

City of Seattle Housing Affordability and Livability Agenda



Beacon Hill
October 20, 2016

Investing in our communities



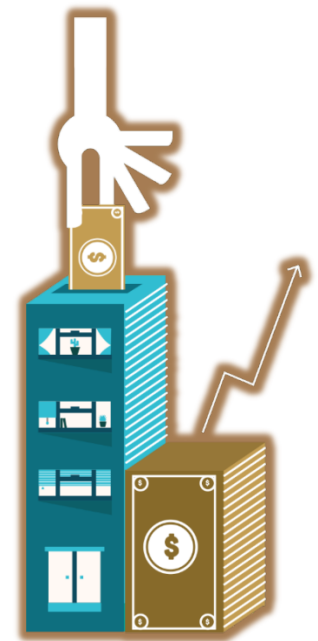
Seattle's housing reality



2,942 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.

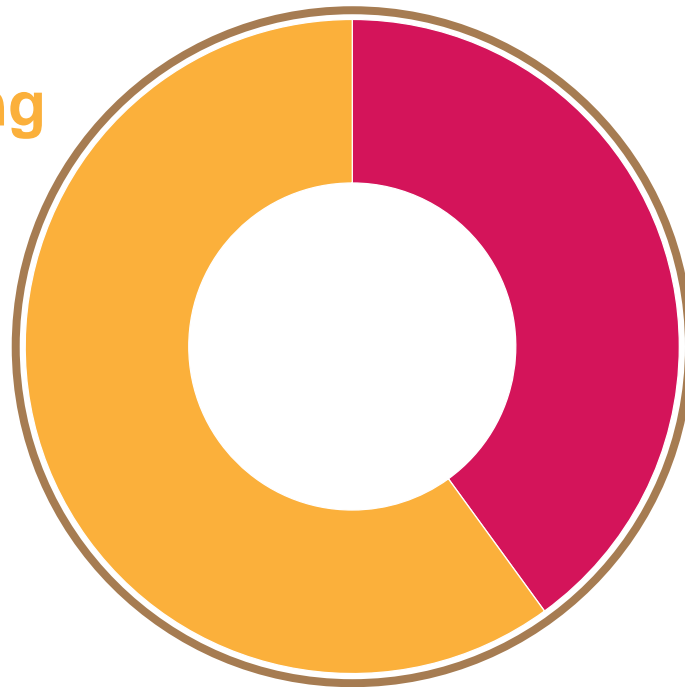
What is the goal?



In the next 10 years...

30,000 new
market-rate housing
units

- Increase supply of housing to meet growing demand
- Continue growth in urban centers
- Reduce permitting barriers
- Maximize efficient construction methods
- Provide incentives for family-sized housing



20,000
affordable housing units

- Net new rent/income restricted units
- Includes new construction and acquisition rehab
- About 3x current production
- New and expanded public and private resources
- Funding programs primarily serve $\leq 60\%$ AMI households
- Incentive programs primarily serve 60% to 80% AMI households

HALA in action



Invest in housing for those most in need



Create new affordable housing as we grow



Prevent displacement and foster equitable communities



Promote efficient and innovative development



Mandatory Housing Affordability

What is MHA and how does it work?

What is MHA?



