

Mandatory Housing Affordability (MHA) Draft Environmental Impact Statement (DEIS)

Published 6/8

Open house and public hearing 6/29

Comments due 7/23

SPC 3 meetings to discuss:

Today 6/22

Housing and Neighborhoods Meeting 7/6

Action 7/13

Intent today:

Overview of alternatives

Discuss observations to date

Outline a strategy for review

MHA DEIS - overview

Objectives of MHA:

- Address the pressing need for housing affordable and available to a broad range of households.
- Increase overall production of housing to help meet current and projected high demand.
- Leverage development to create at least 6,200 net new rent- and income-restricted housing units serving households at 60 percent of the area median income (AMI) in the study area over a 20-year period
- Distribute the benefits and burdens of growth equitably

MHA DEIS - overview

Purpose of an EIS

Identify and analyze environmental impacts of a proposal and alternatives as well as strategies for reducing or avoiding the identified impacts.

Comments on an DEIS

Address adequacy of analysis, conclusions based on analysis and considerations when selecting a final alternative

MHA DEIS - overview

Alternatives

Alternative 1

No Action

Alternative 2

Incremental greater density of housing and employment in the same overall pattern and proportions identified in the Seattle 2035 Comprehensive Plan. Urban Village expansions to a 10 min walkshed of frequent transit

