle Office of Planning and Community Development

RESPONSIBLE SEPA OFFICIAL

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REQUIRED APPROVALS

After considering the EIS alternatives and holding public hearings, the City Council will take action to implement MHA in the study area, which will include amendments to the official zoning map, and amendments to the text of the Land Use Code and limited changes to maps and policies of the 2035 Comprehensive Plan.

DATE OF IMPLEMENTATION

Second Quarter 2018

PHASED REVIEW / ADOPTION OF EXISTING ENVIRONMENTAL DOCUMENTS

The City is following a course of phased environmental review, pursuant to WAC 197-11-060(5) and SMV 25.05.060.E, to review proposals implementing or related to the 2035 Comprehensive Plan. MHA is a regulatory program that would implement the Comprehensive Plan, and this EIS is a step in the course of phased review. The existing EIS that was prepared by the City for the Seattle 2035 Comprehensive Plan (Draft EIS, 2015, Final EIS, 2016) is relevant to the present proposal and is being adopted and used to help meet environmental review requirements, pursuant to WAC 197-11-600 and SMC 25.05.600.

TYPE AND TIMING OF SUBSEQUENT ENVIRONMENTAL REVIEW

Publication of the Final EIS completes the environmental review process for MHA implementation in the study area, unless the City Council considers substantial changes which are outside the range of alternatives previously considered. Future development projects that are proposed that comply with MHA will undertake site-specific environmental review, subject to any SEPA thresholds established by City regulations.

PRINCIPAL EIS AUTHORS AND PRINCIPAL CONTRIBUTORS

This Final EIS has been prepared under the direction of the City of Seattle Office of Planning and Community Development. The following consulting firms provided research and analysis associated with this EIS:

- **3 Square Blocks LLP:** lead EIS consultant
- **BERK:** environmental analysis of housing and socioeconomics, land use, and aesthetics and document design
- **Fehr & Peers:** environmental analysis of transportation, circulation, and parking
- **ESA:** environmental analysis of historic resources, biological resources, parks and open space, public services and utilities, and air quality and greenhouse gas emissions
- **Weinman Consulting LLC:** review and advise on the description of the proposal, alternatives, and SEPA compliance and strategy

DATE OF DRAFT ENVIRONMENTAL IMPACT STATEMENT ISSUANCE

June 8, 2017

CLOSE OF DRAFT EIS COMMENT PERIOD

August 7, 2017

DATE AND LOCATION OF DRAFT EIS OPEN HOUSE AND HEARING

June 29, 2017

Time: Open House, 5:30 pm | Hearing, 6:30 pm

Location: Seattle City Hall Bertha Night Landes Room
600 4th Avenue, Floor 1
Seattle, WA 98124-7088

DATE OF FINAL EIS ISSUANCE

November 9, 2017

LOCATION OF BACKGROUND DATA

City of Seattle Office of Planning and Community Development
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Seattle, WA 98124-7088
206.684.3586

FINAL EIS AVAILABILITY AND PURCHASE PRICE

Copies of this Final EIS have been distributed to agencies, organizations, and individuals as established in SMC 25.05. Notice of Availability of the Final EIS has been provided to organizations and individuals that requested to become parties of record.

The Final EIS can be reviewed at the following public libraries:

- Seattle Public Library—Central Library (1000 4th Avenue)
- Seattle Public Library, Northeast Branch (6801 35th Avenue NE)
- Seattle Public Library, Ballard Branch (5614 22nd Avenue NW)
- Seattle Public Library, High Point Branch (3411 SW Raymond St)
- Seattle Public Library, Capitol Hill Branch (425 Harvard Avenue E)
- Seattle Public Library, Columbia City Branch (4721 Rainier Avenue S)

A limited number of complimentary copies of this Final EIS are available—while the supply lasts— as an electronic CD from the Seattle Department of Construction and Inspections Public Resource Center, located in Suite 2000, 700 5th Avenue, in downtown Seattle. Additional copies may be purchased at the Public Resource Center for the cost of reproduction.

This Final EIS and the appendices are also available online at: <http://tinyurl.com/HALA-MHA-EIS>



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