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SEATTLE CITY COUNCIL

NOTICE OF CITY COUNCIL PUBLIC HEARING ON LEGISLATION TEMPORARILY REDUCING DEVELOPMENT FEES UNDER THE MANDATORY HOUSING AFFORDABILITY PROGRAM

The Seattle City Council's Housing, Arts, and Civil Rights Committee will hold a public hearing on Thursday, December 3, 2026, at 2:00 p.m. on a bill temporarily reducing development fees under the Mandatory Housing Affordability – Residential (MHA-R) program.

MHA-R is an affordable housing incentive program. In areas where increased residential development capacity has been provided, dwelling units meeting affordable housing requirements must be provided within a new development or the developer must make a payment "in-lieu" of providing those dwelling units.

The bill is intended to induce residential development by temporarily reducing development fees for eligible projects subject to MHA-R requirements. Types of development projects eligible for the proposed in-lieu payment reductions are within two categories:

- Category 1, which are "vested" development projects that are subject to MHA-R and make substantial progress towards construction demonstrated by foundation completion within two years

- Category 2, which are future development projects that will make a building permit application by January 1, 2028, and make substantial progress towards construction demonstrated by foundation completion within three years and:

    - Will include at least 25 percent of dwelling units as two or more bedroom units; and

    - Will not be located in specified areas that are subject to high displacement risk unless the development site has been in continuous ownership since January 1, 2006.

The proposal would reduce MHA-R in-lieu payment obligations by 80 percent for Category 1 projects and by 60 percent for Category 2 projects.

PUBLIC HEARING

The Housing, Arts, and Civil Rights Committee will hold a public hearing to accept comments on the bill on Thursday, December 3, 2026, at 2:00 p.m. The hearing will be held in the:

City Council Chambers
2nd Floor, Seattle City Hall
600 Fourth Avenue, Seattle, WA 98104

Comments are accepted in person or remotely. Please review the published City Council agenda a few days prior to the meeting for instructions on how to register and provide comments. Link is here: http://www.seattle.gov/council/committees.

Print and communications access is provided on prior request. Seattle City Council Chambers is accessible. Directions to the City Council Chambers, and information about transit access and parking are available at http://www.seattle.gov/council/meet-the-council/visiting-city-hall.

Written Comments
For those unable to attend the public hearing, written comments may be sent to:

Councilmember Dionne Foster
Attn: Sage Lawrence
600 Fourth Avenue, Floor 2
PO Box 34025
Seattle, WA 98124-4025
or by email to council@seattle.gov

Please submit written comments no later than four business hours prior to the start of the meeting to ensure that they are distributed to Councilmembers prior to the meeting. Business hours are 8 a.m. - 5 p.m. Comments received after that time will be distributed after the meeting to Councilmembers and included as part of the public record.

INFORMATION AVAILABLE
Copies of the proposal may be obtained from the Housing, Arts, and Civil Rights Committee's website at https://www.seattle.gov/council/meetings/committees-and-agendas/housing-arts-and-civil-rights.

Questions regarding the legislation may be directed to Ketil Freeman at the City Council Central Staff at (206) 295-3827 or via email at ketil.freeman@seattle.gov.