

# City of Seattle Housing Affordability and Livability Agenda

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Seattle Office of Planning and Community Development



**Roosevelt**  
**October 29, 2016**

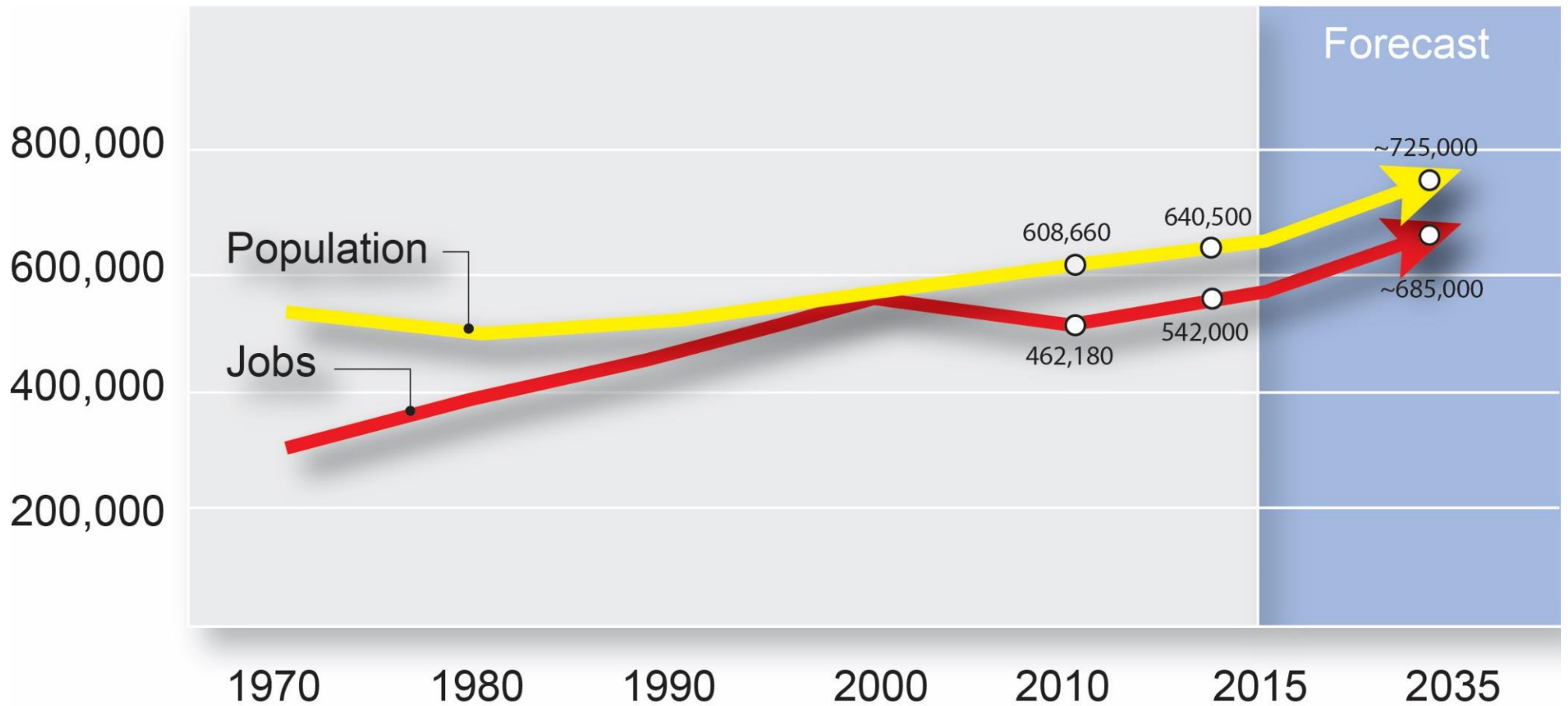


# Investing in our communities





# Seattle is growing



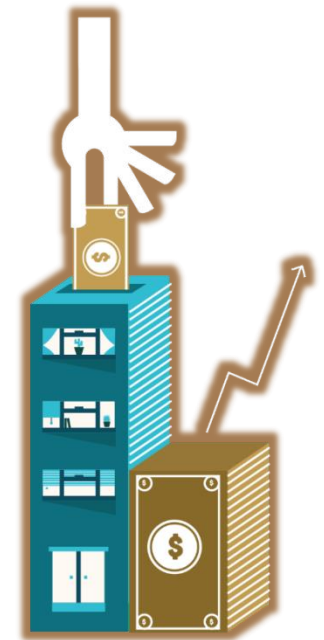
# Seattle's housing reality



2,942 people are living **without shelter** in Seattle.



More than 45,000 Seattle households pay **more than half of their income** on housing.