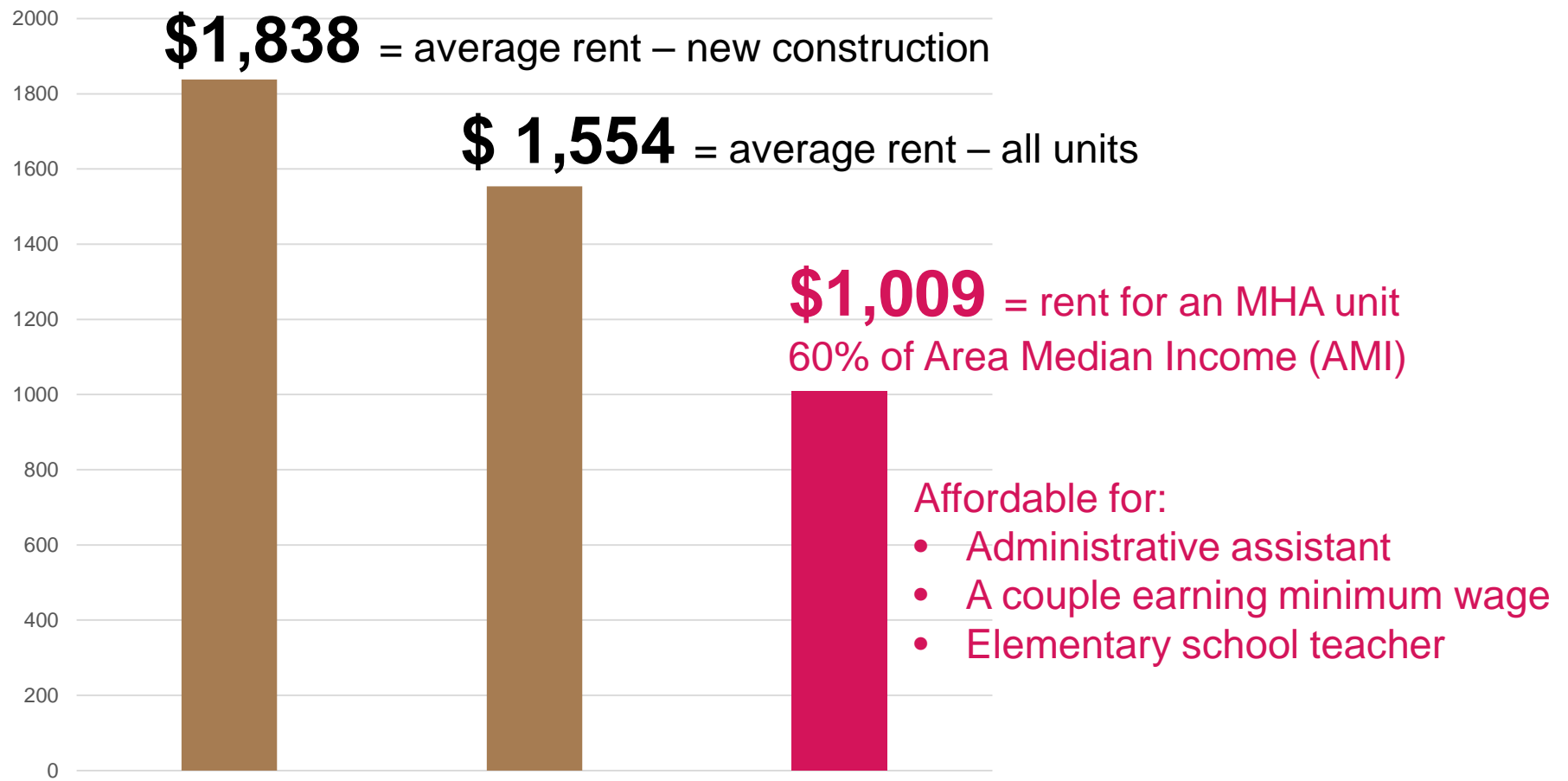
- ✓ All new multifamily and commercial development must build or pay into a fund for affordable housing.
- ✓ Provides additional development capacity to partially offset the cost of these requirements. (Zoning changes)
- ✓ A state-approved approach other local cities have used.



MHA & affordability



Market Rents and Affordable MHA Rents 1 bedroom unit.



Sources: Dupre+Scott Apartment Advisors, Apartment Vacancy Report, 20+ unit buildings, Fall 2015, Seattle-14 market areas; WA Employment Security Department, Occupational Employment & Wage Estimates, Seattle-Bellevue-Everett, WA MD, 2014.

