City of Seattle Housing Affordability and Livability Agenda

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& Seattle Office of Housing

HELA
HOUSING AFFORDABILITY
AND LIVABILITY AGENDA

Aurora- Licton Springs November 29, 2016
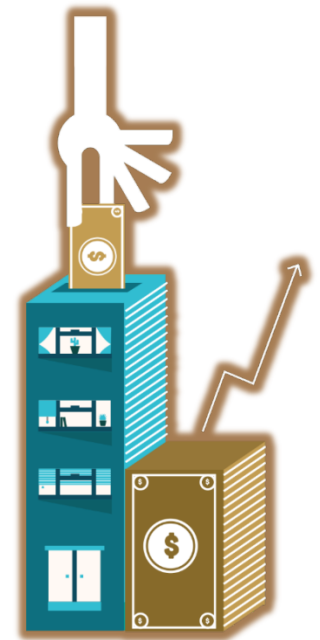
Investing in our communities

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.

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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 ≤ 60% AMI households

- Incentive programs primarily serve 60% to 80% AMI households

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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

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Mandatory Housing Affordability (MHA)

What is MHA and how does it work?

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What is MHA?
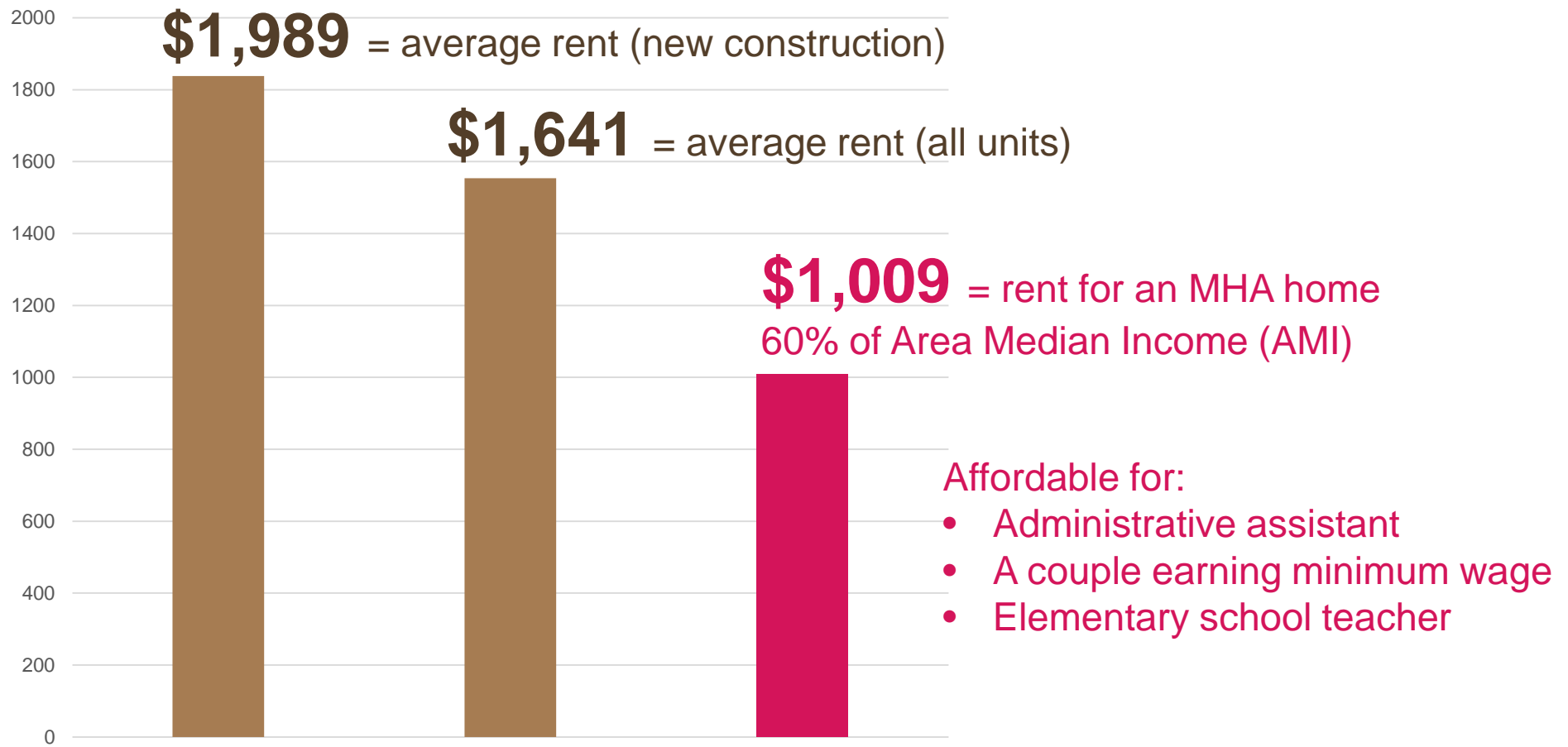
Growth with affordability

- 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)

- Increases housing choices

- A state-approved approach other local cities have used

MHA and affordability

Market Rents and Affordable MHA Rents
one-bedroom unit

$1,989 = average rent (new construction)

$1,641 = average rent (all units)

$1,009 = rent for an MHA home
60% of Area Median Income (AMI)

Affordable for:
- Administrative assistant
- A couple earning minimum wage
- Elementary school teacher

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A citywide program

EXISTING
Voluntary Incentive Zoning for affordable housing (IZ)