Average rent for a 1-bedroom apartment in Seattle **increased 35%** in the last five years to \$1,641.

# The HALA goal:



In the next 10 years...

## 30,000

new market-rate homes

- Critical to expand housing options 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 homes

- Net new rent- and income-restricted homes
- 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 (MHA)

What is MHA and how does it work?



HOUSING AFFORDABILITY  
AND LIVABILITY AGENDA

# What is MHA?



## Growth with affordability

- All new multifamily and commercial development must either 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

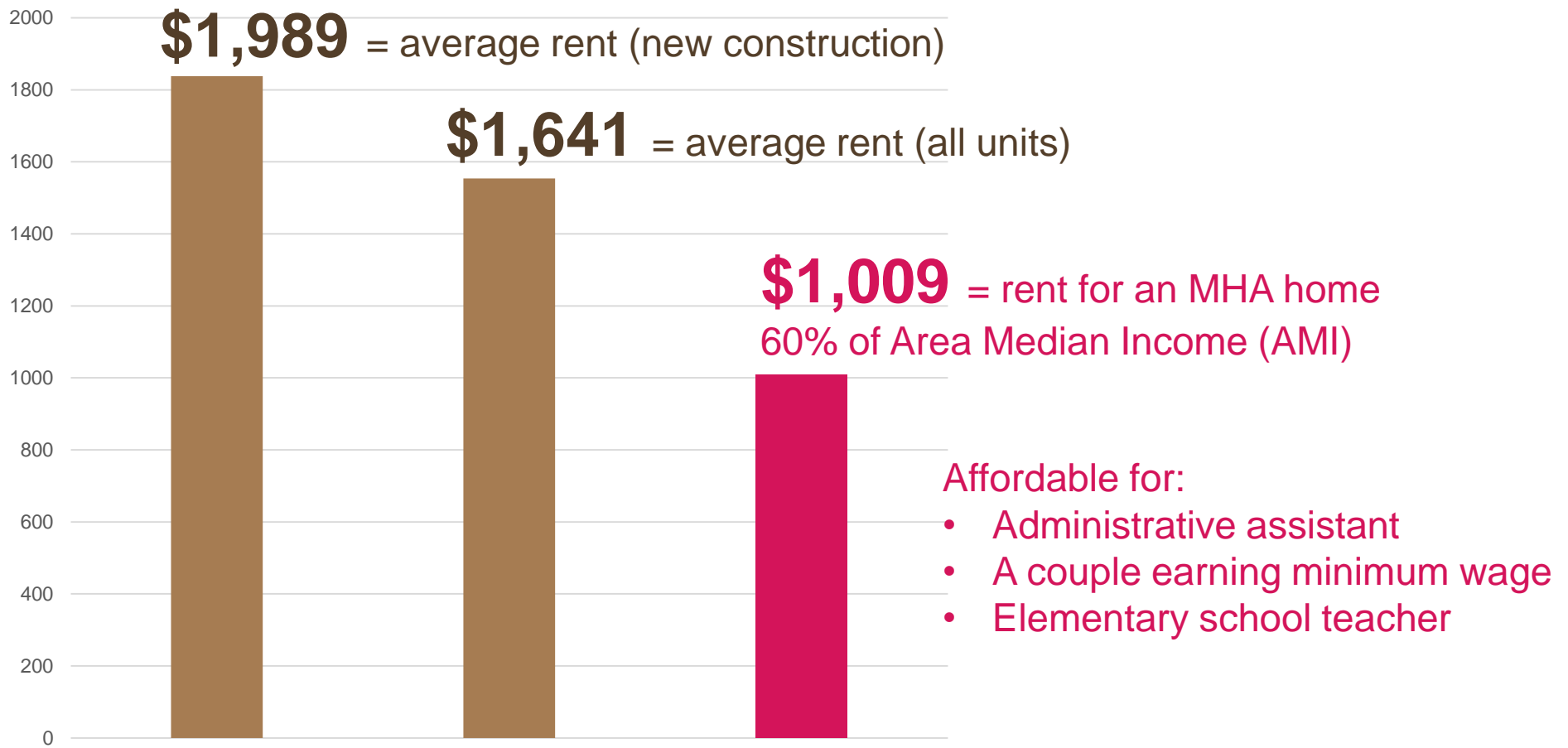




