

# City of Seattle Mandatory Housing Affordability Program



A program of Seattle's  
Housing Affordability and Livability Agenda

# Investing In Our Communities.



# Development Contributions



**New development is already required to contribute to:**

- Transportation
- Streetscape Improvements
- Utility Improvements
- Affordable Housing, Child care, open space, historic preservation, farm & forest preservation (through Incentive Zoning)

**Considering Impact Fees to fund open space and transportation improvements. Draft proposal out for public discussion in Spring 2016.**



# What is the MHA Program?



**A new program to create affordable housing units as we grow.**

- Requiring that all NEW multi-family residential and commercial development contribute to affordable housing
- Providing additional development capacity to offset the cost of these requirements
- Utilizing a state-approved approach used by other local cities



# MHA Implementation



## Creating a Framework

- MHA-Commercial Structure (Complete)
- MHA-Residential Structure (Spring 2016)

## Zoning Changes and Implementation

- Downtown, SLU, select neighborhoods (Summer 2016)
- Remaining Areas (Spring 2017)





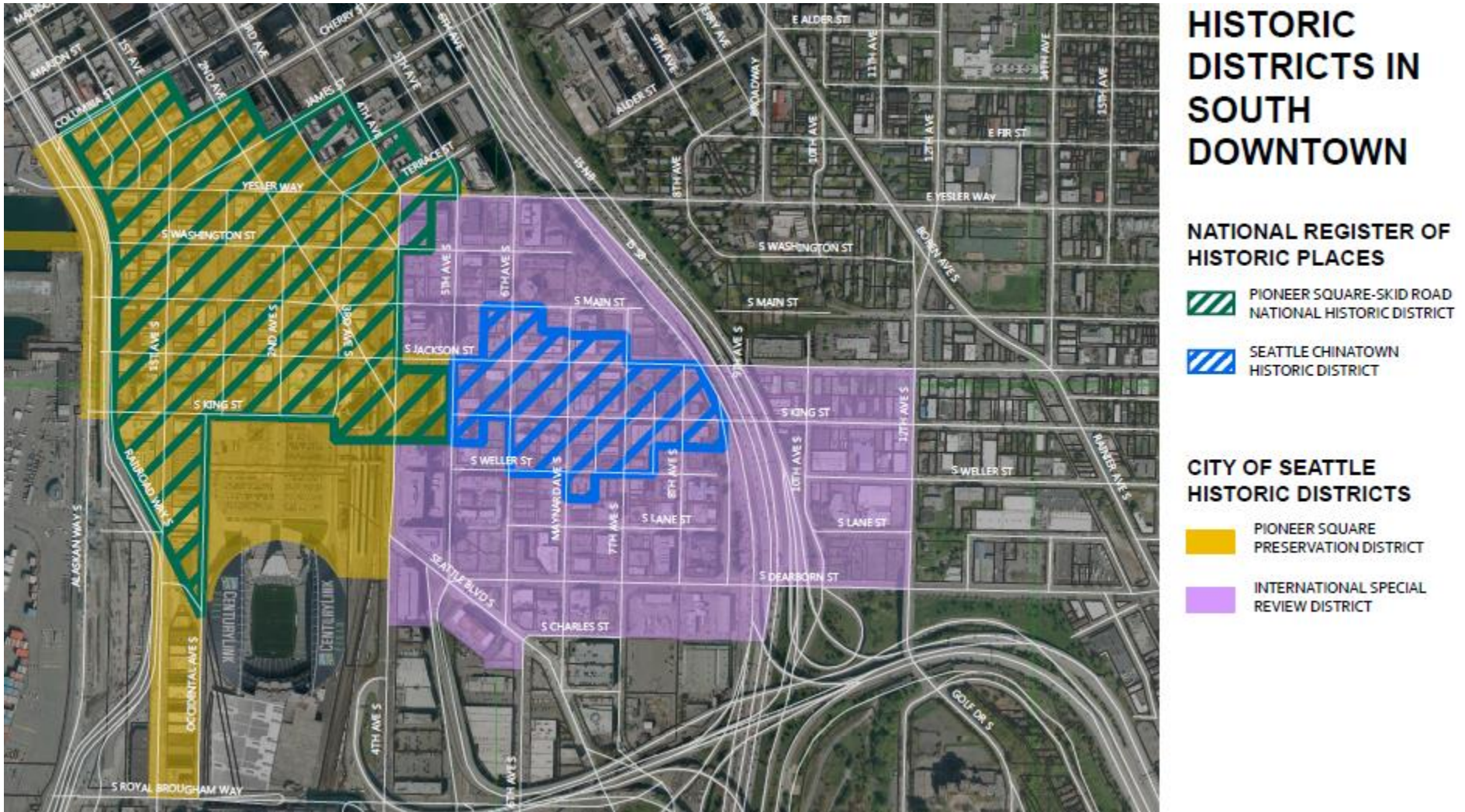
## Principles

MHA program should:

- Aim to generate 6,000 affordable units toward the 20,000 unit goal
- Target households making less than 60% of Area Median Income (*\$38,000 for one person and \$54,000 for a family of four*)
- Build upon existing Incentive Zoning program
- Encourage a mix of performance and payment
- Apply broadly while considering specific exceptions for historic areas, lakefront blocks, or the shoreline district

# South Downtown Context

Initial Proposal: Exempt zones within National Historic Districts, but apply MHA in other areas



# Affordable Housing Requirements



## Specific Proposal for Downtown & South Lake Union

Requirements vary by zone:

	Payment Option (Per Square Foot)	Performance Option (Percentage)
Commercial	\$8 to 18	5% to 11%
Residential	\$5 to 13	2% to 5%



# Capacity Increase in Adjacent Zones

	Residential	Commercial
All PSM zones	No change	No change
IDM 75-85	No change	No change
IDM 75/85-150	One extra story	1 FAR increase
IDR 45/125-240	One extra story	0.5 FAR increase
IDR 150	Two extra stories	0.5 FAR increase
DMC 340/290-400	1,000 SF tower floor plate	1 FAR increase
DMC 160	One extra story	1 FAR increase
IC 85-160	No change	0.5 FAR increase

# Issues to be studied



**The following issues will also be studied as part of the implementation process in 2016:**

- Tower Standards in DOC zones
- Tower Coverage in SLU zones

# Next Steps



## **Presentations & Discussion**

December 2015  
- March 2016

**Legislation to Council**  
May/June 2016

**Open House**  
Feb 24, 2016

**Potential Adoption**  
September 2016