PROPOSED
Mandatory Housing Affordability (MHA)
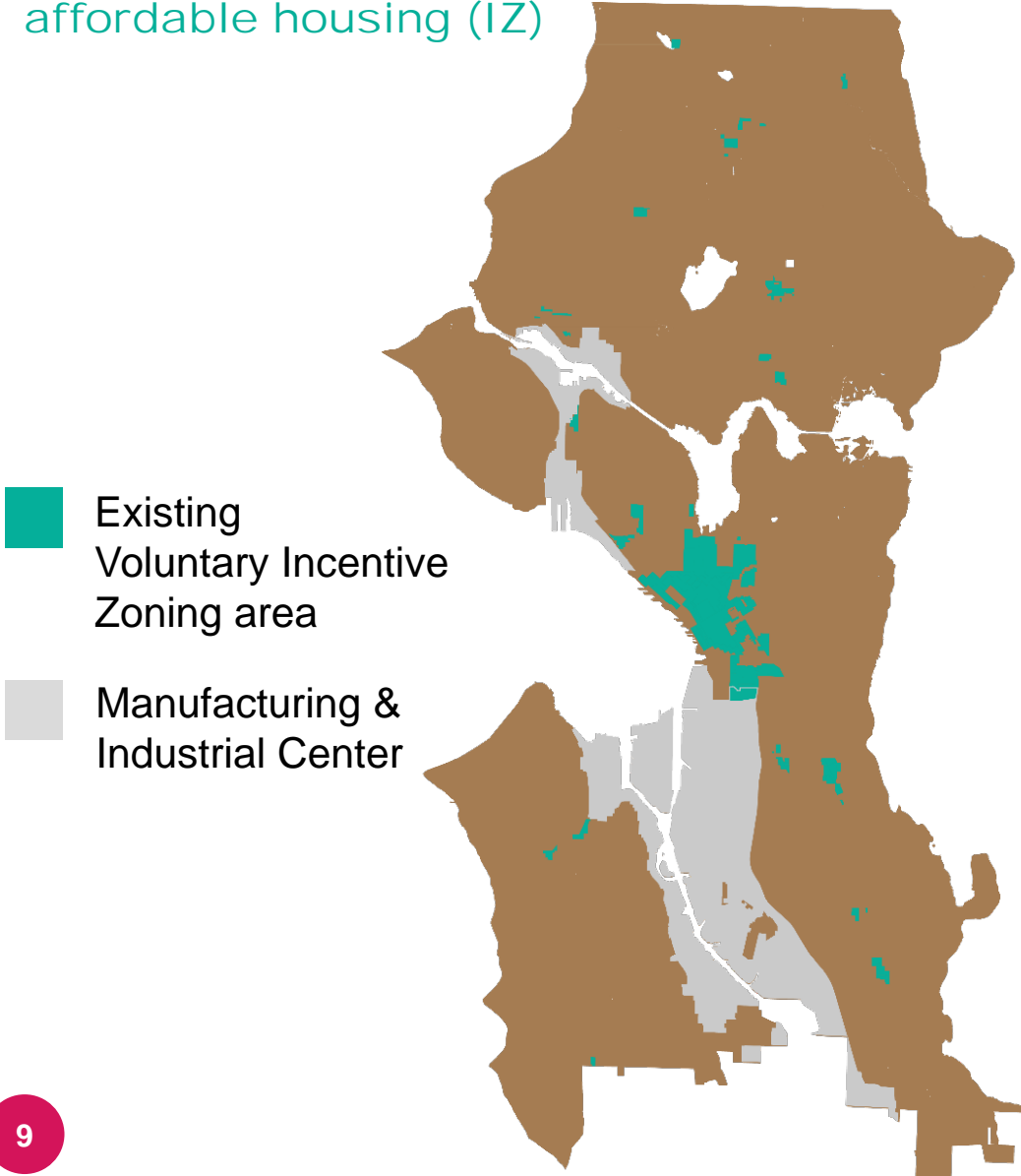
Existing Voluntary Incentive Zoning area

Manufacturing & Industrial Center
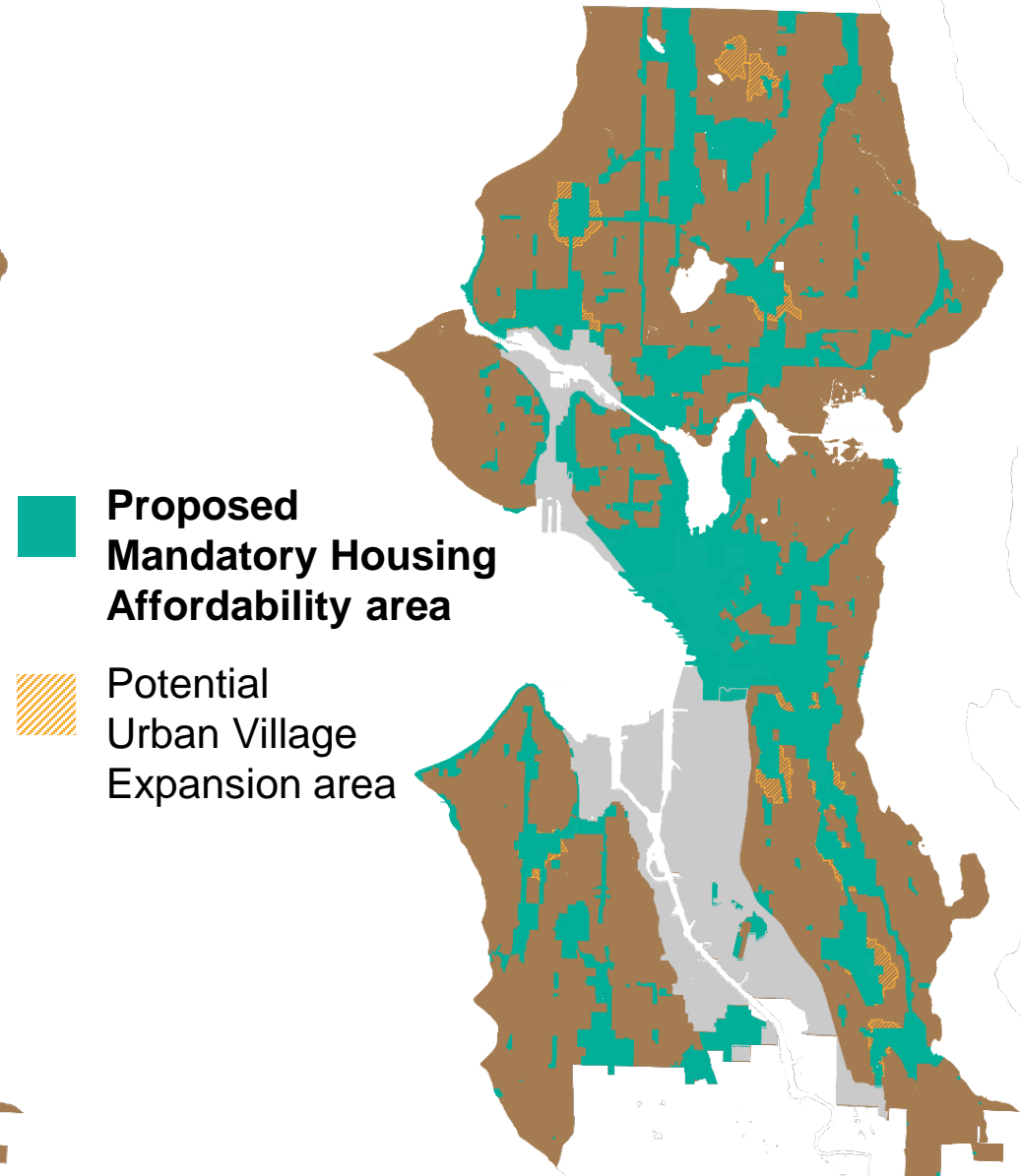
Proposed Mandatory Housing Affordability area