# MHA and affordability



## Market Rents and Affordable MHA Rents one-bedroom unit



# A citywide program



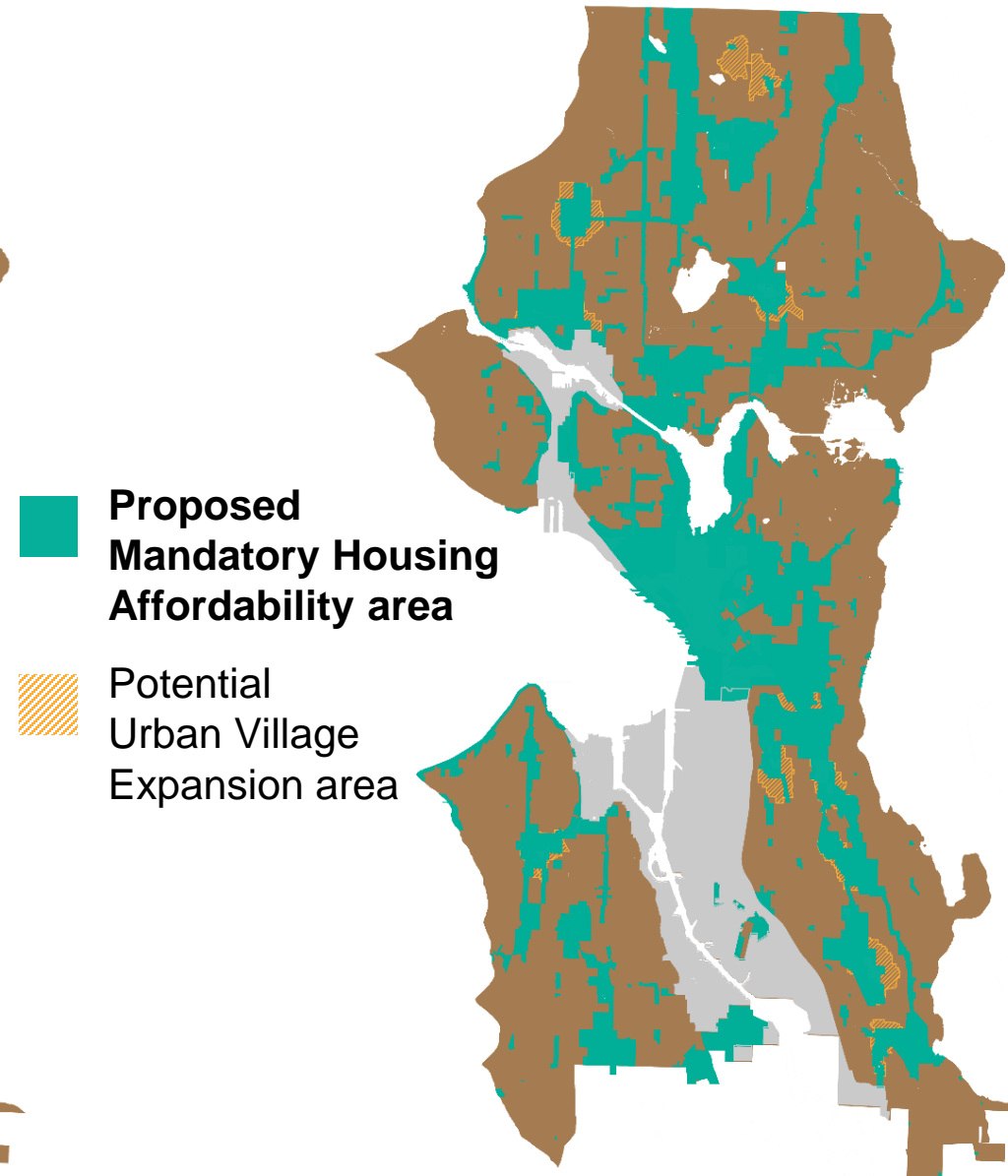
## EXISTING

### Voluntary Incentive Zoning for affordable housing (IZ)



## PROPOSED

### Mandatory Housing Affordability (MHA)



# Putting MHA into effect

Zoning and urban village boundary changes



# What is an urban village?



Vibrant local businesses



Transportation options



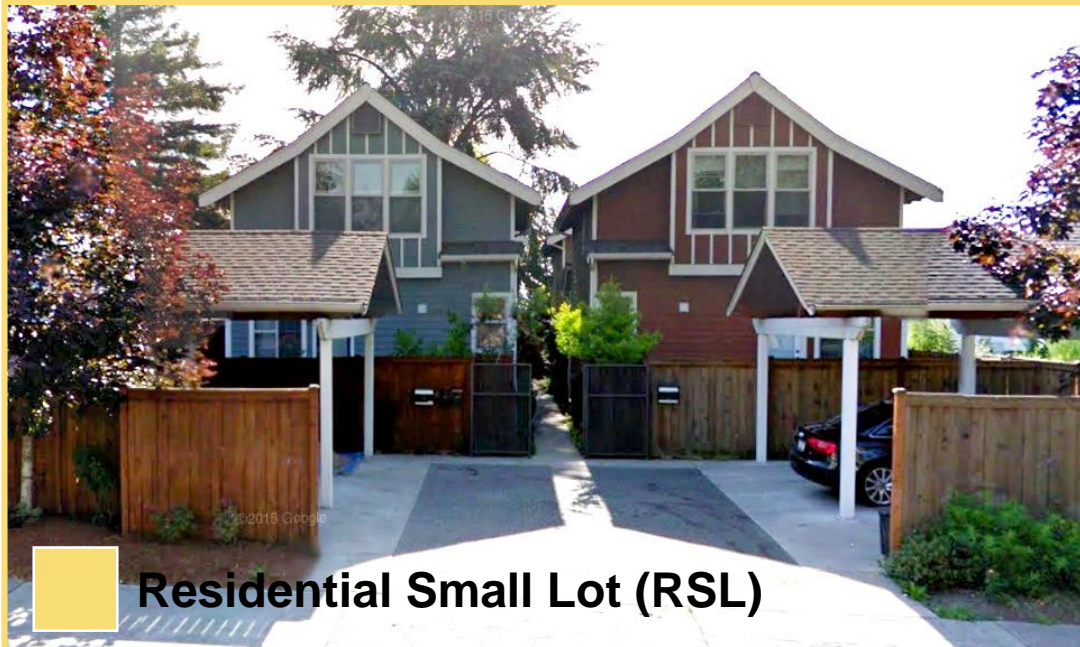
Amenities & investments



Community gathering places



# What is zoning?



# MHA zone changes – typical

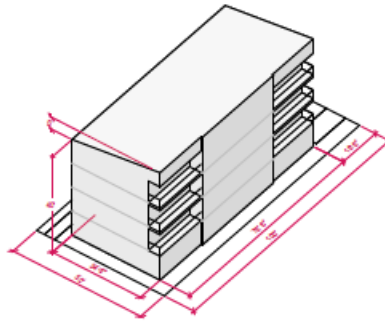


## EXISTING LR3

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

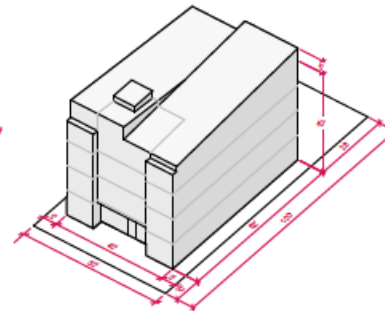
