

Seattle Planning Commission
Public Testimony to MHA Committee, February 21, 2019

Good evening, Councilmembers. I'm Tim Parham, Chair of the Seattle Planning Commission. Thank you for providing an opportunity to comment on the Mandatory Housing Affordability legislation.

The Commission reiterates its strong support for MHA, which is one of the most important tools to help address Seattle's housing crisis. Particularly, the Commission remains excited about the possibility for the MHA program to distribute more development capacity to areas with low displacement risk, and high access to opportunity. This means more development in areas with existing resources, and if the program is managed true to its intent, then more affordable housing will be available in these neighborhoods through both payment and performance into MHA. This is vital for providing housing choices for those who would otherwise not be able to live in Seattle and more specifically in high cost areas.

As stewards of Seattle's Comprehensive Plan, the Commission has emphasized the need to align MHA with the goals and policies articulated in that Plan. Today, we'd like to call attention to the following proposed Council amendments that are inconsistent with the Comprehensive Plan and recommendations that the Planning Commission has previously provided to Council and staff:

1. The sponsored map amendments that were pulled out for individual vote during the February 8th Committee meeting are not consistent with several of the Housing Goals, and Land Use Goals from the Comprehensive Plan, such as housing goals 1 through 4, and Land Use Goals 2 and 8. We encourage the Council to consider citywide equity implications of amendments that reduce the originally proposed application of MHA. For example, Districts 1, 4, and 6 together have 25 amendments reducing the MHA upzones in areas with a low risk of displacement.
2. Additionally, the proposed text amendment, D2, creates a quantifiable trigger for community planning in the Morgan Junction Urban Village. This would commit OPCD to planning in Morgan Junction following MHA, regardless of the other relevant equity concerns that the City may want to consider when choosing where to spend limited planning resources. This amendment is inequitable, and it sets a dangerous precedent.

We've provided a hand out that includes a table of the proposed amendments, indicating those that are inconsistent with the Comprehensive Plan. We ask you to consider these inconsistencies as you discuss the amendments today. Thank you for your time, and attention to our comments.

Table 1. List of MHA Amendments that are inconsistent with housing and equity goals in the Comprehensive Plan

Amendment Number	Address / area description	Original MHA proposal	Amendment	Access to Opportunity (high/low)	Risk of Displacement (high/low)
D2	Morgan Junction Neighborhood Plan Policies.	Standard neighborhood plan language from the Comprehensive plan	Creates a trigger committing the City to do community planning in Morgan Junction when there is a 25% change to the land area (MHA meets that trigger).	Low	Low
1-1	Intersection of SW Carroll St and beach Dr SW	from LR3 to LR3 (M)	No upzone	Low	Low
1-2	Single-family zones within the West Seattle Junction Residential Urban Village	from SF 5000 to LR1 (M1)	Only upzone to RSL (M)	High	Low
1-3	" "	from SF 5000 to LR1 (M1)	Only upzone to RSL (M)	High	Low
1-4	" "	from SF 5000 to LR1 (M1)	Only upzone to RSL (M)	High	Low
1-5	" "	from SF 5000 to LR1 (M1)	Only upzone to RSL (M)	High	Low
1-6	" "	from SF 5000 to LR1 (M1)	Only upzone to RSL (M)	High	Low
1-8	Area west of Fauntleroy, south of SW Graham Street (Morgan Junction Urban Village)	from SF 5000 to LR3 (M2)	Only upzone to LR2 (M1)	Low	Low
1-10	Area bounded by SW Barton, Barton Pl SW and 21st Ave S	from SF 5000 to LR1 (M1)	Only upzone to RSL (M)	Low	High
1-11	26th Ave SW between SW Barton & SW Roxbury ST	from SF 5000 to LR1 (M)	Only upzone to RSL (M)	Low	High
2-4	Area SW of S Mt Baker & MLK	From LR3-RC to SM-95 (M1)	Only upzone to NC3-55 (M)	Low	High
4-2	Area north of Roosevelt High School	From SF 5000 to LR (M1)	Only upzone to RSL (M)	High	Low
4-4	Roosevelt Urban Village expansion area east of 15th Ave	From SF 5000 to LR (M1)	Only upzone to RSL (M)	High	Low
4-14	Wallingford Urban Village - areas currently zoned Single-family	From SF 5000 to LR (M1)	Only upzone to RSL (M)	High	Low
4-15	" "	From SF 5000 to LR (M1)	Only upzone to RSL (M)	High	Low

4-16	“ “	From SF 5000 to LR (M1)	Only upzone to RSL (M)	High	Low
4-17	“ “	From SF 5000 to LR (M1)	Only upzone to RSL (M)	High	Low
4-19	Single-family zoned area between 16 th and 17 th Ave NE, south of NE 68 th S	From SF 5000 to RSL (M)	No upzone	High	Low
6-3	Areas zoned Single-family in the Crown Hill Urban Village	From SF 5000 to LR1 (M1)	only upzone RSL (M)	Low	Low
6-4	“ “	From SF 5000 to LR2 (M1)	only upzone RSL (M)	Low	Low
6-5	“ “	From SF 5000 to LR2 (M1)	only upzone LR1 (M1)	Low	Low
6-6	“ “	From SF 5000 to LR1 (M1)	only upzone RSL (M)	Low	Low
6-7	“ “	From SF 5000 to LR1 (M1)	only upzone RSL (M)	Low	Low
6-8	“ “	From SF 5000 to LR2 (M1)	only upzone LR1 (M1)	Low	Low
6-9	“ “	From SF 5000 to LR1 (M1)	only upzone RSL (M)	Low	Low
6-10	“ “	From SF 5000 to LR1 (M1)	only upzone RSL (M)	Low	Low
6-11	“ “	From SF 5000 to LR2 (M1)	only upzone LR1 (M1)	Low	Low
6-15	Block between 8th Av NW and 9th Av NW and NW 56 th St and NW 57th St	From SF 5000 to LR1 (M1)	Only upzone to RSL (M)	High	Low
6-18	Area adjacent to the troll in the Fremont Urban Village	From LR1 to LR3 (M1)	only add (M), not upzone	High	Low