

Community Input Process

Mandatory Housing Affordability (MHA)

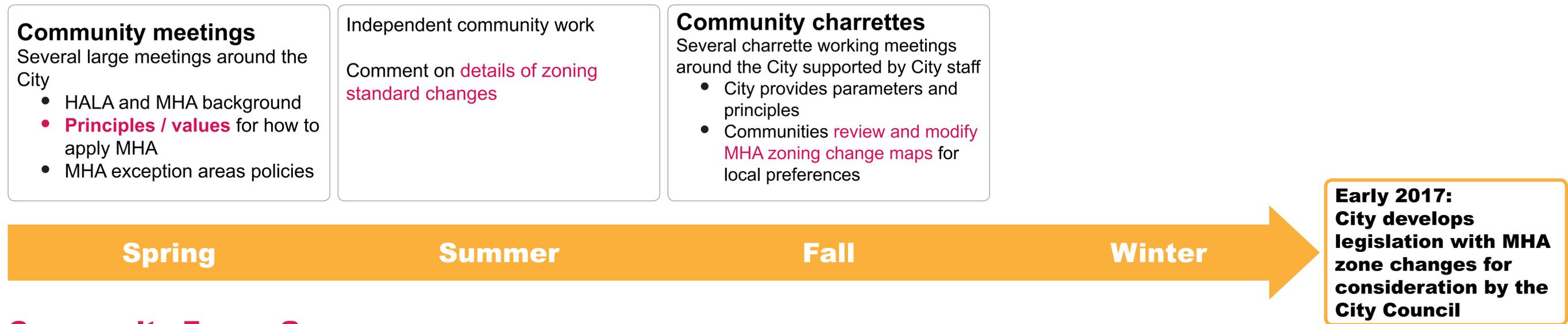
Overview

MHA would require all new commercial and multifamily development either to include affordable housing on site or make an in-lieu payment for affordable housing using a State-approved approach.

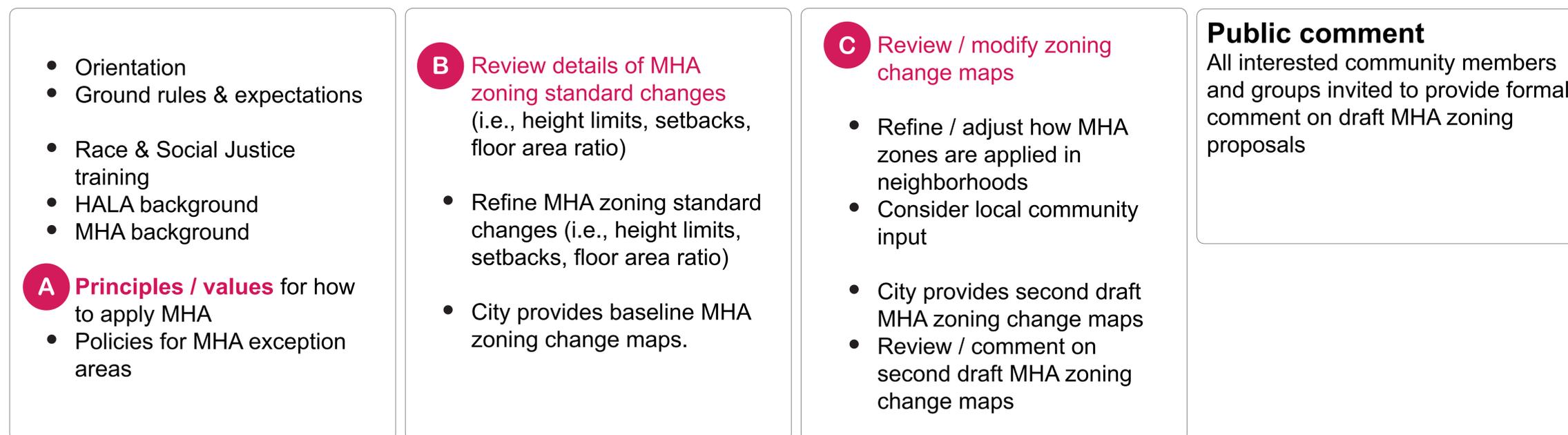
In exchange for the new affordable housing requirement, additional development capacity will be granted in the form of zoning changes. A community input process will help inform details and locations of the zoning changes to implement MHA.