Potential Urban Village Expansion area

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Putting MHA into effect

Zoning and urban village boundary changes

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What is an urban village?

Vibrant local businesses

Transportation options

Amenities & investments


Community gathering places

What is zoning?

Residential Small Lot (RSL)

Lowrise (LR1)

Lowrise (LR3)

Neighborhood Commercial (NC-75)
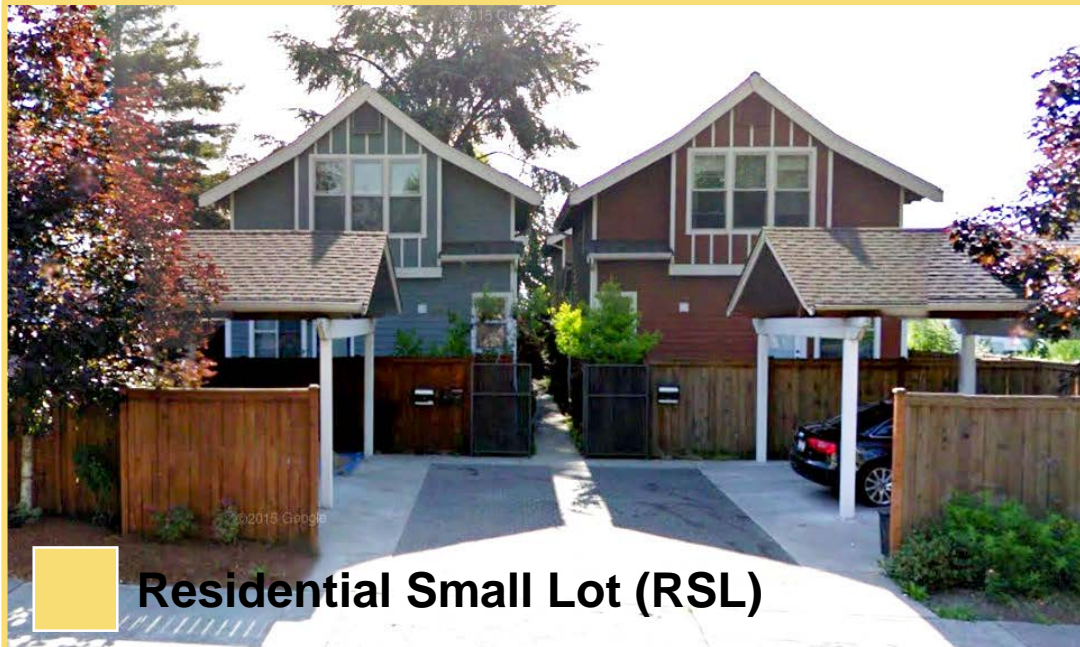
EXISTING LR3

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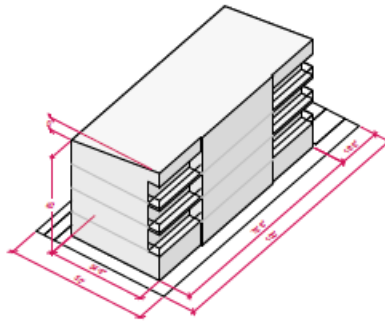
Lot Size	5,000sf
FAR max	x 2.0
Total Allowed GSF	= 10,000
Efficiency Factor	.8
Total NSF	8,000
Average net unit size	800
Total units	10
Parking spaces provided	5

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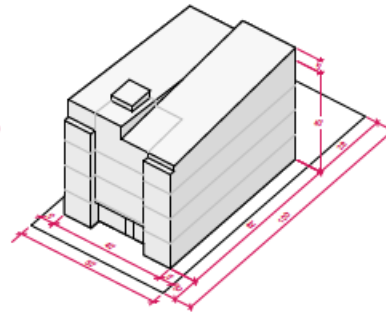
Lot Size	5,000sf
FAR max	x 2.0
Total Allowed GSF	= 10,000
Efficiency Factor	.8
Total NSF	8,000
Average net unit size	800
Total units	10
Parking spaces provided	0

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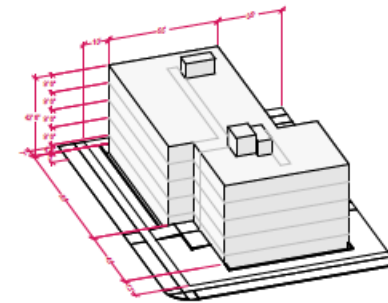
Lot Size	15,000sf
FAR max	x 2.0
Total Allowed GSF	= 30,000
Efficiency Factor	.8
Total NSF	24,000
Area below grade	7,000
Total units	48 (10 below)
Average net unit size	650
Parking spaces provided	12

