

Othello

Residential Urban Village

DRAFT ZONING CHANGES to implement Mandatory Housing Affordability (MHA)

HALA.Consider.it Interactive web map seattle.gov/HALA October 19, 2016

proposed zoning

white labels identify changes:

existing zone | draft MHA zone

Solid areas have a typical increase in zoning (usually one story)

Hatched areas have a larger increase in zoning or a change in zone type.

MHA requirements

vary based on scale of zoning change (residential proposal shown)

(M) 5% of homes must be affordable or a payment of \$7.00 per sq. ft.

(M1) 8% of homes must be affordable or a payment of \$11.25 per sq. ft.

(M2) 9% of homes must be affordable or a payment of \$12.50 per sq. ft.

zone categories

follow the links below to see examples of how buildings could look under MHA

Residential Small Lot (RSL) cottages, townhouses, duplexes/triplexes similar in scale to single family zones

Lowrise (LR) townhouses, rowhouses, or apartments

Lowrise 1 (LR1) max height 30 ft.
Lowrise 2 (LR2) max height 40 ft.
Lowrise 3 (LR3) max height 50 ft.

Midrise (MR) apartments with 7-8 stories

Highrise (HR) apartments with heights of 240-300 ft.

Seattle Mixed (SM) buildings with a mix of offices, retail, and homes

Neighborhood Commercial (NC) mixed-use buildings with 4-9 stories

Commercial (C) auto-oriented commercial buildings

Industrial Commercial (IC) MHA applies only to commercial uses

urban villages

areas designated for growth in our Comprehensive Plan

Existing boundary

Proposed boundary

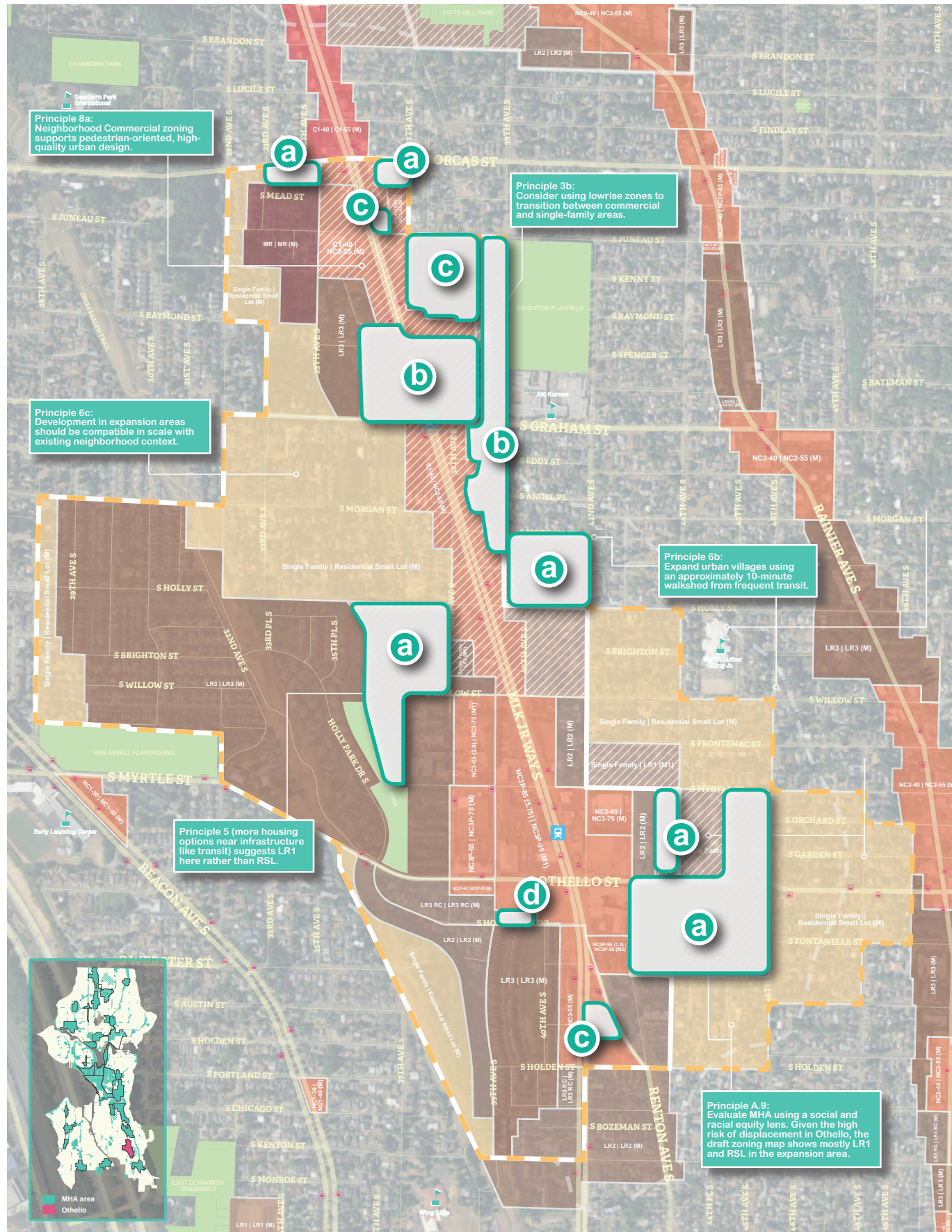
Seattle 2035 10-minute walkshed

Open space

Public school

Light rail

Bus stop



Othello

High Risk of Displacement / Low Access to Opportunity

Zoning changes from Draft 1 map

Please visit our [web map](#) to see more zoning detail including the Final Proposal.

Recognizing the high risk of displacement in this community, we propose making only standard (M) zoning changes, except in areas within a five-minute walk of frequent transit.

a Both increases and decreases to reflect approach to high displacement risk area. Increased (M1) changes around the Othello link rail station within a five-minute walk of frequent transit. (M) changes outside the walkshed.

- b** Funded Graham Street station will not inform the zoning changes yet. Keep 55-foot height limit in NC area and RSL where previously proposed as LR1.
- c** These sites targeted for additional capacity to maximize opportunity for 100 percent affordable housing development. MR and NC-75 near Graham Street and NC-75 at S. Juneau and MLK.
