

MHA

MANDATORY HOUSING AFFORDABILITY EIS



ENVIRONMENTAL IMPACT STATEMENT

The City of Seattle is proposing Mandatory Housing Affordability (MHA) to require all new multifamily and commercial developments to build affordable homes, either constructing them on-site or paying the City to build them elsewhere in the city. MHA is expected to create a total of 6,000 new affordable homes over the next 10 years for low-income and moderate-income families and individuals.

In order to implement MHA, the City would allow developers to build slightly higher or larger buildings where these kinds of developments are already allowed.

The City is proposing to prepare an Environmental Impact Statement (EIS) that will analyze three alternatives and identify the impacts of each alternative. As we consider additional density, we want your feedback on what issues need to be considered and evaluated.



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ALTERNATIVES

Three alternatives all include same 20 year growth estimate:

+70,000 Total Households;
+8,400 Affordable Units*

The alternatives differ in whether the MHA program is implemented and how the affordable units are distributed amongst urban villages and centers.

NO ACTION	ALTERNATIVE 2	ALTERNATIVE 3
MHA is not implemented	Implement MHA	Implement MHA with integrated program measures intended to reduce displacement in high risk areas
MHA Affordable Units: None	MHA Affordable Units: 8,400*	MHA Affordable Units: 8,400*
Building Height/Mass: No change to existing requirements	Building Height/Mass: Revised standards to allow additional height & floor area in existing urban village/center multi family & commercial zones, existing single family zones in new/expanded urban villages, & existing multi family/commercial zones outside of urban villages	
Urban Village/Center Boundaries: Based on Comprehensive Plan	Urban Village/Center Boundaries: All Comprehensive Plan boundary expansions included	Urban Village/Center Boundaries: Limit expansions in high risk displacement areas
Rezones: Based on Comprehensive Plan	Rezones: Single-family rezones to allow greater variety of housing in all urban villages uniformly; capacity increases to commercial & multifamily zones uniformly No changes to single-family zoned areas outside of urban villages	Rezones: Variations in rezones in urban villages depending on displacement risk, with areas at high risk of displacement proposed for lower intensity rezones No changes to single-family zoned areas outside of urban villages
Program Options: None	Program Options: Distribution of units developed through the payment option according to current criteria	Program Options: Focused investment of units developed through the payment option in areas at risk of displacement

* MHA is expected to yield approximately 6,000 new affordable housing units over the next 10 years. For purposes of this EIS analysis, this number has been extrapolated to maintain consistency with the Seattle 2035 Comprehensive Plan's 20 year planning horizon. For this reason, the City estimates approximately 8,400 affordable units will be added within 20 years.



PROPOSED SCOPE

The EIS analysis will incorporate and leverage information and analyses contained in the recent Seattle 2035 Comprehensive Plan EIS (2016), Growth and Equity Analysis (2016), and other recent city studies and plans.

HOUSING AND SOCIOECONOMICS

- Review of future housing development and supply
- Housing affordability, including a qualitative assessment of the MHA performance and fee options on the overall supply and distribution of affordable housing and MHA requirements on market-rate housing production
- Assessment of socio-economic characteristics, current housing affordability, and relative potential for displacement under each alternative

LAND USE

- Impacts to land use patterns, compatibility with existing and planned land use patterns, consistency with applicable plans and policies

AESTHETICS, HEIGHT/BULK/SCALE

- Impacts to visual character, including scale compatibility, street-level conditions, public spaces
- Qualitative review of potential shadow impacts

TRANSPORTATION

- Assessment of potential impacts on mobility, circulation, transit, parking, bicycle and walking patterns

HISTORIC RESOURCES

- Potential impacts to historic character and patterns of development and potential impacts on national register historic districts

OPEN SPACE AND RECREATION

- Assessment of potential changes to development patterns with respect to existing open space needs, potential impacts of increased density and development on open space needs

PUBLIC SERVICES AND UTILITIES

- Police, fire and emergency medical services, public schools, water, sewer, stormwater
- Potential impacts related to demand for services overall and in different geographic areas of the City



PROCESS

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