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
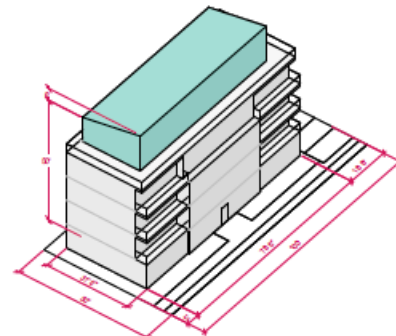
Lot Size	5,000sf
FAR max	x 2.2
Total Allowed GSF	= 10,100
Efficiency Factor	.8
Total NSF	8,800
Average net unit size	650
Total units	14
Parking spaces provided	5
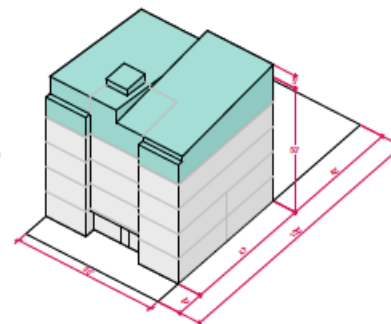
Lot Size	5,000sf
FAR max	x 2.2
Total Allowed GSF	= 10,100
Efficiency Factor	.8
Total NSF	8,800
Average net unit size	650
Total units	14
Parking spaces provided	0
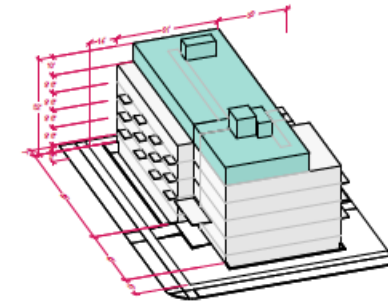
Lot Size	15,000sf
FAR max	x 2.2
Total Allowed GSF	= 33,000
Efficiency Factor	.8
Total NSF	26,400
SF below grade	7,000
Average net unit size	650
Total units	51 (10 below)
Parking spaces provided	12

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MHA zone changes – other

- **Local input and community preference**

- **Urban village boundary expansions**

- **Changes in single-family zoned areas**

– Make Aurora Ave. N more walkable and create a sense of place

– Discourage mini-storage and similar light industrial uses

– Support more local businesses

– Adding more housing in the existing commercial areas makes sense

– Make sure family-sized housing is created

– The neighborhood needs urban design guidelines

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Principles to Guide MHA Implementation

How the MHA Principles inform the draft zoning maps

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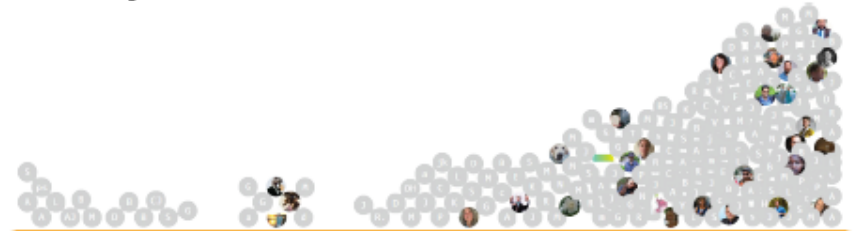HOUSING AFFORDABILITY
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MHA Principles

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 or urban villages to allow more homes near good transit

- Evaluate MHA implementation using a social and racial equity lens

Evaluate MHA with a racial equity lens

Consider questions such as:

Who is <u>not</u> at the table with us right now? <u>Who should be</u>?

- Renters?
- Low-income people?
- Seniors?
- People of color?
- English language learners?
- People experiencing homelessness?

What are the tradeoffs of a given idea or suggestion?

Example:

"Preserve the character of single family zones"

- Does this limit who can live in these areas?
- Where should affordable housing go instead?

What does it mean for social equity to propose greater increases in housing density along arterials?

- Pedestrian safety
- Air quality
- Light and noise
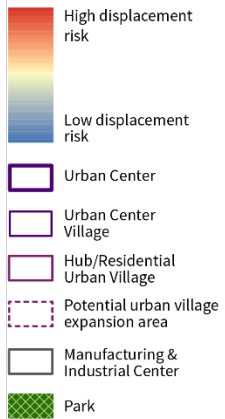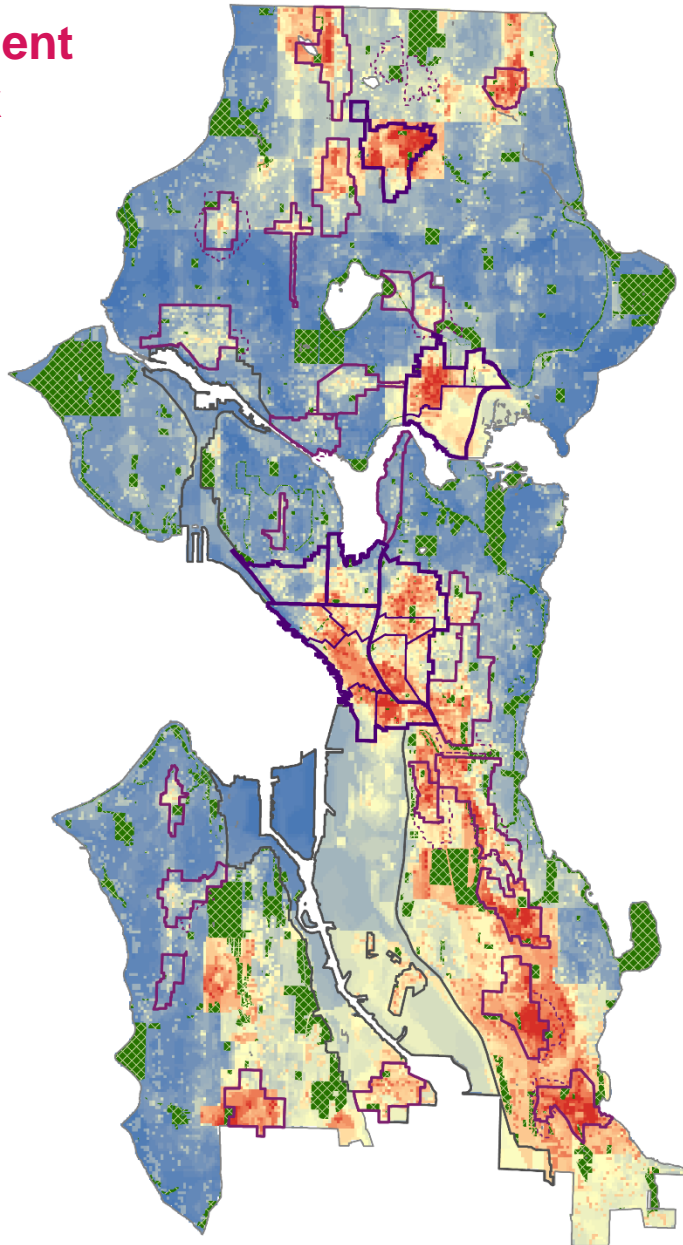- Adjacency to landscaping and green space