\* FAR = Floor Area Ratio

### RENTAL APARTMENTS - IN TRANSITION - SMALL INFILL SITE



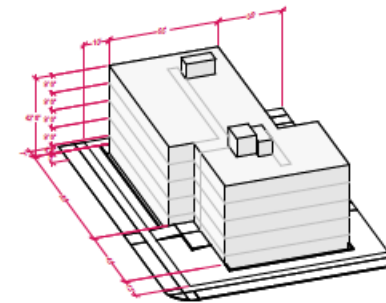
Lot Size	5,000sf
FAR max	x 2.0
Total Allowed GSF	= 10,000
Efficiency Factor	.8
Total NSF	8,000
Average net unit size	800
Total units	10
Parking spaces provided	5

### 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

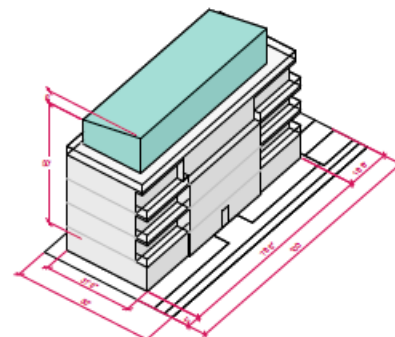
### RENTAL APARTMENTS - MULTIFAMILY AREA- LARGE INFILL SITE



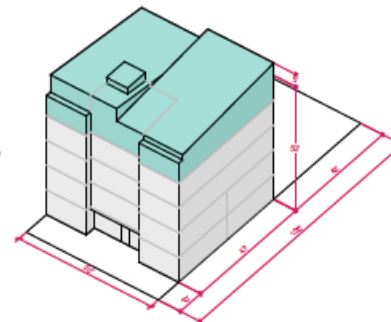
Lot Size	15,000sf
FAR max	x 2.0
Total Allowed GSF	= 30,000
Efficiency Factor	.8
Total NSF	24,000
Area below grade	7,000
Total units	48 (10 below)
Average net unit size	650
Parking spaces provided	12