The MHA program is a cornerstone of the Grand Bargain and is essential to achieving affordable housing goals of 6,000 new affordable units over ten years.

Broad Public & Community Input



Community Focus Groups



Principle and value statements

These are a few examples of community-based statements that could be made into policies for how we implement the MHA program. Principle and value statements like these can influence how the new MHA zoning standards and MHA zoning maps are drafted. Focus Groups and other community input will help create a core set of principles and values for MHA.

- **Include a focus on family-sized housing so there are more than just studio and one-bedroom apartments.**
- **Prioritize more housing and more density adjacent to parks, schools, and open spaces.**
- **Consider neighborhood plan goals and policies when implementing MHA.**
- **Create gradual transitions between higher density areas a lower density areas.**
- **Focus the biggest development capacity increases along arterial roads and transit corridors.**
- **Don't add development capacity and MHA in designated historic districts.**

Other statements that do not help establish principles and values

These are a few examples of opinions that don't help create principle and value statements for how MHA could be implemented.

- **Don't make any zoning changes near my house.**
- **Upzone everywhere because we need more housing supply.**
- **People still need cars. The transit just isn't there yet to support more housing.**
- **This program is a handout to developers. We should require affordable housing without providing any incentives.**

B Example: MHA Zoning Change Details

DRAFT FOR DISCUSSION
All quantities are estimates based on one modelled example.

Today (no MHA)...

New Development

- 30 housing units
- **No affordable housing**
- 17,100 sq. ft.
- 4 stories

40' height limit
FAR limit 3.25



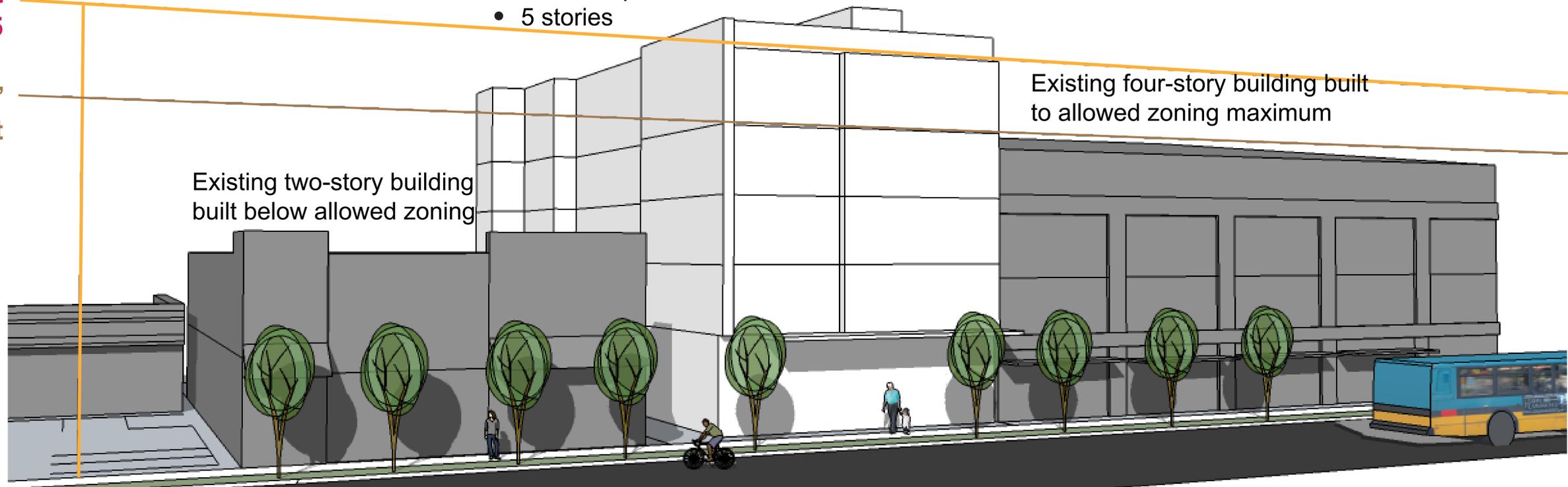
with MHA...