When considering various alternatives, what assumptions do we make about people who are different from us?

- Renters
- Homeowners
- Low-income individuals
- Tech workers
- People who have recently moved to the area
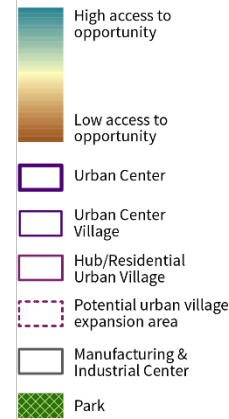- Longtime residents
- Millennials

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Evaluate MHA with a racial equity lens

Displacement Risk Index

High displacement risk

Low displacement risk

Urban Center

Urban Center Village

Hub/Residential Urban Village

Potential urban village expansion area

Manufacturing & Industrial Center

Park

Access to Opportunity Index

High access to opportunity

Low access to opportunity

Urban Center

Urban Center Village

Hub/Residential Urban Village

Potential urban village expansion area

Manufacturing & Industrial Center

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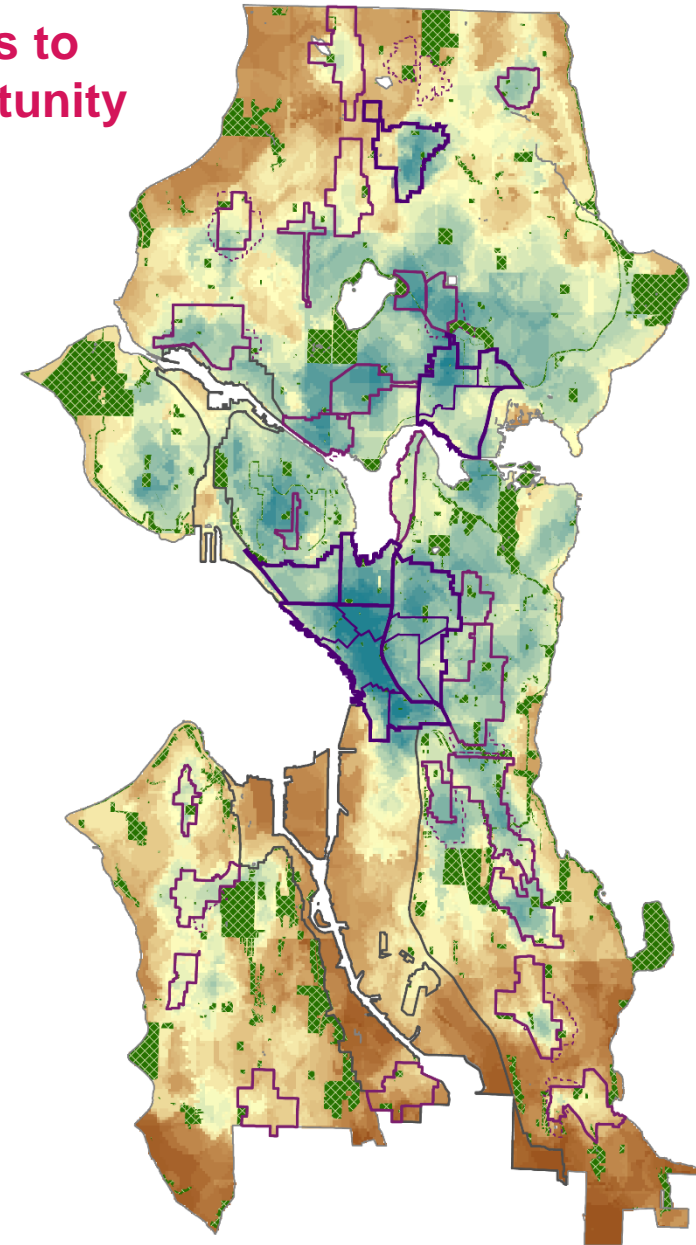
Encourage a wide variety of housing sizes, including family-sized homes.

Crown Hill survey: Protect/retain existing single family housing areas.

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Principle: Transitions

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

Survey: Focus density on arterials and build there first.