## PROPOSED MHA LR3

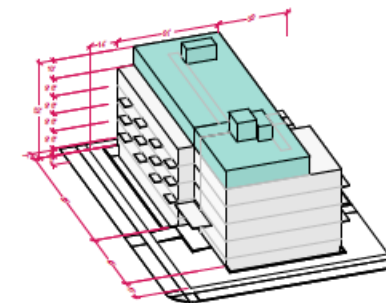
Height Limit	50'
FAR max	2.2
Setbacks	
Front	5' min
Rear	10' w Alley, 15' w/o
Sides	5' if bldg less than 40' in length or 7' average, 5' min.
Parking	1 per unit; No min in Urban Villages



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



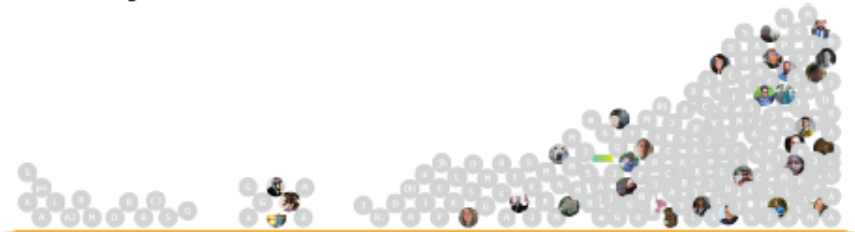
# MHA Principles



**Based on community input**

## Online

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



**Focus Groups &  
Community Meetings**

# Core principles



- MHA goal is at least 6,000 affordable homes in the next 10 years
- Create affordable housing opportunities throughout the city
- Expand housing options in existing single-family zones within urban villages
- Expand the boundaries of urban villages to allow more homes near good transit
- Evaluate MHA implementation using a social and racial equity lens

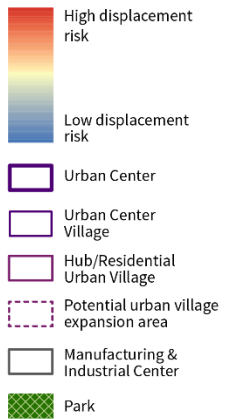
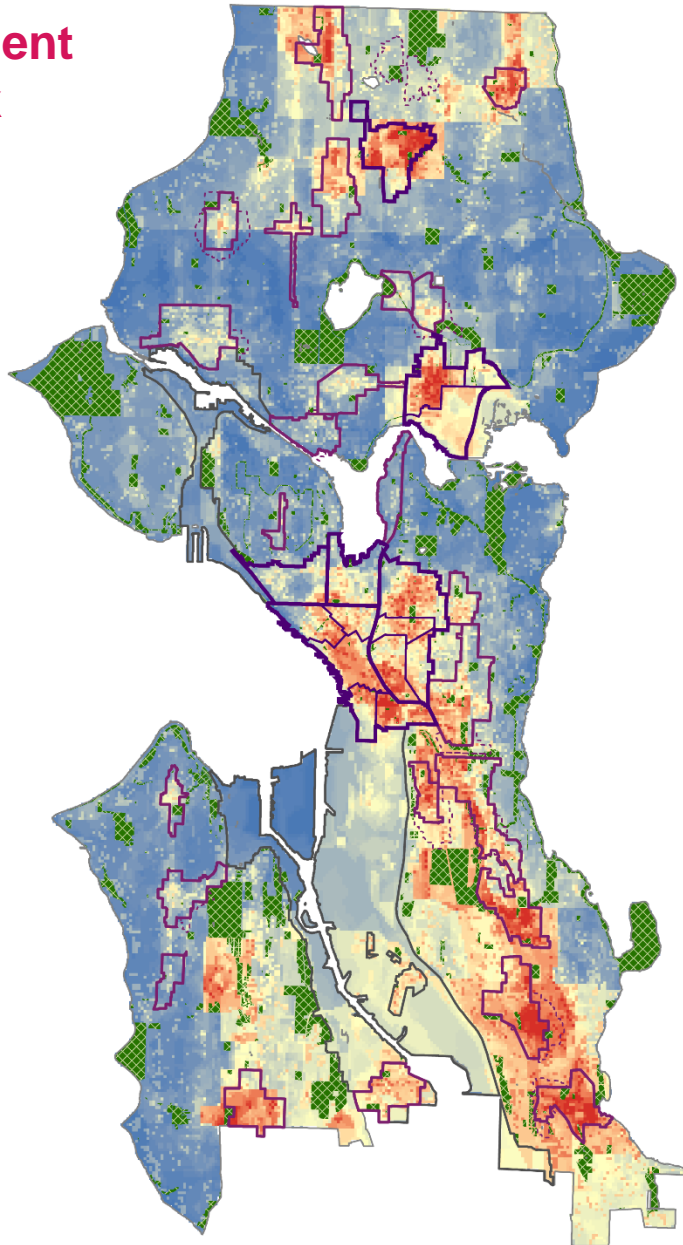