A citywide program



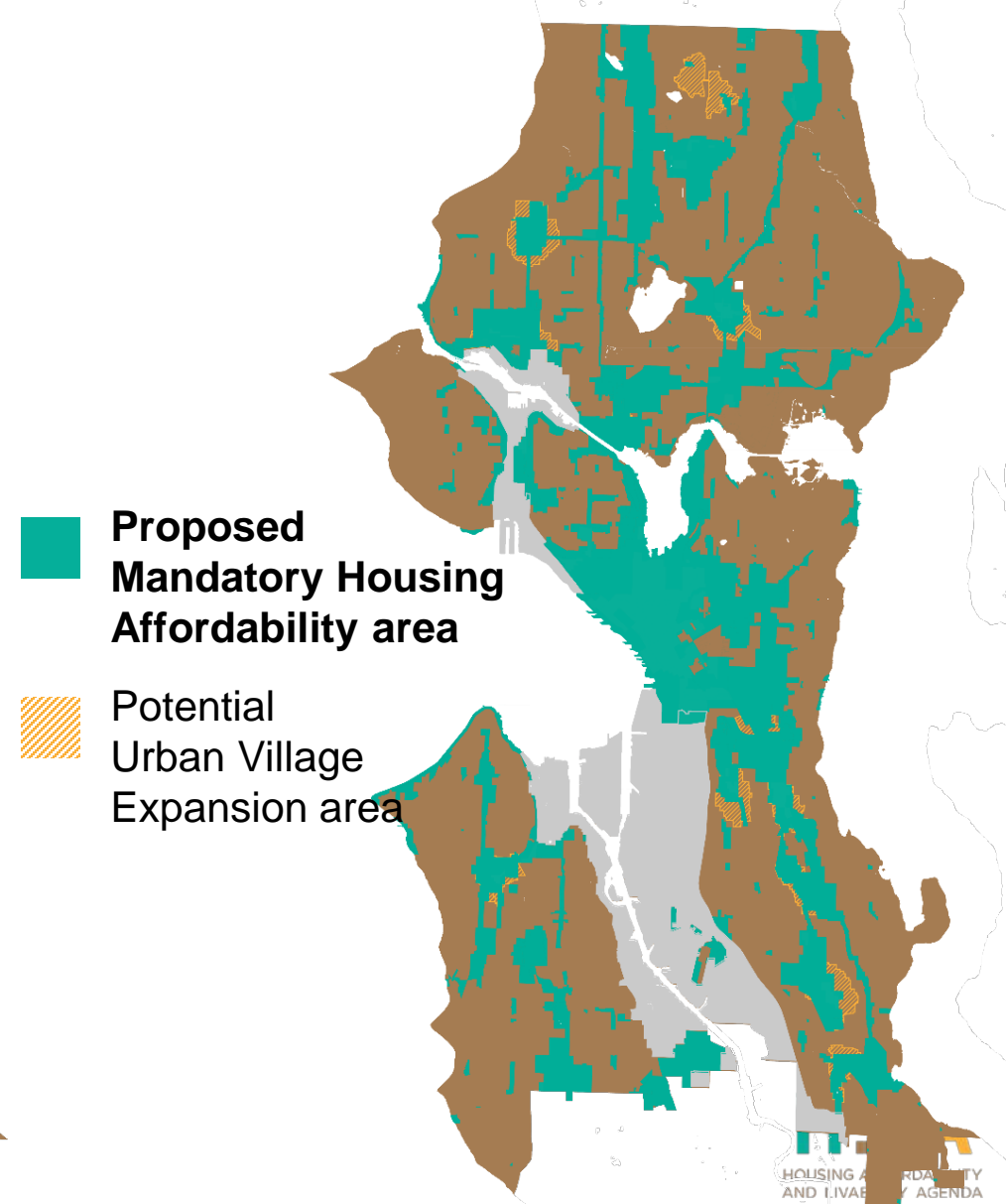
EXISTING

Voluntary Incentive Zoning for affordable housing (IZ)



PROPOSED

Mandatory Housing Affordability (MHA)





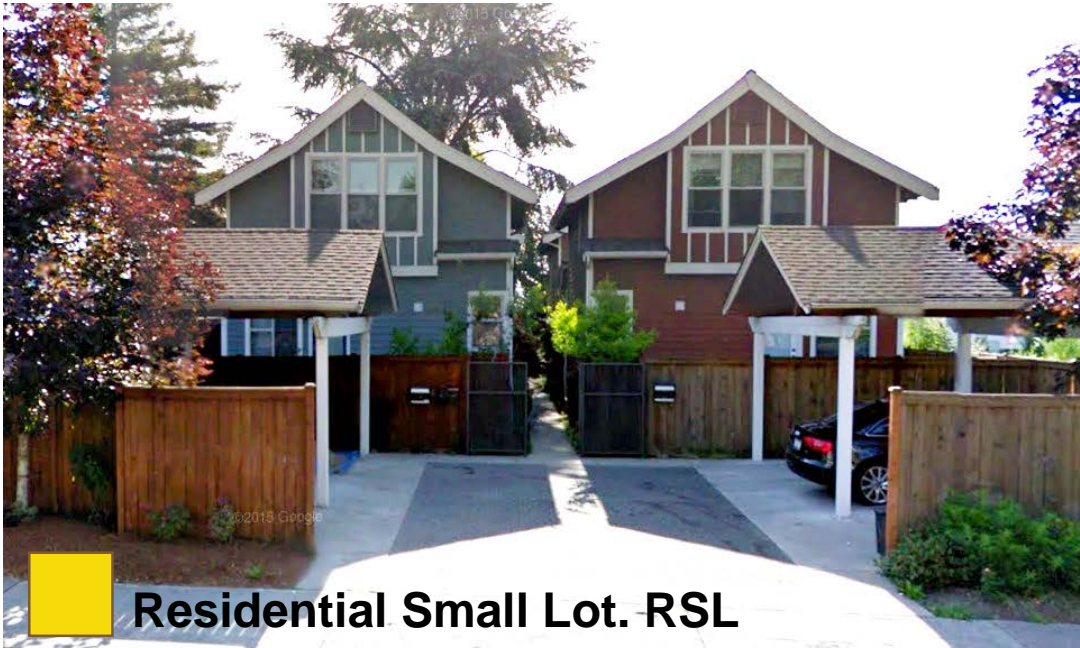
Putting MHA in Place:

Zoning & urban village boundary changes

What is an urban village?



What is zoning?



Residential Small Lot. RSL



Lowrise. LR1



Lowrise. LR3



Neighborhood Commercial. NC-75

MHA zone changes - typical

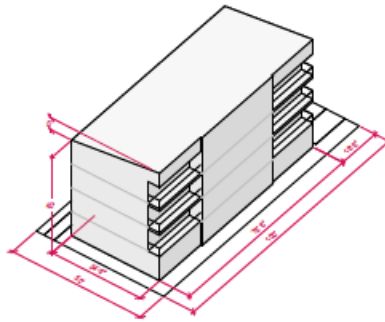


EXISTING LR3

Height Limit	40'
FAR* max	2.0
Setbacks	
Front	5' min
Rear	10' w Alley, 15' w/o
Sides	5' if bldg less than 40' in length or 7' average, 5' min.
Parking	1 per unit; No min in Urban Villages

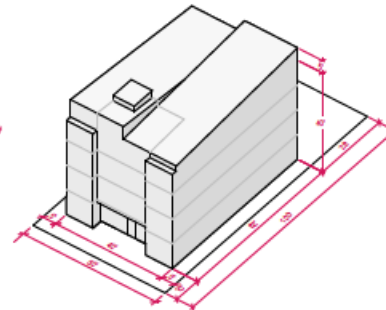
* FAR = Floor Area Ratio

RENTAL APARTMENTS - IN TRANSITION - SMALL INFILL SITE



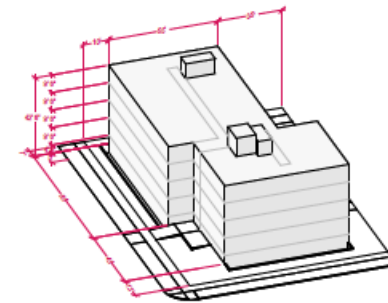
Lot Size	5,000sf
FAR max	x 2.0
Total Allowed GSF	= 10,000
Efficiency Factor	.8
Total NSF	8,000
Average net unit size	800
Total units	10
Parking spaces provided	5

ROWHOUSES - TRANSITION - SMALL INFILL SITE



Lot Size	5,000sf
FAR max	x 2.0
Total Allowed GSF	= 10,000
Efficiency Factor	.8
Total NSF	8,000
Average net unit size	800
Total units	10
Parking spaces provided	0

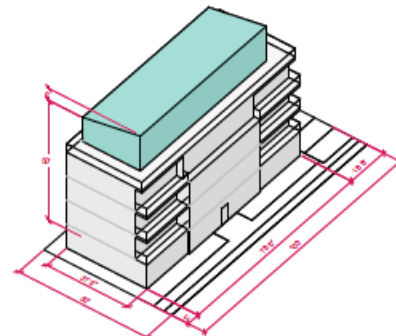
RENTAL APARTMENTS - MULTIFAMILY AREA- LARGE INFILL SITE



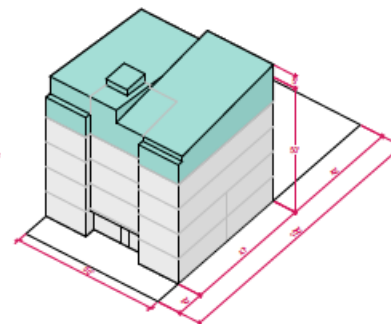
Lot Size	15,000sf
FAR max	x 2.0
Total Allowed GSF	= 30,000
Efficiency Factor	.8
Total NSF	24,000
Area below grade	7,000
Total units	48 (10 below)
Average net unit size	650
Parking spaces provided	12