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

Survey: Support for adding green space, and transit connections to especially to Northgate

Principle: Neighborhood Urban Design

Consider local urban design priorities when making zoning changes.
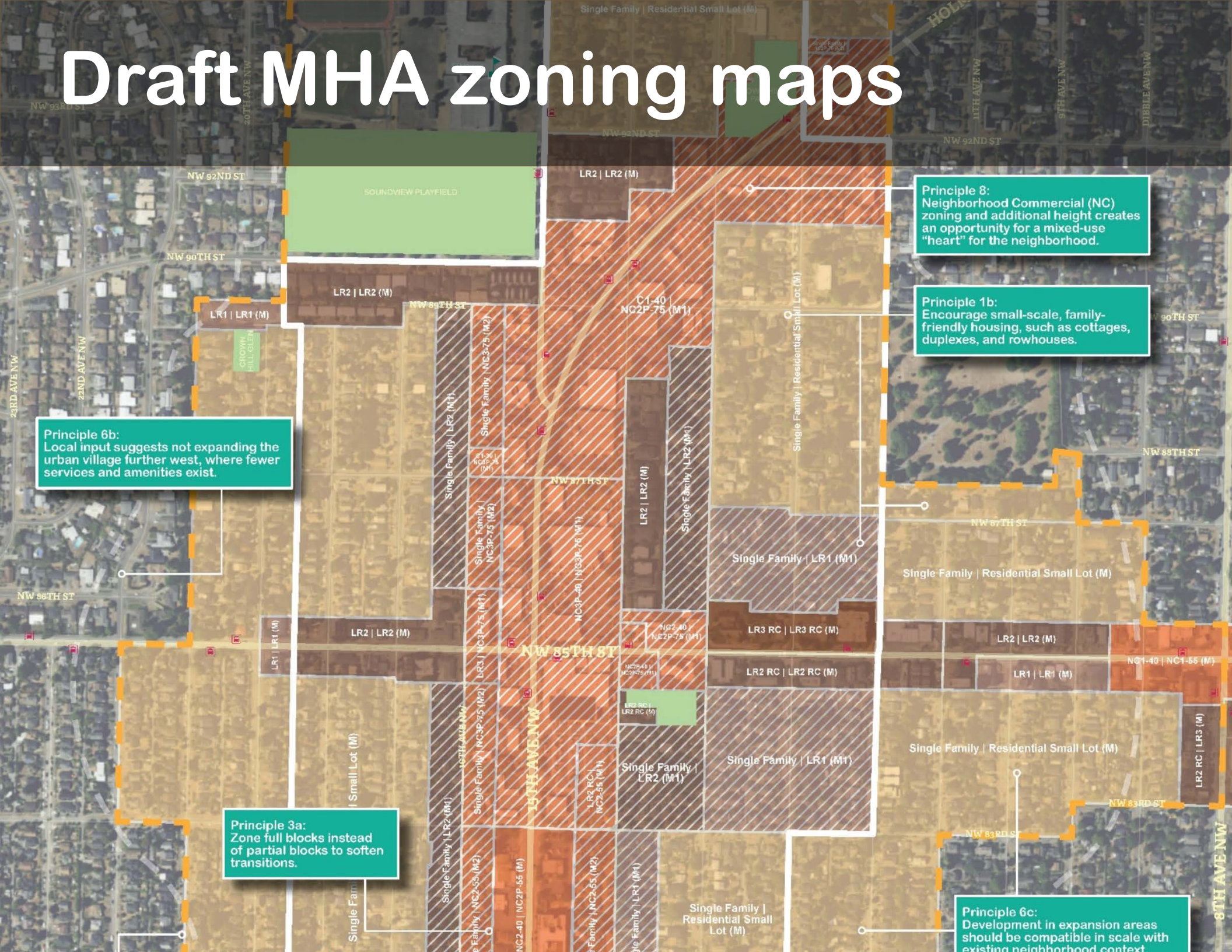

Survey: Support for safer sidewalks, and a vibrant business center

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Reading the MHA maps

Zoning changes to implement MHA

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Draft MHA zoning maps

SOUNDVIEW PLAYFIELD

Principle 8:
Neighborhood Commercial (NC) zoning and additional height creates an opportunity for a mixed-use "heart" for the neighborhood.

Principle 1b:
Encourage small-scale, family-friendly housing, such as cottages, duplexes, and rowhouses.

Principle 6b:
Local input suggests not expanding the urban village further west, where fewer services and amenities exist.

Principle 3a:
Zone full blocks instead of partial blocks to soften transitions.

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

LR2 | LR2 (M)
LR2 | LR2 (M)
LR1 | LR1 (M)
C1-40 | NC2P-75 (M1)
Single Family | Residential Small Lot (M)
Single Family | LR2 (M1)
Single Family | NC3P-75 (M2)
Single Family | LR2 (M1)
LR2 | LR2
C1-20 | NC3P-75 (M1)
NC3P-40 | NC3P-75 (M1)
Single Family | LR1 (M1)
Single Family | Residential Small Lot (M)
NW 87TH ST
LR3 RC | LR3 RC (M)
NC2-40 | NC2P-75 (M1)
LR2 RC | LR2 RC (M)
Single Family | Residential Small Lot (M)
LR1 | LR1 (M)
LR2 | LR2 (M)
NC1-40 | NC1-55 (M)
LR1 | LR1 (M)
LR2 | LR2 (M)
NW 85TH ST
LR2 RC | LR2 RC (M)
Single Family | LR2 (M1)
Single Family | LR1 (M1)
LR2 RC | LR3 (M)
Single Family | LR2 (M1)
Single Family | NC3P-75 (M2)
Single Family | NC2-55 (M2)
Single Family | NC2-40 | NC2P-55 (M)
Single Family | NC2-55 (M2)
Single Family | LR1 (M1)
Single Family | Residential Small Lot (M)
NW 92ND ST
NW 90TH ST
NW 89TH ST
NW 86TH ST
CROWN HILL GLEN

Where MHA applies

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)

What do zoning changes mean?