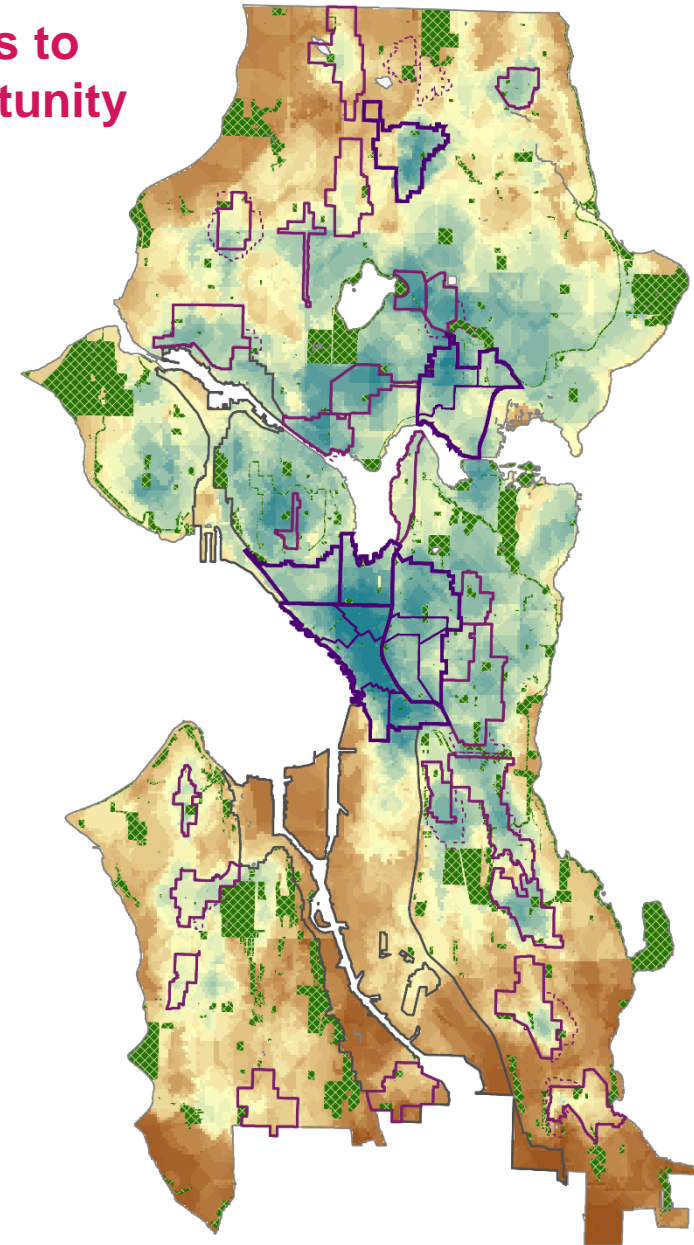
# Principle: Evaluate MHA with a racial equity lens