PROPOSED MHA LR3

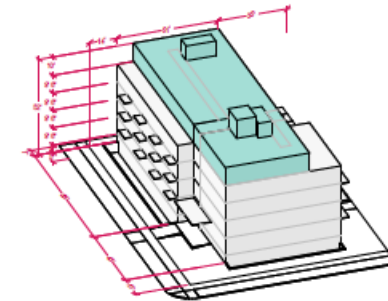
Height Limit	50'
FAR max	2.2
Setbacks	
Front	5' min
Rear	10' w Alley, 15' w/o
Sides	5' if bldg less than 40' in length or 7' average, 5' min.
Parking	1 per unit; No min in Urban Villages



Lot Size	5,000sf
FAR max	x 2.2
Total Allowed GSF	= 10,100
Efficiency Factor	.8
Total NSF	8,800
Average net unit size	650
Total units	14
Parking spaces provided	5



Lot Size	5,000sf
FAR max	x 2.2
Total Allowed GSF	= 10,100
Efficiency Factor	.8
Total NSF	8,800
Average net unit size	650
Total units	14
Parking spaces provided	0



Lot Size	15,000sf
FAR max	x 2.2
Total Allowed GSF	= 33,000
Efficiency Factor	.8
Total NSF	26,400
SF below grade	7,000
Average net unit size	650
Total units	51 (10 below)
Parking spaces provided	12

MHA zone changes – other



- ✓ Boundaries for expanding urban villages
- ✓ Local input and community preference
- ✓ Changes in single-family zoned areas



Principles to Guide MHA Implementation

How the MHA Principles inform the draft
zoning maps

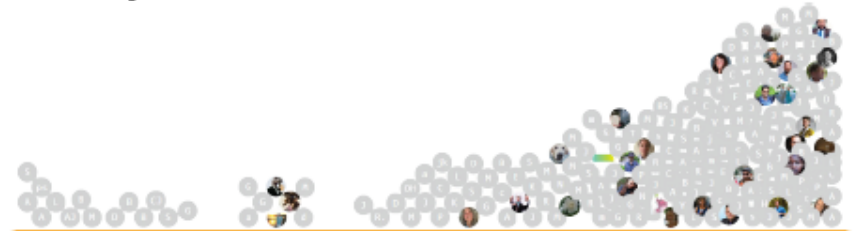
MHA Principles



Based on community input.

Online

Consider locating more housing near parks, schools and other community assets.



**Focus Groups &
Community Meetings**

Principle: Housing Options



A wide variety of housing sizes, including family-sized units.



Beacon Hill Survey:

Encourage affordable family-sized homes 80% agree or strongly agree

Principle: Transitions



Plan for transitions between higher- and lower-scale zones as additional development capacity is accommodated.



Example: Assets and Infrastructure



Assets and infrastructure

- Consider locating more housing near neighborhood assets and infrastructure such as parks, schools, and transit.



Beacon Hill Survey:

Encourage housing development close to light rail. **68%** agree or strongly agree.

Encourage affordable housing close to light rail. **70%** agree or strongly agree.

Principle: Neighborhood Urban Design



Neighborhood Urban Design

- Consider local urban design priorities when zoning changes are made.



Beacon Hill Survey:

Encourage additional eyes on the street through community programs, the design of new buildings and other means. **80%** agree or strongly agree.

