

## The Mandatory Housing Affordability (MHA) upzones are coming soon!

The City Council is considering changes to the zoning designation and development standards for property throughout Seattle. The proposed MHA upzones will allow you to construct larger buildings than what is currently allowed. After an MHA upzone, your property will also be subject to the MHA requirements and you will need to contribute to an affordable housing fund or provide affordable units as part of your development.

If you are ready to submit a project to us for review and want to use the new codes and zoning designations for your project, please review your permitting options. Remember, your project is not subject to the MHA requirements or any of the new development standards if your project is vested to a Land Use Code in effect before an MHA upzone.

### When to include your MHA proposal in the submitted plans

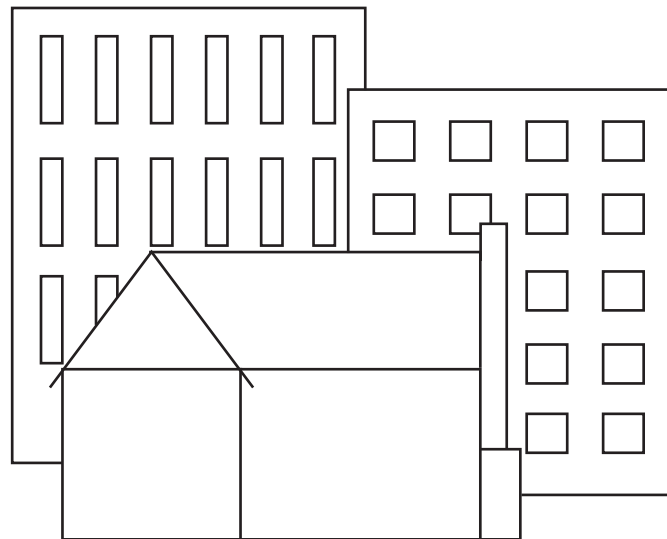
ALL BUILDING PERMITS	You may only submit construction permit applications after the <b>effective</b> date of the ordinance (approx. 30 days after the Mayor signs the approved ordinance).
ALL MASTER USE PERMITS	There are three options for submitting your MUP application designed to take advantage of the MHA upzone: <ol style="list-style-type: none"> <li>1. Submit your application after the <b>effective</b> date of the ordinance.</li> <li>2. Submit your application after the <b>approval</b> date (Mayor signs the ordinance).</li> <li>3. Submit an application for a contract rezone.</li> </ol>
ALL DESIGN REVIEW MASTER USE PERMITS	In addition to your standard submittal using current code, you may include an MHA option in your design review application materials for EDG and MUP (see inside for more information). You may update your design to reflect the new codes and zoning designation after the Mayor signs the ordinance. Your project will be re-noticed.

## If you plan to use the proposed MHA upzone provisions for your project:

- Submit a written letter to SDCI stating your intent to use the future MHA upzone for your project. Provide this letter with your EDG submittal and your MUP application. If you have an existing project under review, submit this letter when you upload revised drawings that are designed to the **approved** code. SDCI will allow applicants to update drawings to reflect the approved code after the Mayor signs the ordinance.
- Only reference one code in your application. Your plan set drawings should be prepared using only the current code until the MHA upzone is approved and signed by the Mayor. At that time, you must update your drawings based on the new code. We will re-notice the project if the height or number of units is increased.
- Know your vesting rights. See 23.76.026 for more information.

### For more information, contact:

Megan Neuman  
 (206) 684-3101  
 megan.neuman@seattle.gov



## Planning for the New Mandatory Housing Affordability Upzones

Anticipating an MHA upzone for your property? This guide will help you plan for the new codes and zoning designation.

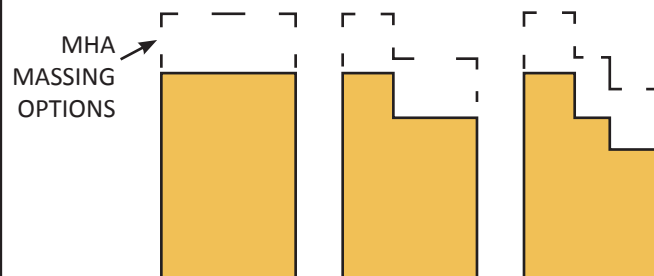
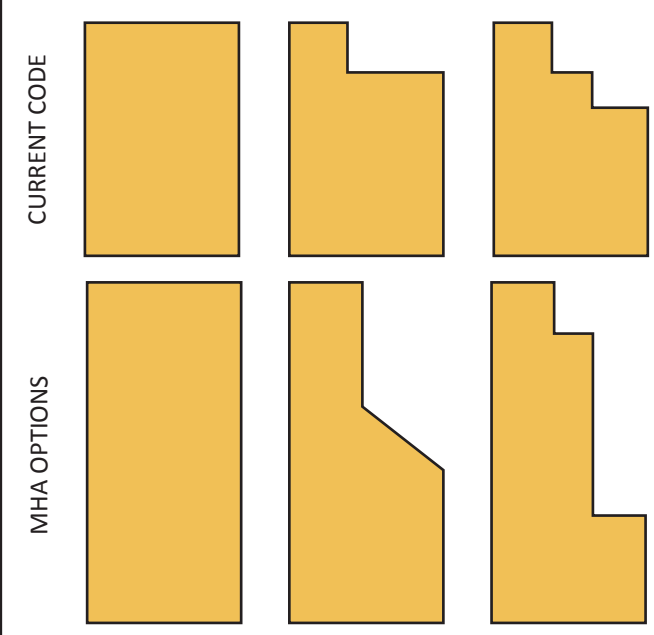