## Displacement Risk Index



## Access to Opportunity Index



# Principle: Housing Options



**Encourage a wide variety of housing sizes, including family-sized homes.**





# Principle: Transitions



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



# Principle: Assets and Infrastructure



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





# Principle: Neighborhood Urban Design



**Consider local urban design priorities when making zoning changes.**



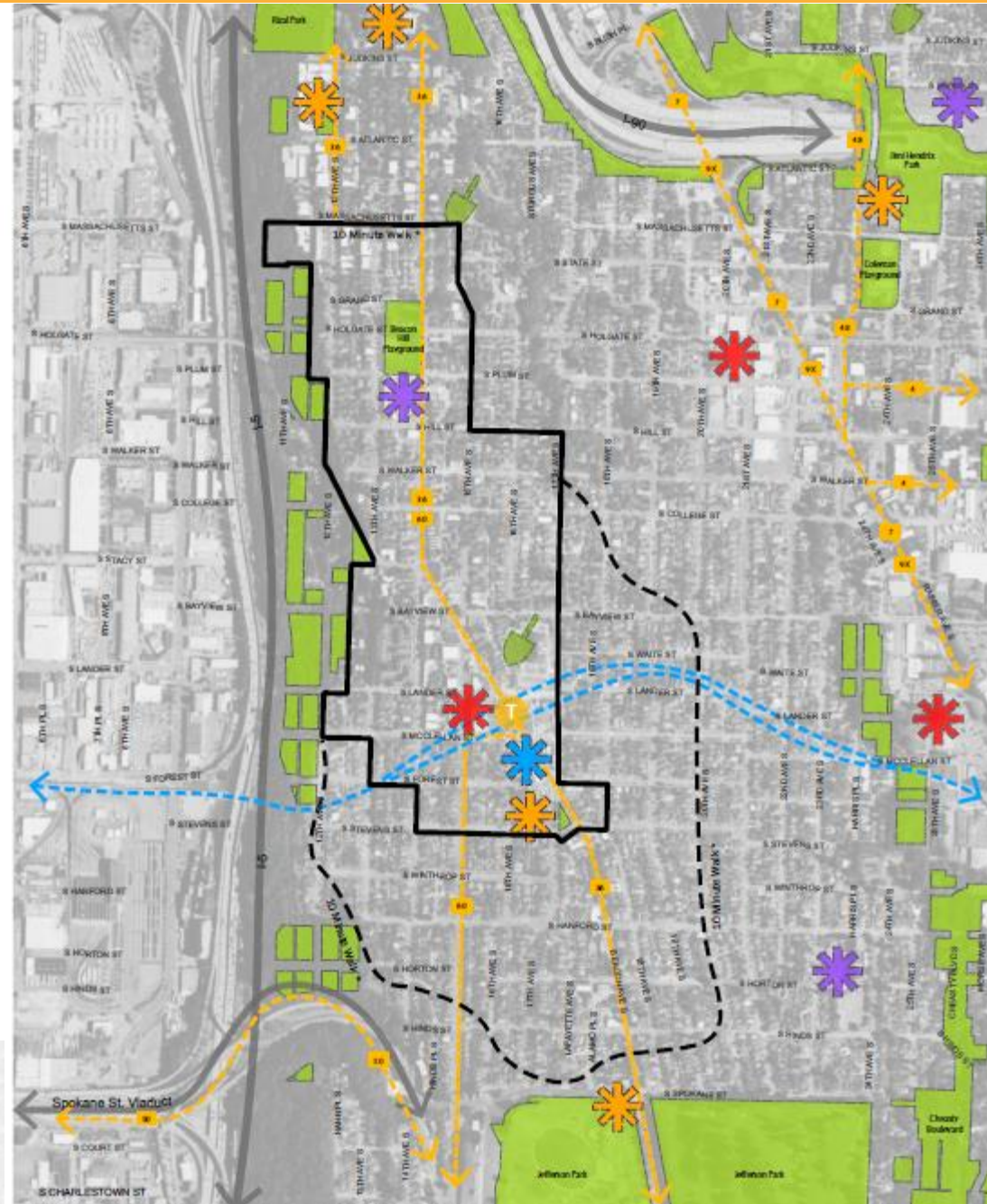


# Principle: Expansion Areas



- **Urban Village Expansion**

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

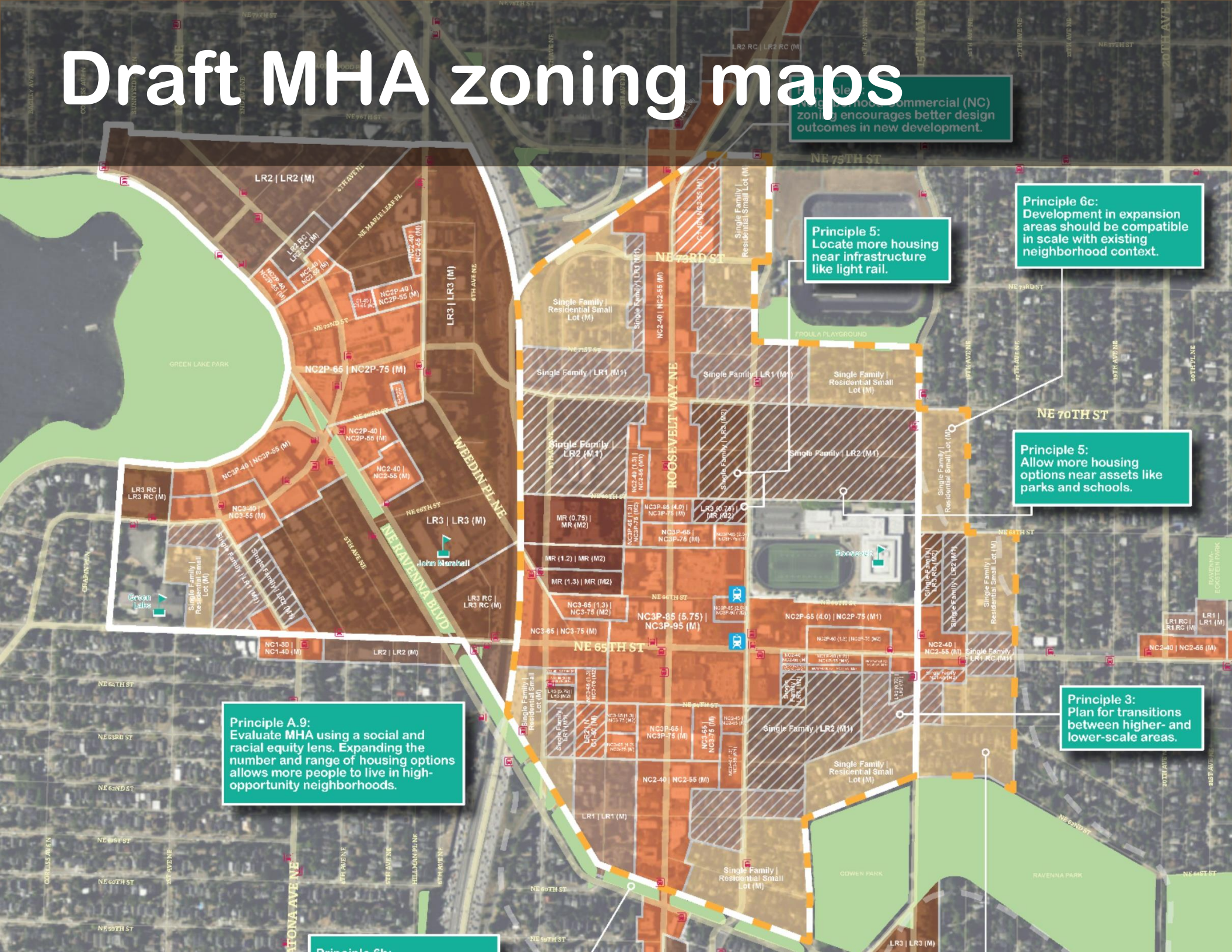


# Reading the MHA maps

Zoning changes to implement MHA



# Draft MHA zoning maps



Principle 4: Neighborhood commercial (NC) zoning encourages better design outcomes in new development.

Principle 5: Locate more housing near infrastructure like light rail.

Principle 6c: Development in expansion areas should be compatible in scale with existing neighborhood context.

Principle 5: Allow more housing options near assets like parks and schools.

Principle A.9: Evaluate MHA using a social and racial equity lens. Expanding the number and range of housing options allows more people to live in high-opportunity neighborhoods.

Principle 3: Plan for transitions between higher- and lower-scale areas.

Principle 5b:



# Map legend



## at the top of the draft zoning map

### 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)** 5-7% of homes must be affordable or a payment of \$7-21 per sq. ft.

**(M1)** 8-10% of homes must be affordable or a payment of \$11-30 per sq. ft.

**(M2)** 9-11% of homes must be affordable or a payment of \$12-33 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 office, 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

# MHA in shaded areas





# existing zoning | draft zoning



FROULA PLAYGROUND

