

# City of Seattle Mandatory Housing Affordability Program



A program of Seattle's  
Housing Affordability and Livability Agenda

# Investing In Our Communities.



# Seattle's housing reality



2,813 people are living **without shelter** in Seattle.



Over 45,000 Seattle households pay **over half of their income** on housing.

Average rent for a 1-bedroom apartment in Seattle **increased 29%** in the last five years.



# What is the vision?



*“This is a multi-pronged approach to deliver more housing choices... through a shared commitment between developers, residents, businesses, and nonprofits to support construction and preservation of affordable housing.”*

*Mayor Ed Murray*

# Where we've been



## **Housing Affordability and Livability Advisory Committee**

- 28 member advisory committee
- November 2014 – July 2015
- 50+ stakeholders involved in subcommittees
- Input from ~2,700 community members online and in person
- Committee Recommendations released July 13, 2015

## **Housing Seattle Action Plan**

- Released by Mayor on July 13, 2015

## **Community Conversations**

- Fall 2015 to 2017

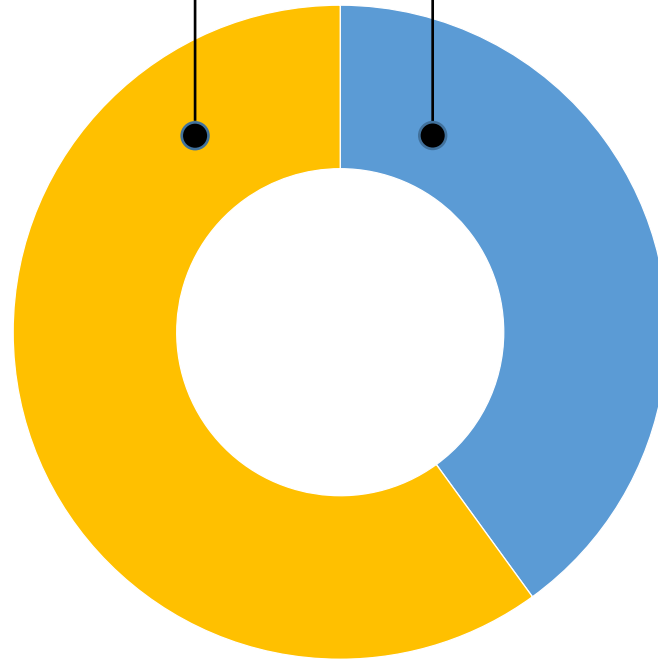
# Where we are going



## 50,000 Housing Units over the next 10 years

### 30,000 New Market Rate Housing Units

- Continue growth in urban centers
- Reduce permitting barriers
- Maximize efficient construction methods
- Family-sized housing



### 20,000 New or Preserved Affordable Housing Units

- Net rent restricted units
- About 3x current production
- Includes preservation
- New and expanded public and private resources
- Funding primarily used for <60% AMI households
- Incentives used for 60-80% AMI households



## Invest in Housing for Those Most in Need

### Action Items Include:

- ✓ Renew voter-approved Housing Levy
- ✓ Maximize City-owned surplus property



## Create New Affordable Housing As We Grow

### Action Items Include:

- ✓ Require new affordable housing as a part of all new multi-family development
- ✓ Expand on successful incentive programs



## Prevent Displacement and Foster Equitable Communities

### Action Items Include:

- ✓ Strengthen tenant protections
- ✓ Investing in programs that stabilize vulnerable populations



## Promote Efficient and Innovative Development

### Action Items Include:

- ✓ Review Planning and Development processes; focus on what works
- ✓ Invest in quality development and design

# Development Contributions



**New development is already required to contribute to:**

- Transportation
- Streetscape Improvements
- Utility Improvements
- Affordable Housing, Child care, open space, historic preservation, farm & forest preservation (through Incentive Zoning)

**Considering Impact Fees to fund open space and transportation improvements. Draft proposal out for public discussion in Spring 2016.**





# What is the MHA Program?



**A new program to create affordable housing units as we grow.**

- Requiring that all NEW multi-family residential and commercial development contribute to affordable housing
- Providing additional development capacity to offset the cost of these requirements
- Utilizing a state-approved approach used by other local cities



# MHA Implementation



## Creating a Framework

- MHA-Commercial Structure (Complete)
- MHA-Residential Structure (Spring 2016)