New Development

- 39 housing units
- **3 dedicated affordable housing units or in-lieu payment of \$300,000-400,000**
- 21,400 sq. ft.
- 5 stories

50' height limit
FAR limit 3.75

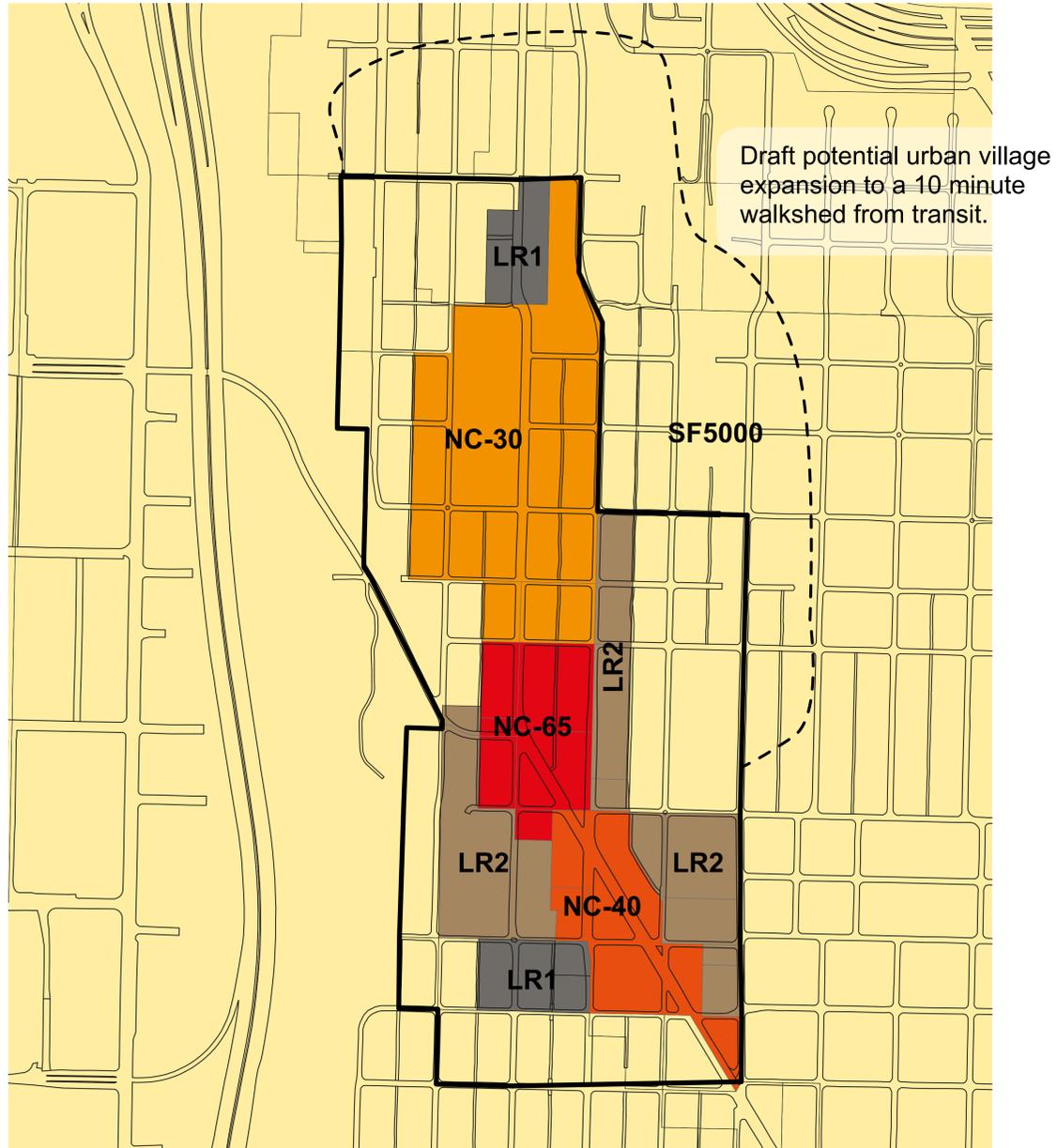
existing 40'
height limit



C Example: MHA Zoning Map Changes

Not a real urban village. For illustration purposes only.

Existing zoning map (no MHA program)