(M1)

Single Family |  
Residential Small  
Lot (M)





# Hatched areas



- Change from one zoning type to another  
**(e.g., Multifamily 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 MHA 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?

# Roosevelt

Draft MHA zoning changes for the  
Roosevelt Urban Village



# Recent planning in Roosevelt



- 2005** Light Rail station location chosen
- 2006** Roosevelt residents updated the neighborhood plan
- 2012** Zoning changes close to the Roosevelt light rail station adopted by City Council
- 2013** Roosevelt green street concept plan adopted
- 2015** Roosevelt Design Guidelines updated



# Emerging issues



- 2014** Mayor Murray assembles the HALA Advisory Committee to address the affordability crisis
- 2015** HALA Advisory Committee recommendations
- 2016** City Council adopts MHA framework legislation
- 2016** Seattle 2035 Comprehensive Plan adopted



# Other ways to participate



## Online dialogue

### HALA.Consider.It

All urban village draft zoning maps online for comment and dialogue.

## Citywide mailing

~ December 2016

## Local meetings & group discussions

City staff will attend to the extent possible.

## 5 community meetings

- **12/3** Bitter Lake (10 a.m.-12 p.m.)
- **12/7** West Seattle
- **12/13** Roosevelt / Ravenna (6-8 p.m.)
- **1/10** First Hill (6-8 p.m.)
- **1/21** Columbia City (10 a.m.-12 p.m.)

## EIS process

- **Feb. 2017** Draft EIS: 45-day comment period
- **May 2017** Final EIS

## 9 Neighborhood Urban Design Workshops

- **10/20** N. Beacon Hill
- **10/29** Roosevelt
- **11/9** Westwood–Highland Park
- **11/15** Crown Hill
- **11/29** Aurora–Licton Springs
- Othello
- Rainier Beach
- South Park
- Wallingford

thank you.

[www.seattle.gov/HALA](http://www.seattle.gov/HALA)

[HALA.Consider.it](http://HALA.Consider.it)



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