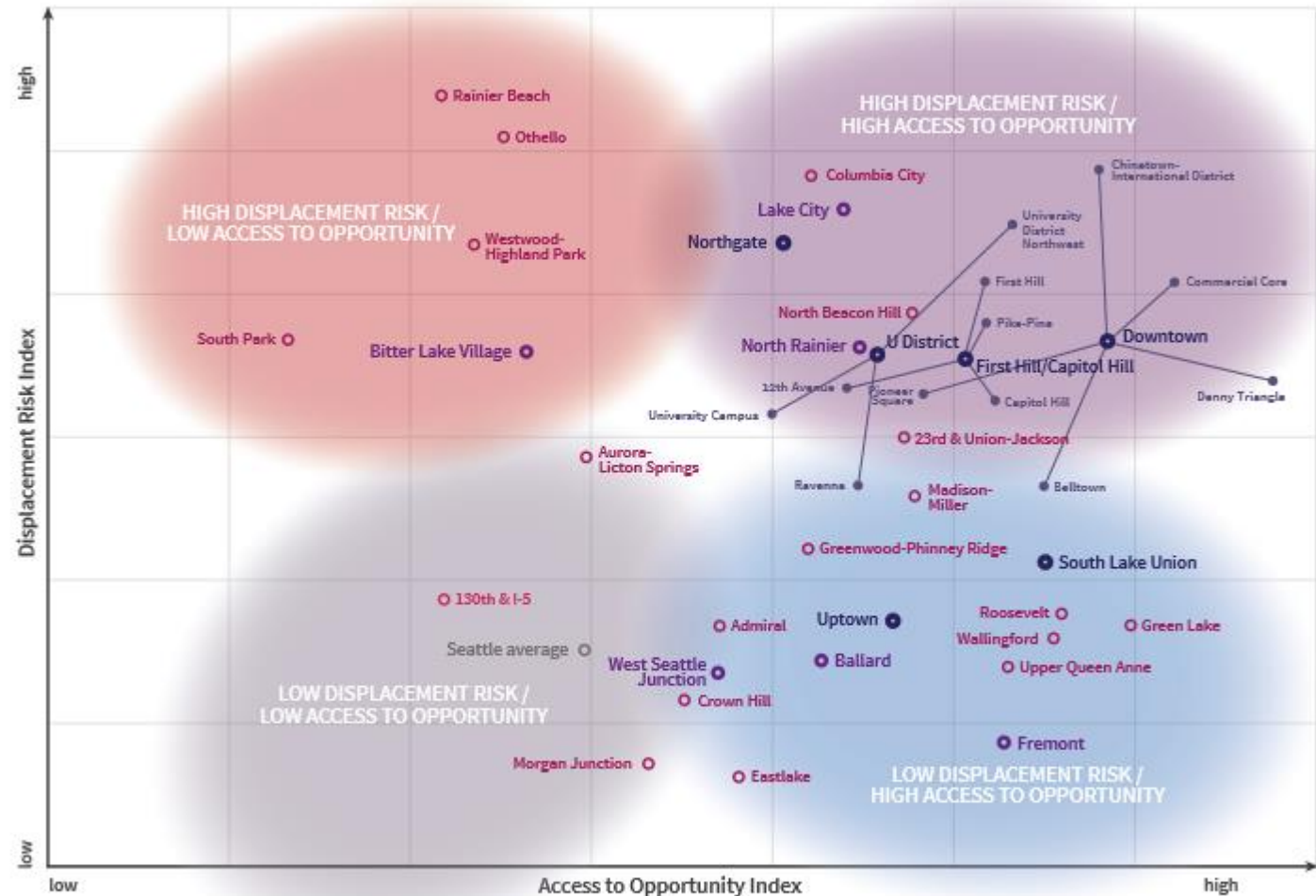
Alternative 3

Allocate more or less development capacity based on each urban village's relative level of displacement risk and access to opportunity, as identified in the Growth and Equity Analysis .

MHA DEIS - overview

From the
Growth and
Equity Analysis

Figure 7 Displacement Risk / Access to Opportunity Typology



MHA DEIS

Exhibit 2–10 Approach to MHA Development Capacity Increases, Alternative 3

Displacement Risk and Access to Opportunity	Intensity of Development Capacity Increases and Expansion of Urban Village Boundaries	Urban Villages
High Displacement Risk and Low Access to Opportunity	<p>Apply small development capacity increases resulting in a high proportion of MHA (M) designations, with limited instances of (M1), and no (M2) designations.</p> <p>Apply reduced urban village boundary expansions to a 5-minute walkshed or less from the frequent transit station.</p>	<ul style="list-style-type: none"> • Rainier Beach* • Othello* • Westwood–Highland Park • South Park • Bitter Lake
Low Displacement Risk and High Access to Opportunity	<p>Apply large development capacity increases, resulting in a high proportion of MHA (M1) and (M2) designations, along with some (M) designations.</p> <p>Apply full urban village boundary expansions to a 10-minute walkshed from the frequent transit station.</p>	<ul style="list-style-type: none"> • Green Lake • Roosevelt* • Wallingford • Upper Queen Anne • Fremont • Ballard* • Madison–Miller • Greenwood–Phinney Ridge • Eastlake • Admiral • West Seattle Junction* • Crown Hill* • Ravenna
High Displacement Risk and High Access to Opportunity	<p>Apply medium development capacity increases, resulting in a significant proportion of (M) zoning changes, but also resulting in some (M1) designations and limited instances of (M2) designations.</p> <p>Apply reduced urban village boundary expansions to a 5-minute walkshed or less from the frequent transit station.</p>	<ul style="list-style-type: none"> • Columbia City* • Lake City • Northgate • First Hill–Capitol Hill • North Beacon Hill* • North Rainier* • 23rd & Union–Jackson*
Low Displacement Risk and Low Access to Opportunity	<p>Apply medium development capacity increases, resulting in a significant proportion of (M) zoning changes, but also resulting in some (M1) designations and limited instances of (M2) designations.</p> <p>Apply full urban village boundary expansions to a 10-minute walkshed from the frequent transit station.</p>	<ul style="list-style-type: none"> • Aurora–Licton Springs • Morgan Junction

* Includes a proposed urban village expansion.

Source: City of Seattle, 2017.