Zoning does not require someone to change or develop their property

Establishes rule for the scale of buildings and the uses that can occur on a site, when redevelopment occurs

Residential Small Lot (RSL)

5,000 sq ft lot

1 existing home plus 1 new home

1 unit or $22K for aff. housing
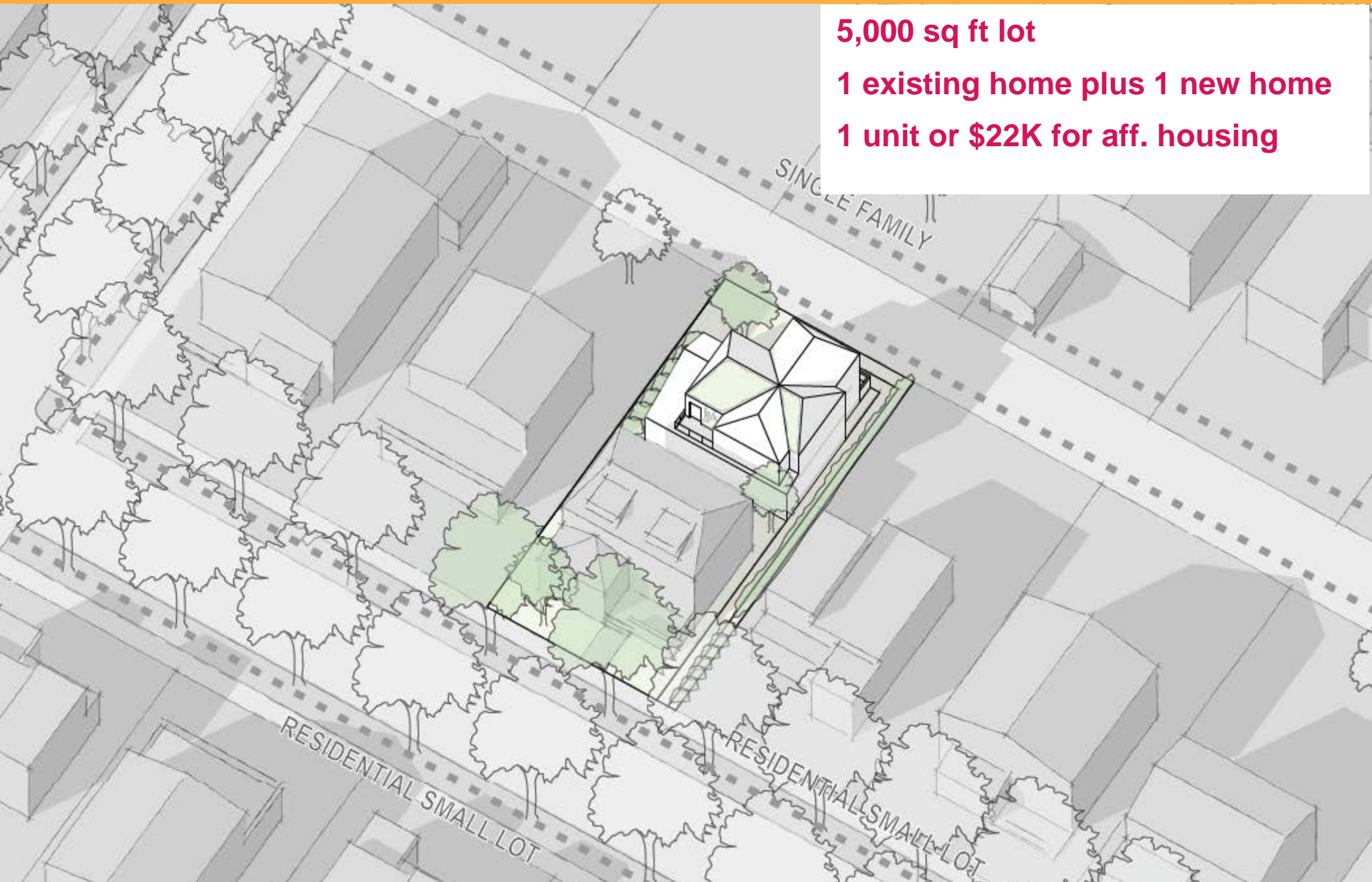
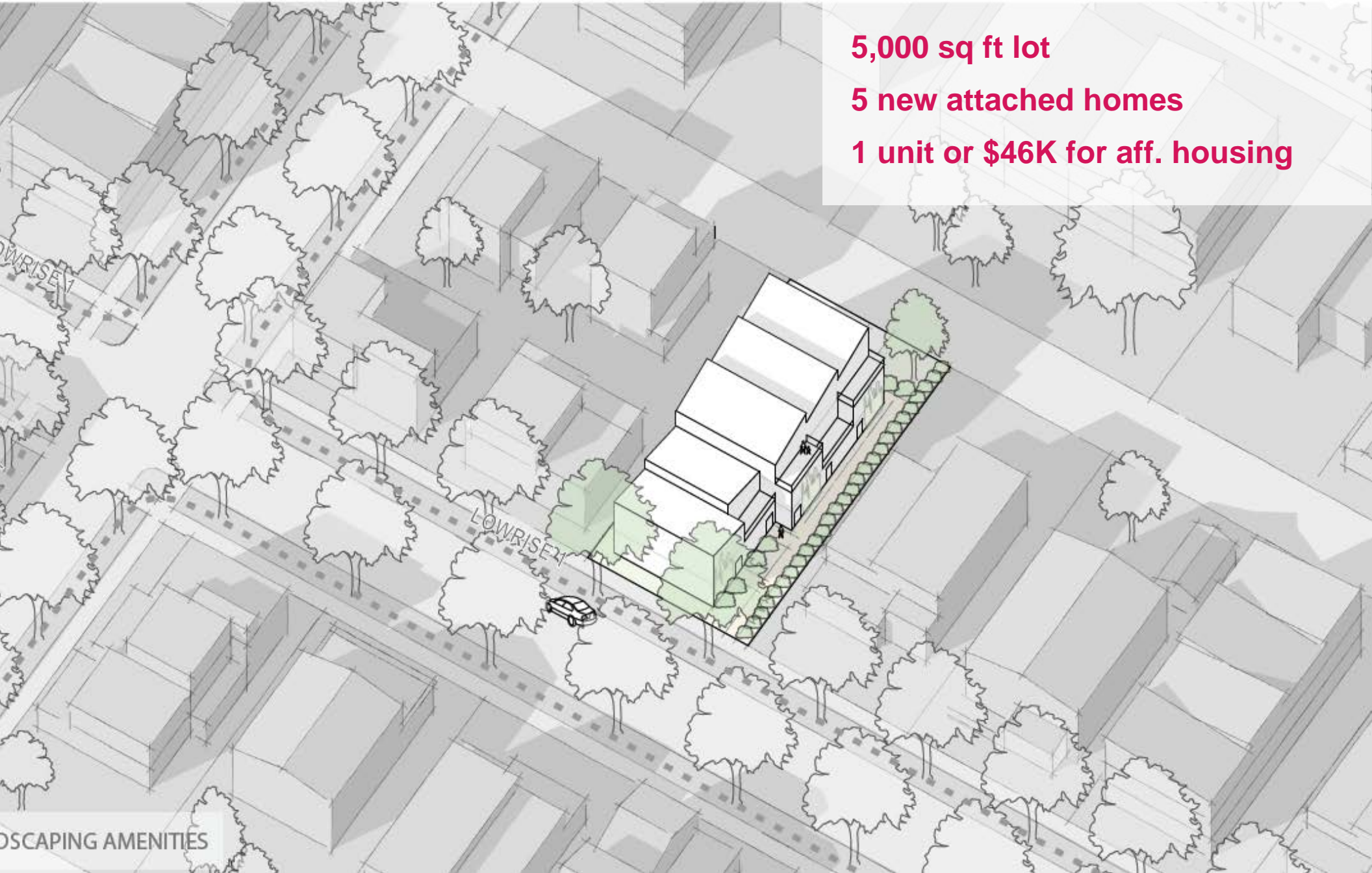# Lowrise 1 (LR1)