- d** NC-95 (M1) provides consistent zoning for block framed by Othello, 39th, Holly Park and MLK.

What we heard from the community*

*Note that input shown here does not convey consensus among community members. The purpose of this section is to share the diversity of opinions expressed.

Citywide themes most discussed

- Displacement
- Locating housing near assets and infrastructure
- Sidewalks and walkability
- Commercial affordability

“My dad grew up in the Central Area and watched the same thing happen to his parents and siblings as rising housing costs became unaffordable as they aged forcing them all out of the CD. Being able to maximize the housing potential of a rare over-sized lot near light rail and transit options would be great for them and others in need of housing by allowing them to stay in their neighborhood in a new multi-family or multi-townhouse structure and rent out and/or sell the others.”

– Natasha

Local opportunities and challenges

- Support for expansion area around the station.
- Split opinion about how to tackle displacement—some have support for upzoning, others have asked for less intense zoning changes.
- Support for commercial to neighborhood commercial.

- Consider limiting depth of the urban village expansion into single family areas to minimize displacement potential in existing affordable single family areas.
- Expand Othello urban village farther to capitalize on Link light rail.
- Neighborhood plan needs to guide zoning changes from residential to commercial
- Concern that most new construction will just pay the fee rather than build affordable units—especially with low fees. This will contribute to displacement in the area.
- Need to consider walkability concerns/ infrastructure needs such as sidewalks, pedestrian crossings, safety issues.
- Zoning increases could be large near the Othello light rail station and along the MLK Jr Way S corridor, especially in lower Othello along MLK Jr Way S, to take advantage of transit at Othello and Rainier Beach.
- Displacement is a concern for residents of the neighborhood, but some Focus Group members believe reducing the urban village boundary expansions and the amount of potential new housing is not the best way to do it. More housing is needed to address displacement
- There is not enough upzoning near the future Graham St. Station. There will still be single family zoning a block away from the new station. There should be greater upzoning, especially near the light rail station.
- It is appropriate to change any remaining SF zones to RSL, but more should be changes to LR and higher zoning due to the station proximity.