## Zoning Changes and Implementation

- Downtown, SLU, select neighborhoods (Summer 2016)
- Remaining Areas (Spring 2017)





## Principles

MHA program should:

- Aim to generate 6,000 affordable units toward the 20,000 unit goal
- Target households making less than 60% of Area Median Income (*\$38,000 for one person and \$54,000 for a family of four*)
- Build upon existing Incentive Zoning program
- Encourage a mix of performance and payment
- Apply broadly while considering specific exceptions for historic areas, lakefront blocks, or the shoreline district



# Affordable Housing Requirements



## Specific Proposal for Downtown & South Lake Union

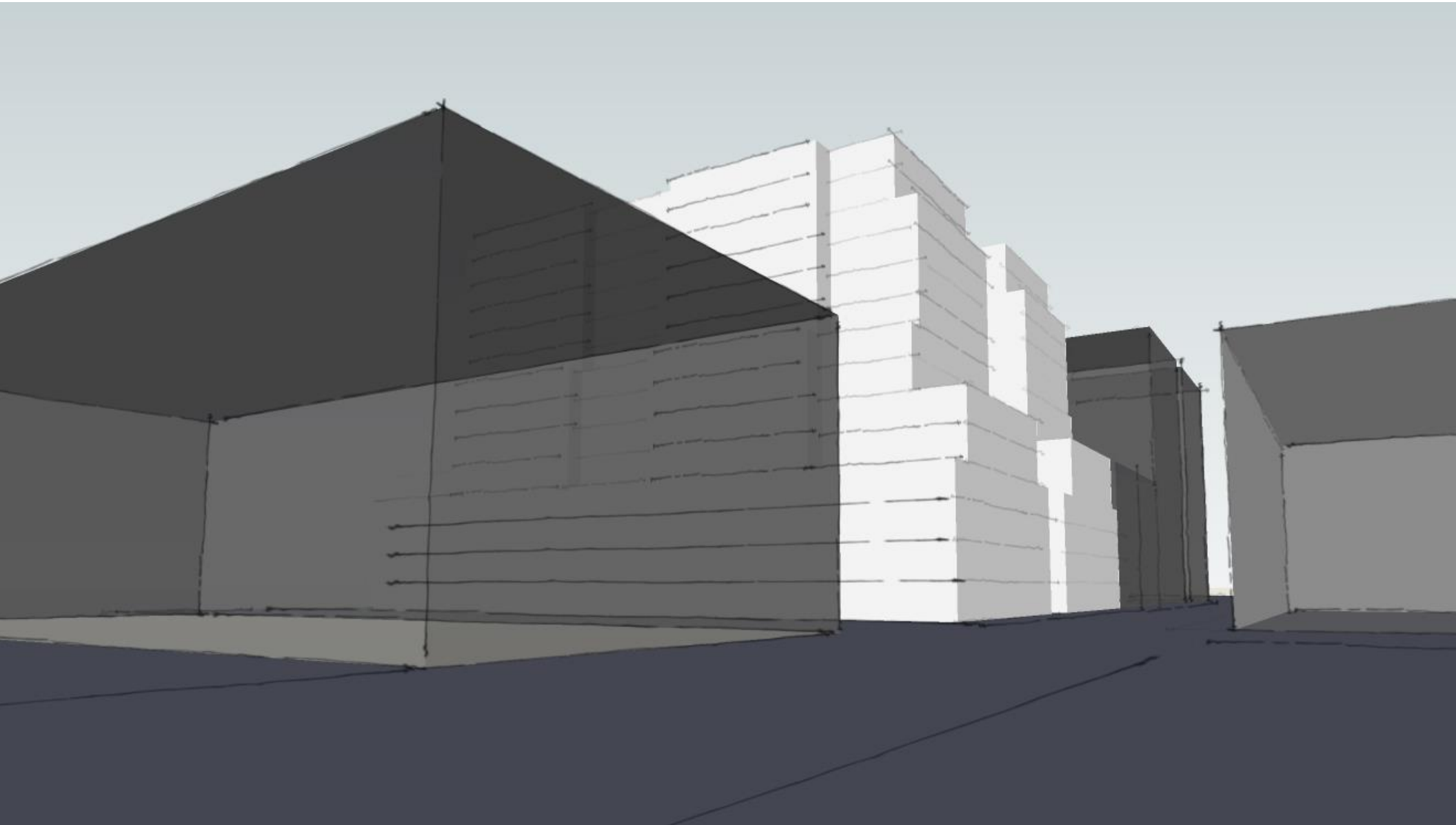
Requirements vary by zone:

	Payment Option (Per Square Foot)	Performance Option (Percentage)
Commercial	\$8 to 18	5% to 11%
Residential	\$5 to 13	2% to 5%

# Residential Example



**Current Example: DMR/C 65/65-150**

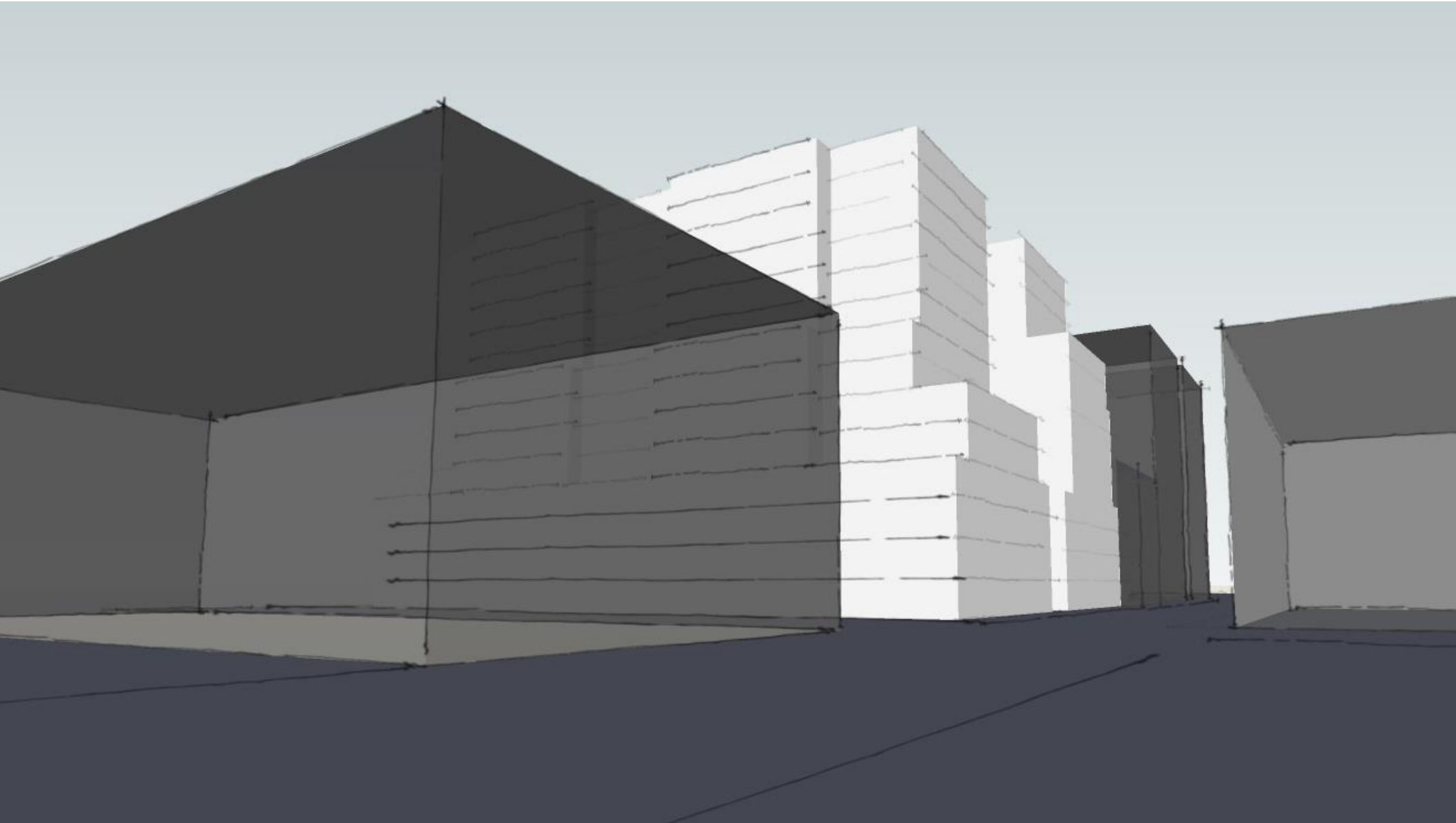


View: Looking northeast along S King St towards 12th Ave S

# Residential Example



**Modeled change:** Increase coverage above 65 feet by 5%

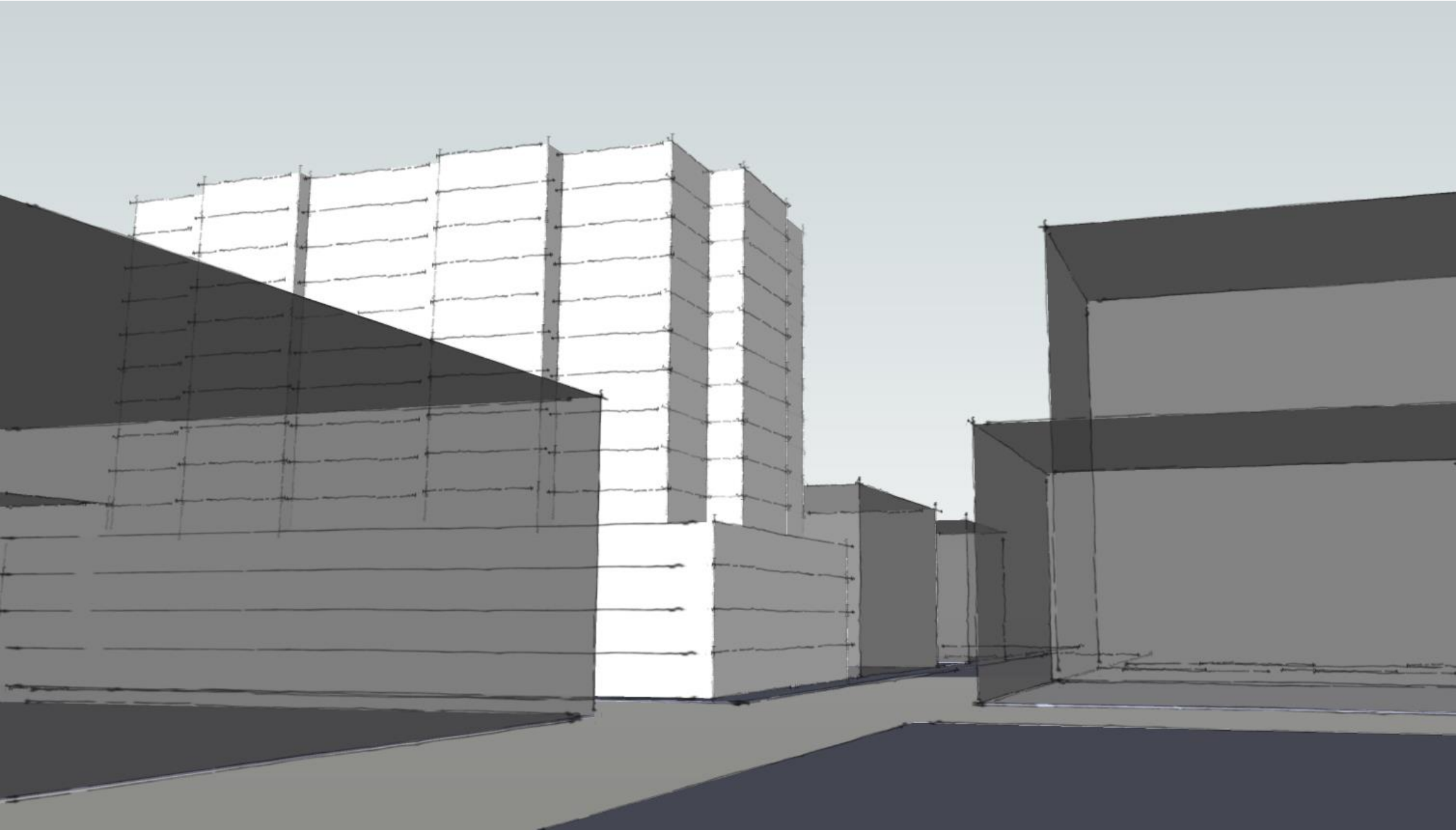