MHA DEIS - overview

Alternatives

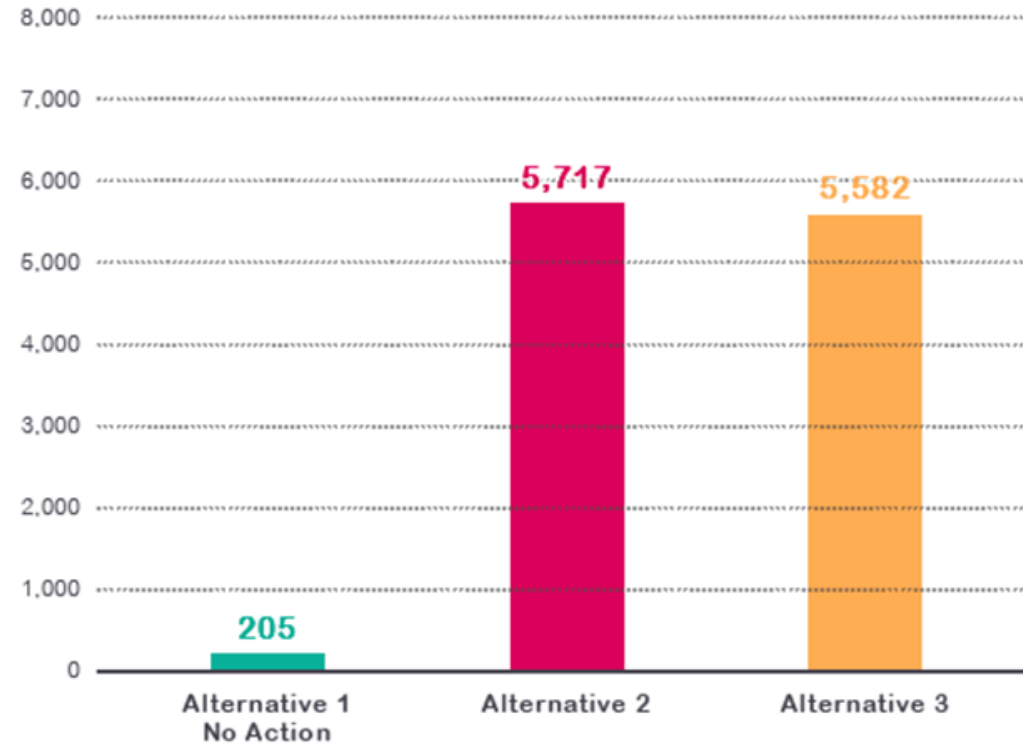


Exhibit 1-3 Income-Restricted Affordable Housing Units
Generated from Study Area, 20 Years

Source: City of Seattle, 2017.

MHA DEIS – staff observations in relationship to May 15 SPC letter

SPC Recommendation 1:

Increase development capacity in areas across the city with high access to opportunity.

- Alt. 2 is anticipated to generate slightly more income restricted units than Alt 3. (4970 vs. 4934)