**Seattle Department of Construction & Inspections**

Submittal Guides: If you anticipate your project taking advantage of a future MHA upzone, please select from your project status below:

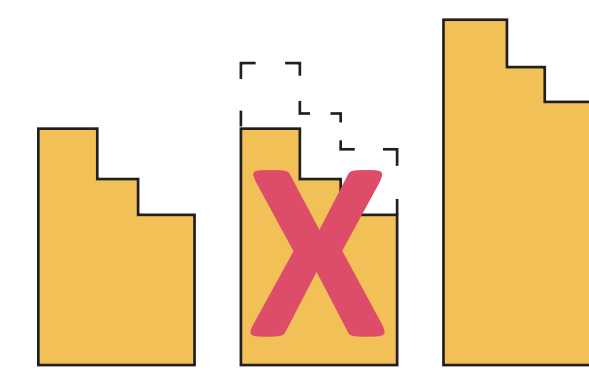
## Early Design Guidance

SDCI recommends you show MHA options during the EDG phase of your project.

MHA UPZONE TYPE	RECOMMENDED PACKET PREPARATION
If MHA upzone increases the height by 15 feet or less or the design does not change except for the added height	<ul style="list-style-type: none"> <li>Packet to include three massing options using existing code.</li> <li>MHA massing options can be dashed on the standard EDG options as shown below.</li> <li>Be sure to label and call out the MHA massing alternatives.</li> </ul> 
If MHA upzone increases the height by more than 15 feet or proposes a new zoning classification (e.g. NC3 to SM-U)	<ul style="list-style-type: none"> <li>Packet to include three massing options using existing code.</li> <li>Packet to include three separate options showing MHA massing options, using pending legislation as a guide.</li> <li>Be sure to label and call out the MHA massing alternatives.</li> </ul> 

## MUP Application

Prepare your plan set to reflect the MHA upzone status before submitting your MUP application.

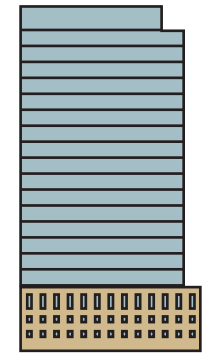
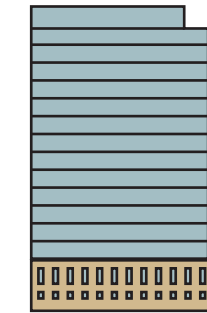
MHA UPZONE STATUS	MUP PLAN SET REQUIREMENTS
MHA upzone is either in effect or approved (Mayor signed)	<ul style="list-style-type: none"> <li>Design project to approved or effective code.</li> <li>Submit a letter to SDCI stating that the project is to be reviewed using recently approved legislation.</li> <li>Plan set to include MHA calculations per 23.58B and/or 23.58C (see Tip 257).</li> </ul>
MHA upzone is still being considered by Council (Design Review MUPs only)	<ul style="list-style-type: none"> <li>Design project to current code.</li> <li>At the end of the plan set, include a sheet showing the MHA option that will be presented to the Board, clearly marked: "MHA OPTION SHOWN FOR DRB REFERENCE ONLY. NO ZONING REVIEW COMPLETED FOR THIS OPTION."</li> <li>Do not reference the pending code in the plan set.</li> <li>Once the Mayor signs the ordinance, you may update your drawings to reflect the approved codes and zoning designation.</li> <li>Your project will be re-noticed to reflect the larger design.</li> </ul> 
Plan to use current code; no MHA upzone needed	<ul style="list-style-type: none"> <li>Plan set to include only references to current code (typical process).</li> </ul>
Contract Rezone; no MHA upzone needed	<ul style="list-style-type: none"> <li>Plan set to include only references related to proposed zoning designation (typical process).</li> <li>Plan set to include MHA calculations per 23.58B and/or 23.58C (see Tip 257).</li> </ul>

## DR Recommendation

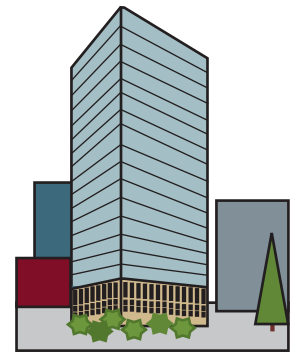
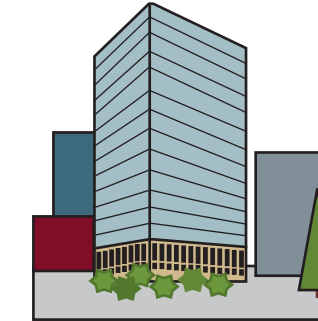
Include an appendix at the end of the REC packet showing an MHA option.

Packet to include a side-by-side comparison of the current design (existing code) and the MHA option for elevations and perspective drawings as shown below. The assigned Land Use reviewer may require a shadow diagram comparison for areas outside of downtown.

### ELEVATIONS



### PERSPECTIVES



### SHADOW DIAGRAMS