Implementing Mandatory Housing Affordability (MHA) Citywide

Requiring development to contribute to affordable housing as Seattle grows

Mandatory Housing Affordability (MHA) ensures that new commercial and multifamily residential development contributes to affordable housing. MHA will provide at least 6,000 new rent-restricted, income-restricted homes for low-income people. Affordable housing requirements take effect when the Seattle City Council adopts new zoning that adds development capacity. By enacting affordable housing requirements and increasing development capacity at the same time, MHA is consistent with a state-approved approach used in other Washington cities.

After putting MHA in place in six Seattle neighborhoods in 2017, the City is proposing to implement MHA citywide. Our proposal targets more housing choices close to community assets, such as frequent transit, parks, and jobs. We are proposing less intensive changes in areas with higher risk of displacement, environmentally sensitive areas, and areas with fewer community assets. The maps of proposed zoning changes necessary to implement MHA across Seattle are available at www.seattle.gov/hala.

This proposal is the product of over two years of engagement and reflects many of the themes we heard from the community:

- Create more affordable housing that is rent-restricted for low-income people.
- Minimize displacement of existing residents.
- Support more housing choices, including home ownership and family-size housing.
- Develop more opportunities for people to live near parks, schools, and transit.
- Minimize the impacts of new development on existing neighborhood character.
- Coordinate growth with infrastructure investments.



MHA is part of Seattle's Housing Affordability and Livability Agenda (HALA) that strives to create 50,000 homes by 2025, including 20,000 affordable homes. The development of both affordable housing and market-rate housing is an important strategy for slowing housing cost increases and providing a wider range of housing choices.

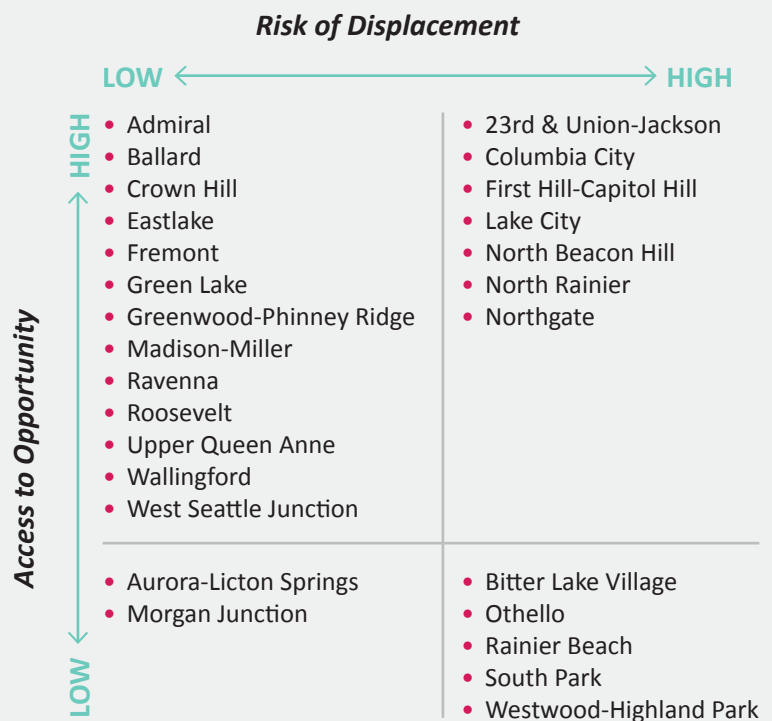
Crafting Our Proposal

Community engagement and a commitment to racial and social equity shapes our proposal to implement MHA. Key elements of the proposal include:

- Apply affordable housing requirements in all multifamily and commercial zones, and all urban villages, consistent with the Seattle 2035 Comprehensive Plan adopted by the City Council.
- Increase housing choices throughout Seattle, with more housing in areas with low risk of displacement and high access to opportunity (transit, parks, jobs and other critical resources).
- In areas with high risk of displacement of low-income people and communities of color, focus increased housing choices and jobs within a 5-minute walk of frequent transit.
- Expand 10 urban villages to provide more housing options within a 10-minute walk of frequent transit.
- Minimize impacts in environmentally sensitive areas and propose less intensive changes within 500 feet of major freeways.

Seattle's Urban Villages

In 1994, Seattle implemented an urban village strategy to guide growth and investments to designated communities across the city. The Seattle 2035 Comprehensive Plan's Growth and Equity Analysis examined demographic, economic, and physical factors to understand current displacement risk and access to opportunity in Seattle's urban villages.



- Incorporate new design standards for buildings to reduce impacts on neighborhood character.
- Improve Green Factor and tree requirements to support environmental goals.
- Make no zoning changes in federally designated historic districts and critical shorelines.

Affordable housing requirements on development

With MHA, new buildings must include affordable housing (performance option) or contribute to the Seattle Office of Housing fund to support the development of affordable housing (payment option).

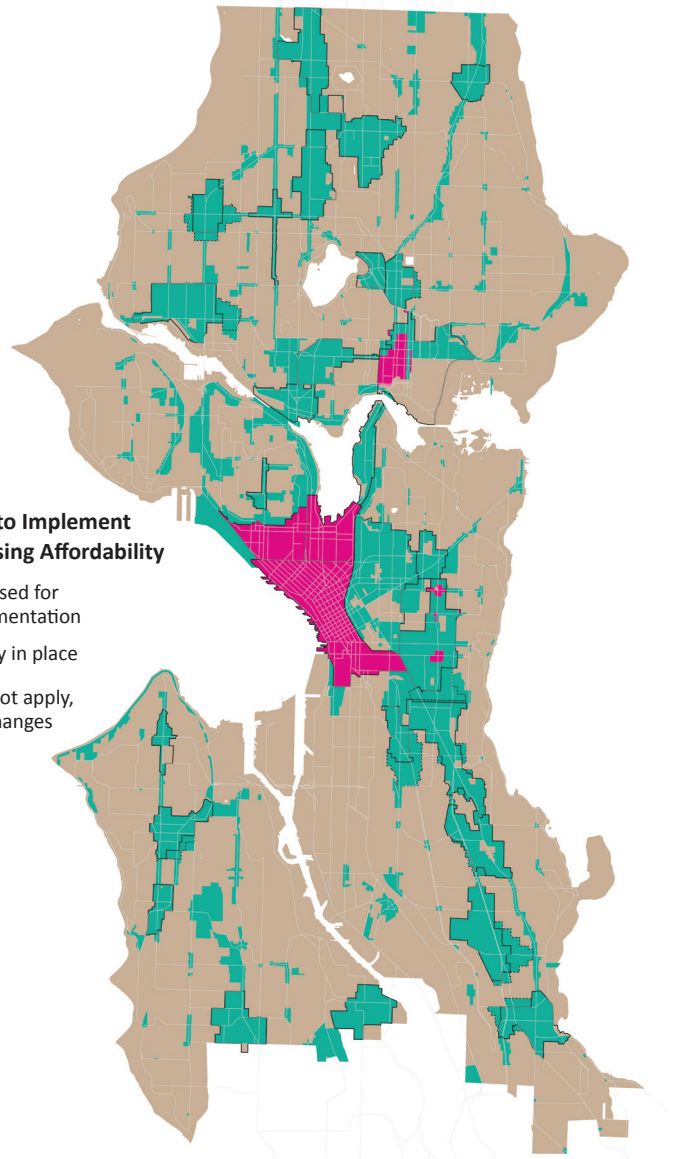
MHA requirements vary based on housing costs in each area of the city and the scale of the zoning change. Higher MHA requirements apply in areas with higher housing costs and larger zoning changes. With the performance option, between 5 percent and 11 percent of homes in new multifamily residential buildings are reserved for low-income households. With the payment option, development will contribute between \$5.00 and \$32.75 per square foot.

