For Publication in the November 2, 2026, LUIB and DJC

SEATTLE CITY COUNCIL

November 2, 2026

NOTICE OF LAND USE CODE TEXT AMENDMENTS AND DETERMINATION OF NON-SIGNIFICANCE FOR LIMITED MODIFICATIONS TO MANDATORY HOUSING AFFORDABILITY – RESIDENTIAL ZONING REQUIREMENTS
Pursuant to SMC 25.05.340 and WAC 197-11-340

Proposal: The proposal is a non-project action that is intended to induce residential development by temporarily reducing development fees for eligible projects subject to MHA-R requirements. 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.

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.

This proposed non-project action would reduce MHA-R in-lieu payment obligations by 80 percent for Category 1 projects and by 60 percent for Category 2 projects.

Environmental Determination: The City of Seattle has determined that the amendment described above will not have a significant adverse environmental impact and has issued a Determination of Non-Significance (no Environmental Impact Statement required).

How to Comment/Comment Period: Comments on this Determination of Non-Significance (DNS) may be submitted to Ketil Freeman by 5PM on November 16, 2026.

NO APPEAL OPPORTUNITY
Issuance of this SEPA DNS is not subject to administrative appeal. Pursuant to Seattle Municipal Code Section 25.05.340, the City Council will not act on this proposal for at least 30 days from the date of this notice.

Information Available:
More information is available on the Seattle City Council's Housing Arts & Civil Rights webpage at https://www.seattle.gov/council/meetings/committees-and-agendas/housing-arts-and-civil-rights.

If you are unable to access the materials through the sources above, or have questions regarding the proposal, please contact Ketil Freeman, Council Central Staff, at 206-295-3927, or by email at: Ketil.Freeman@seattle.gov.