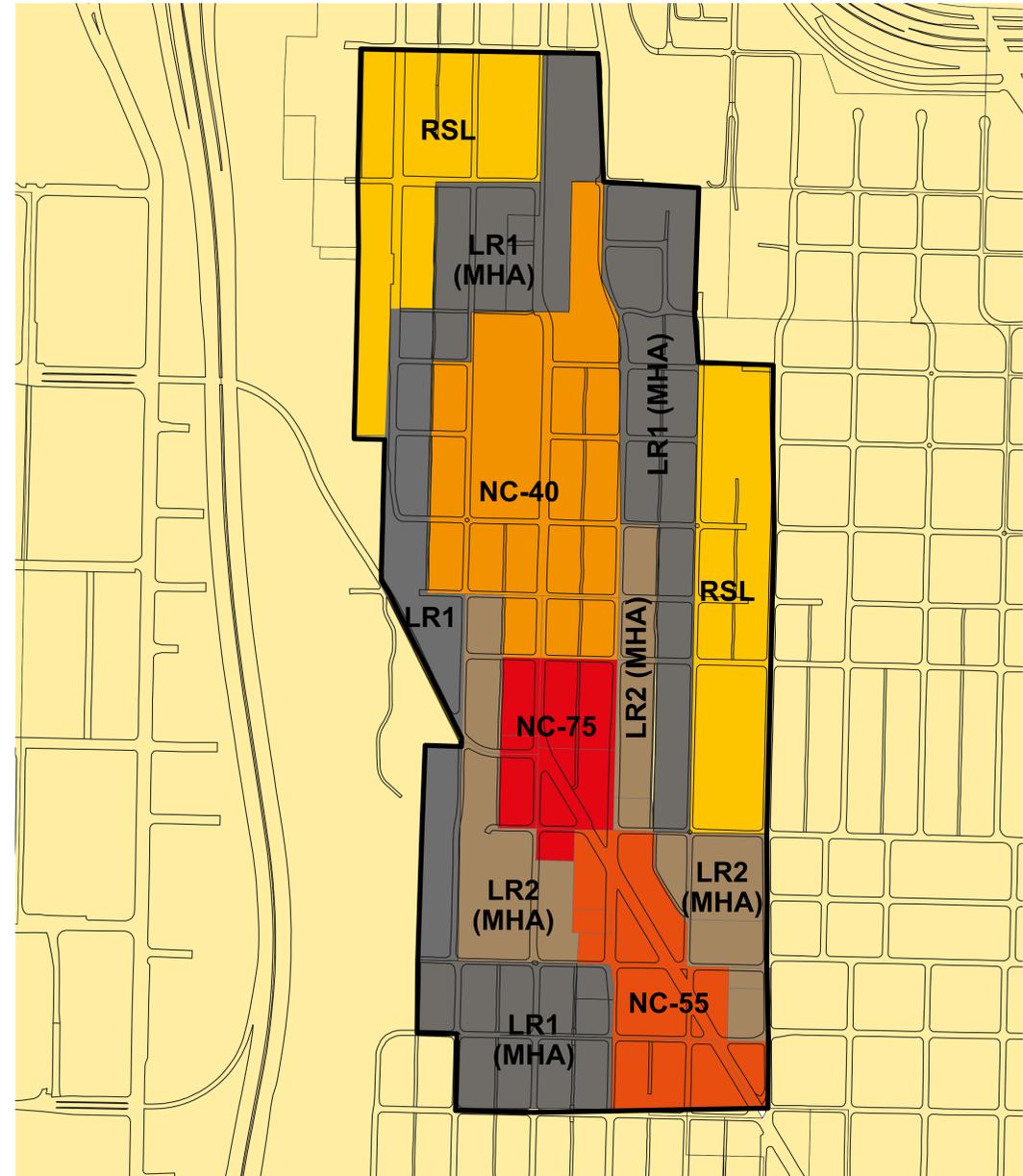


- Existing zoning designations
- Single Family 5000 zoning within the urban village
- Draft potential urban village expansion area

Zoning Designation Notes:

NC: Neighborhood Commercial SF: Single Family
LR: Lowrise Multifamily RSL: Residential Small Lot

Draft baseline MHA zoning change map (starting point for discussion)



- Applies new MHA zone designations
- New MHA zones may have new urban design standards.
- Single family within urban villages is changed to RSL or LR1
- Urban village expansion boundary is finalized
- Communities comment on and improve draft maps based on local ideas
- Map modifications must be consistent with MHA principles and values



Mandatory Housing Affordability (MHA)

What will we discuss as a community?

The City will seek input from communities on all of the following topics in 2016:

Urban villages and multifamily areas outside of Downtown and South Lake Union

A year-long engagement process will significantly shape how MHA is implemented in these neighborhood areas.

Create Principles for how zoning changes for MHA should apply to neighborhoods

Examples of principles to guide the MHA program:

- Focus on family-sized housing.
- Prioritize more housing near parks, open space and schools.
- Create transitions: higher zoning on major roads, and lower zoning near single-family areas.
- Encourage 'gentle density': housing that blends with existing neighborhoods in urban villages.

Influence the details of any new zoning

Examples of zoning details to consider:

- Specific height increases in a zone.
- Amounts of floor area that can be built on a site.
- Other design standards such as:
 - setbacks
 - lot coverage limits