Principle: Expansion Areas



Urban Village Expansion

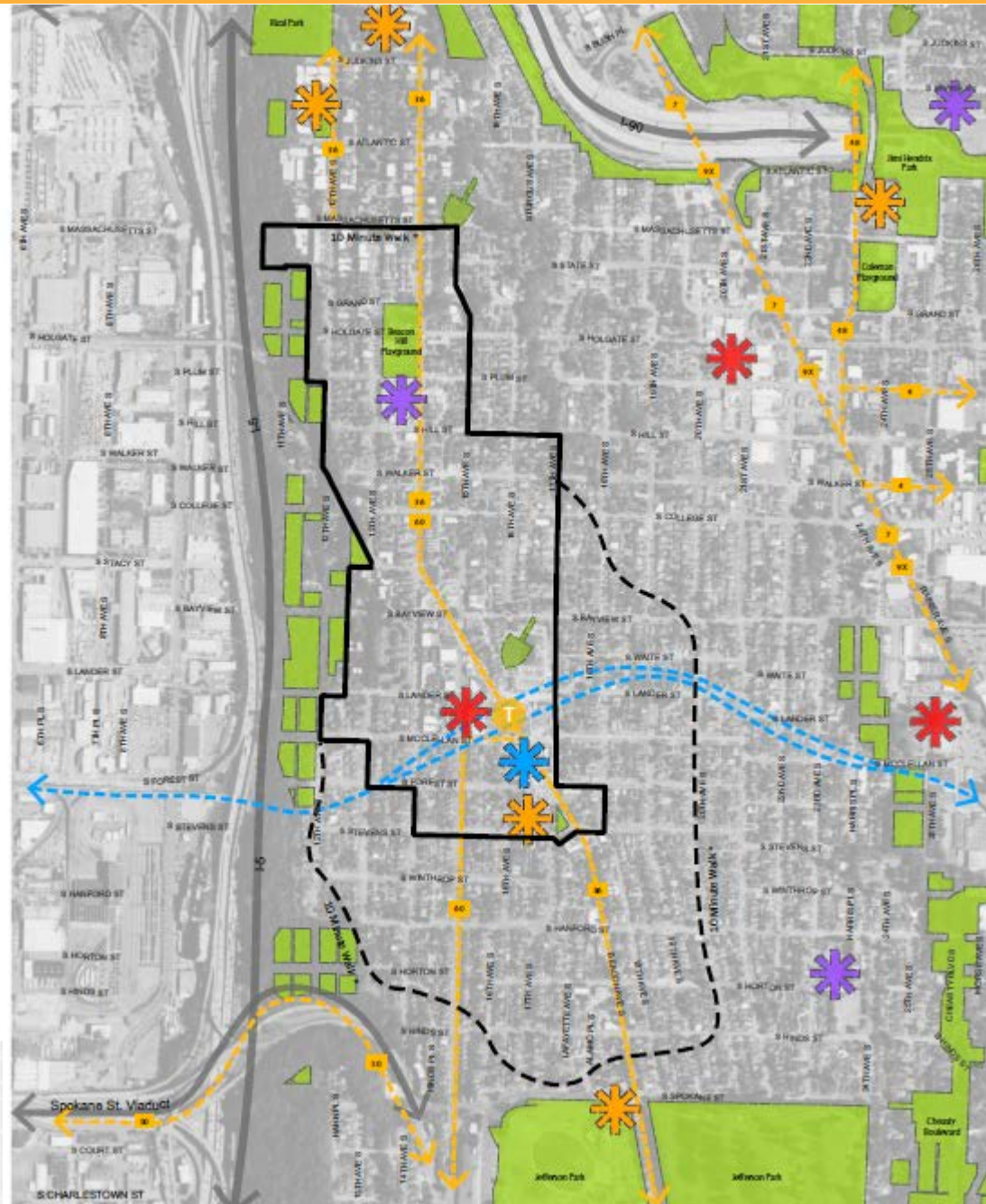
- Seattle 2035 Plan
- 10 minute walk to transit
- Urban Villages:
 - Services & business
 - Amenities (i.e. Libraries, parks)
 - Transit connections
 - Walk & bike friendly

Beacon Hill Survey:

Expand the Urban Village to reflect an average 10 minute walk distance.

21% Not agree or disagree

55% Agree or strongly agree



Reading the MHA maps



Zoning changes to implement Mandatory Housing Affordability (MHA)





HOUSING AFFORDABILITY
AND LIVABILITY AGENDA

Shaded areas have MHA



-  Residential Small Lot (RSL)
-  Multifamily (LR/MR/HR)

-  Neighborhood Commercial (NC)
-  Commercial (C)

existing | draft proposal



Current zoning:
Single Family 5000

Draft proposal:
**Residential Small
Lot (RSL)**

SF 5000 | RSL (M)

Hatched areas



- Change from one zoning type to another (e.g., Multi-family to Neighborhood Commercial)
- A change other than a typical amount (e.g. Single Family to Lowrise 1)



Your feedback



Does the draft map match the principles?

Zone changes

Is the **location**, and **scale** of the draft zone change reasonable to implement MHA affordable housing in this neighborhood?

Single Family rezone areas

Is the **Residential Small Lot (RSL) zone** proposed in appropriate places?

Urban Village expansion areas

Does the draft boundary expansion match an approximate **10-minute walk** to the transit hub, and reflect **local factors**?

Timeline for review



All urban village draft zoning maps online

Online dialogue at [HALA.Consider.It](https://www.halaconsider.it)

November-January

5 community meetings around Seattle

Workshops in 9 neighborhoods

Ongoing public feedback on draft MHA zoning maps

Draft EIS released

Final EIS released

October

November

December

January
2017

February

March

April

thank you.

www.seattle.gov/hala

HOLA

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