View: Looking northeast along S King St towards 12th Ave S

# Residential Example



## Current Example: IDM 75/85-150



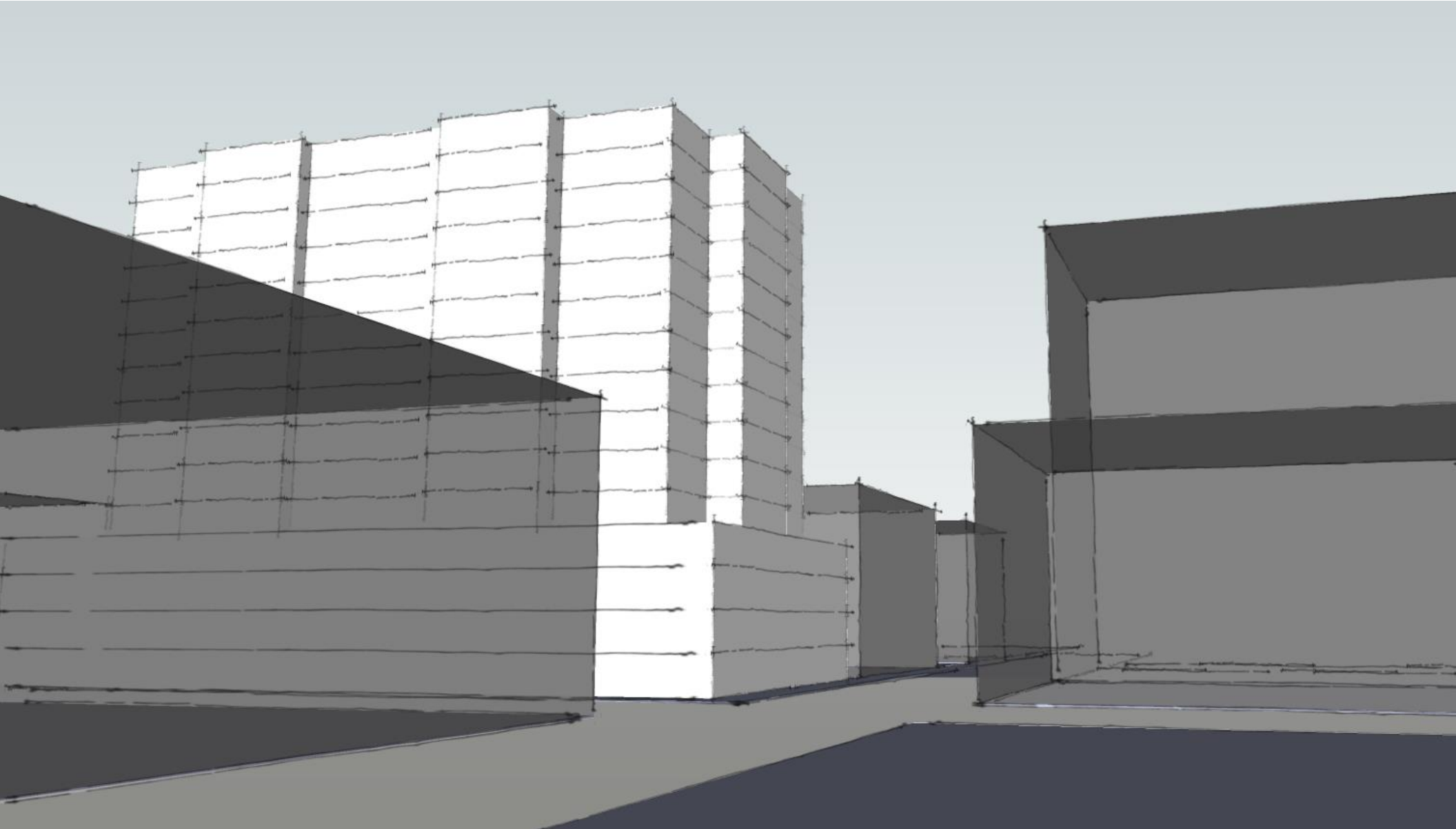
View: Looking southwest along S Lane St towards 7th Ave S



# Residential Example



**Modeled change:** Allow one additional story



View: Looking southwest along S Lane St towards 7th Ave S

# Capacity Increase in Adjacent Zones

	Residential	Commercial
All PSM zones	No change	No change
IDM 75-85	No change	No change
IDR 45/125-240	One extra story	0.5 FAR increase
IDR 150	Two extra stories	0.5 FAR increase
DMC 340/290-400	1,000 SF tower floor plate	1 FAR increase
DMC 160	One extra story	1 FAR increase
IC 85-160	No change	0.5 FAR increase

# Next Steps



## **Presentations & Discussion**

December 2015  
- March 2016

**Legislation to Council**  
May/June 2016

**Open House**  
Feb 24, 2016

**Potential Adoption**  
September 2016