 - required amenity areas

Identify MHA exception areas policies

It may be good policy not to apply MHA in some areas and instead leave existing zoning in place in limited areas.

Examples of Possible Exception Areas:

- National Register Historic Districts
- Blockage of SEPA protected view corridor
- Shadow impact on a public plaza
- Missing infrastructure areas

Review and comment on zonewide change maps in every neighborhood

- After considering all of the above, the City will prepare draft zonewide change maps.
- Communities will review the maps and make suggestions for refinements and improvements for local preferences.

MHA in Downtown & South Lake Union

Comment on the details of new zoning to implement MHA

Examples of zoning details to consider:

- Increases to allowed tower size
- Amount of height increases
- New tower separation requirements
- Consider areas that could be exempted from MHA (i.e., National Register Historic Districts).

These items are the cornerstone of the Grand Bargain and essential to achieving housing goals:

- The program must achieve 6,000 housing units affordable to households earning 60% of Area Median Income (AMI) or below.
- All commercial and multifamily areas are expected to participate in zonewide changes for MHA, with very limited exceptions based on set criteria.
- Existing single family areas within designated urban villages are expected to see some change to allow small forms of multifamily housing.
- The City will not be making new City resource commitments for non-housing items like parks as a negotiation for applying MHA.
- The general level of the MHA affordable housing per-square-foot fees and set-aside percentages were negotiated in the grand bargain.