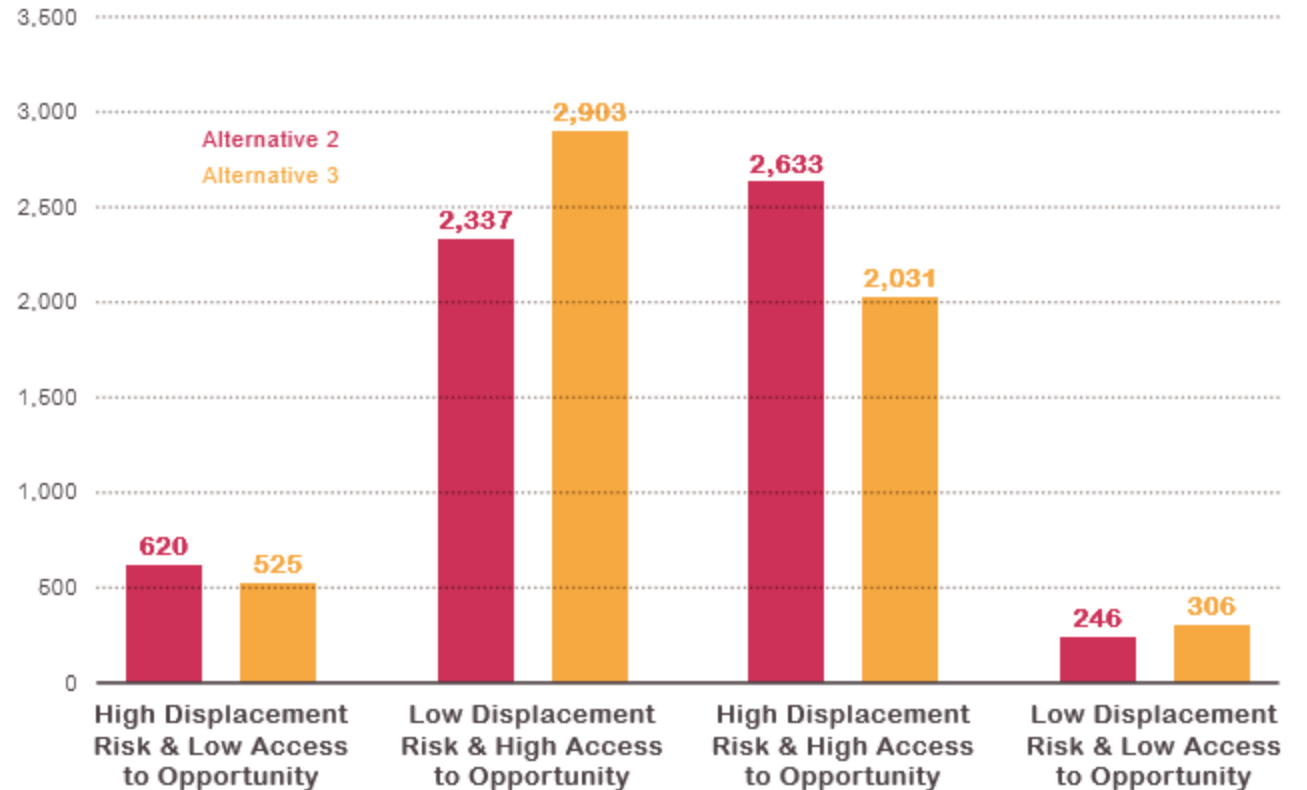


Exhibit 1-7 Income-Restricted Affordable Units Built

Source: City of Seattle, 2017.

MHA DEIS – staff observations in relationship to May 15 SPC letter

SPC Recommendation 2: Maximize growth capacity in areas with a high-risk of displacement...instead of seeking conservative rezones and boundary expansions.

- Alt. 2 uses 10-minute walksheds for all Urban Villages, while Alt. 3 uses 5 minute walksheds for Urban Villages with high displacement risk

MHA DEIS – staff observations in relationship to May 15 SPC letter

SPC Recommendation 3: In high risk of displacement areas, implement anti-displacement strategies instead of raising MHA requirements beyond what the market or intensity of rezones dictates.

- Consider additional mitigation: retention/growth of homeownership; incentivize performance through expedited Design Review or permitting; expand funding for EDI; city subsidies for ownership units; allow linking small development on several sites together MHA performance option is chosen, other?

MHA DEIS – staff observations in relationship to May 15 SPC letter

SPC Recommendation 5: Increase intensity of rezones around public investments such as schools, parks, community centers...etc.

- Not a zoning strategy used in developing the alternatives nor analyzed in DEIS, although one of the principles of MHA
- Consider: higher densities around transit, especially light rail. Such a consideration would require additional analysis in FEIS.

MHA DEIS – approach to SPC review

Elements of the Environment studied

- Housing and Socioeconomics – **Lauren and Jamie**
- Land Use
- Aesthetics – **Michael** (if no one else claims the element)
- Transportation – **Lauren**
- Historic Resources
- Biological Resources
- Open Space and Recreation – **Michael**
- Public Services and Utilities
- Air Quality and Greenhouse Gas Emissions - **Jamie**

MHA DEIS – approach to SPC review

Suggested criteria to review elements (informed by RSJ toolkit):

- Have the alternatives been analyzed in terms of how they might increase or decrease racial equity in the specific element under review?
- What are potential unintended consequences of each alternative in the specific element under review and if so does the noted mitigation address racial equity disparities?
- What benefits may result and does the element under review note who is likely to benefit?