Like the Seattle Housing Levy, MHA payments are leveraged to produce more high-quality affordable housing located throughout Seattle. This also supports other benefits, including serving people with lower incomes, providing family-sized homes, and offering opportunities for community-oriented ground floor spaces and services.

Where would MHA apply?

Zoning changes to Implement Mandatory Housing Affordability

- Areas proposed for MHA Implementation
- MHA already in place
- MHA does not apply, no zoning changes



Who qualifies for affordable housing created through MHA

2017 Income and Rent Limits



Individual

Making less than \$40,320
will pay no more than
\$1,008 for a one bedroom



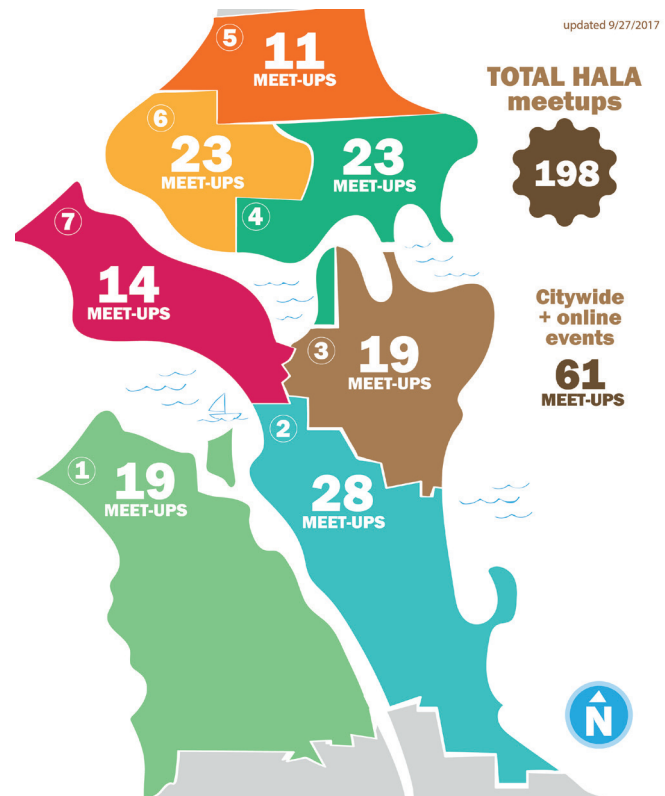
Family of Four

Making less than \$57,600
will pay no more than
\$1,296 for a two bedroom.

Two years of community engagement

MHA has been shaped by nearly two years of community engagement led by the Department of Neighborhoods (DON). Community-generated principles, like creating better transitions between areas of higher and lower densities, guided our initial draft proposal released in October 2016. Since then, additional engagement and environmental review shaped the final proposal. Our traditional and innovative approaches to community engagement have included:

- Interactive online conversation at hala.consider.it with more than 2000 community members
- Telephone town halls that reached more than 70,000 Seattle households
- A mailer to 90,000 households to share information and invite residents to public meetings
- Door bellling more than 10,000 homes where zoning changes are proposed
- An email newsletter to 4,700 people



Next Steps

From 2015-2017, City Council voted unanimously to establish MHA requirements and rezones in the following communities: University District, Downtown, South Lake Union, Chinatown-International District, along 23rd Ave in the Central Area, and Uptown.

In 2018, the Council, supported by City staff, will continue to engage communities as it considers MHA implementation citywide. The Council has announced a slate of open houses and hearings across the city through August 2018 so that more community voices can shape the proposal.

Learn more about the City Council process for Citywide MHA at www.seattle.gov/council