5,000 sq ft lot

5 new attached homes
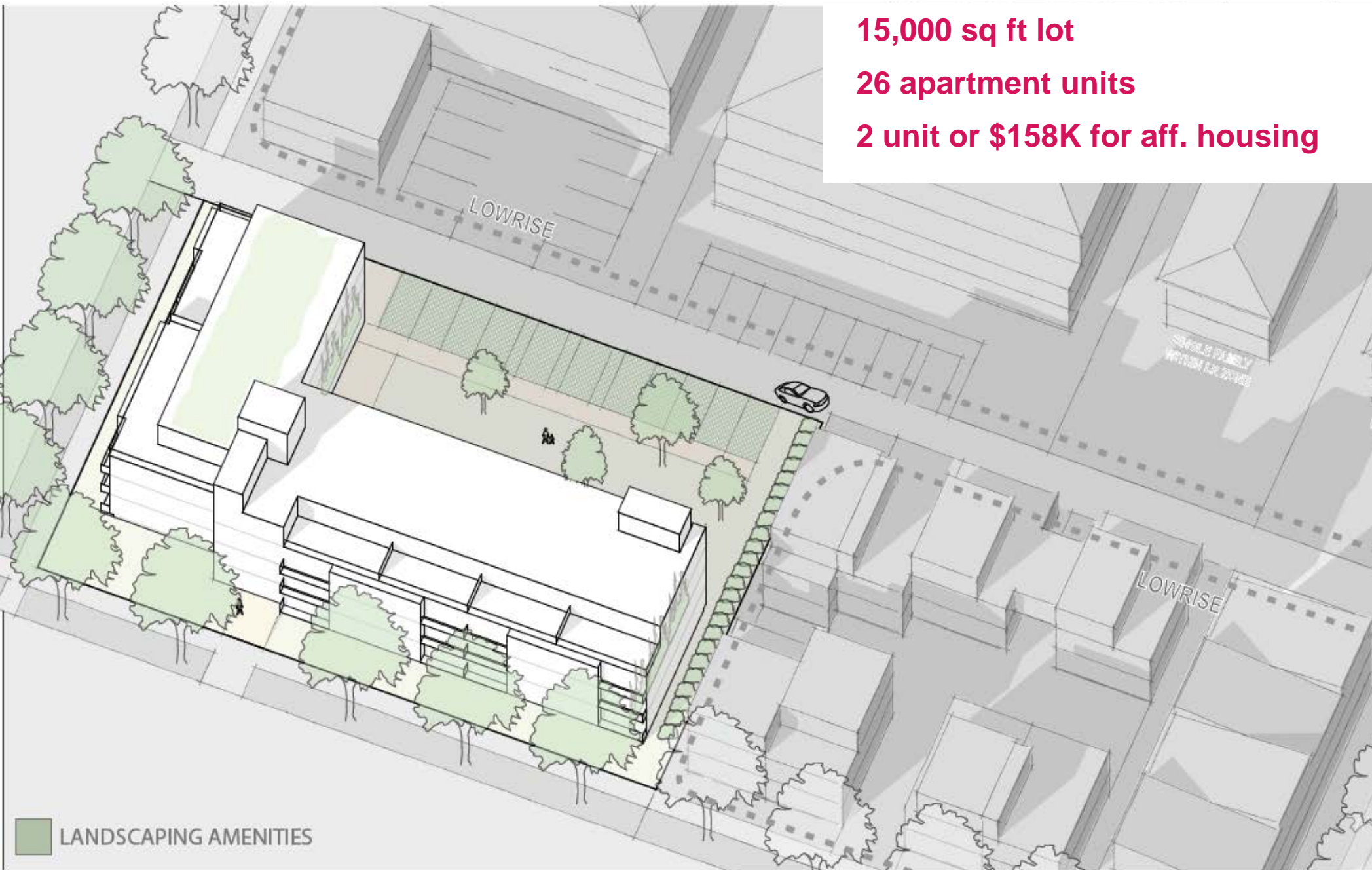
1 unit or $46K for aff. housing

Lowrise 2 (LR2)

15,000 sq ft lot

26 apartment units

2 unit or $158K for aff. housing

LOWRISE

LOWRISE

LANDSCAPING AMENITIES

Lowrise 3 (LR3)

15,000 sq ft lot

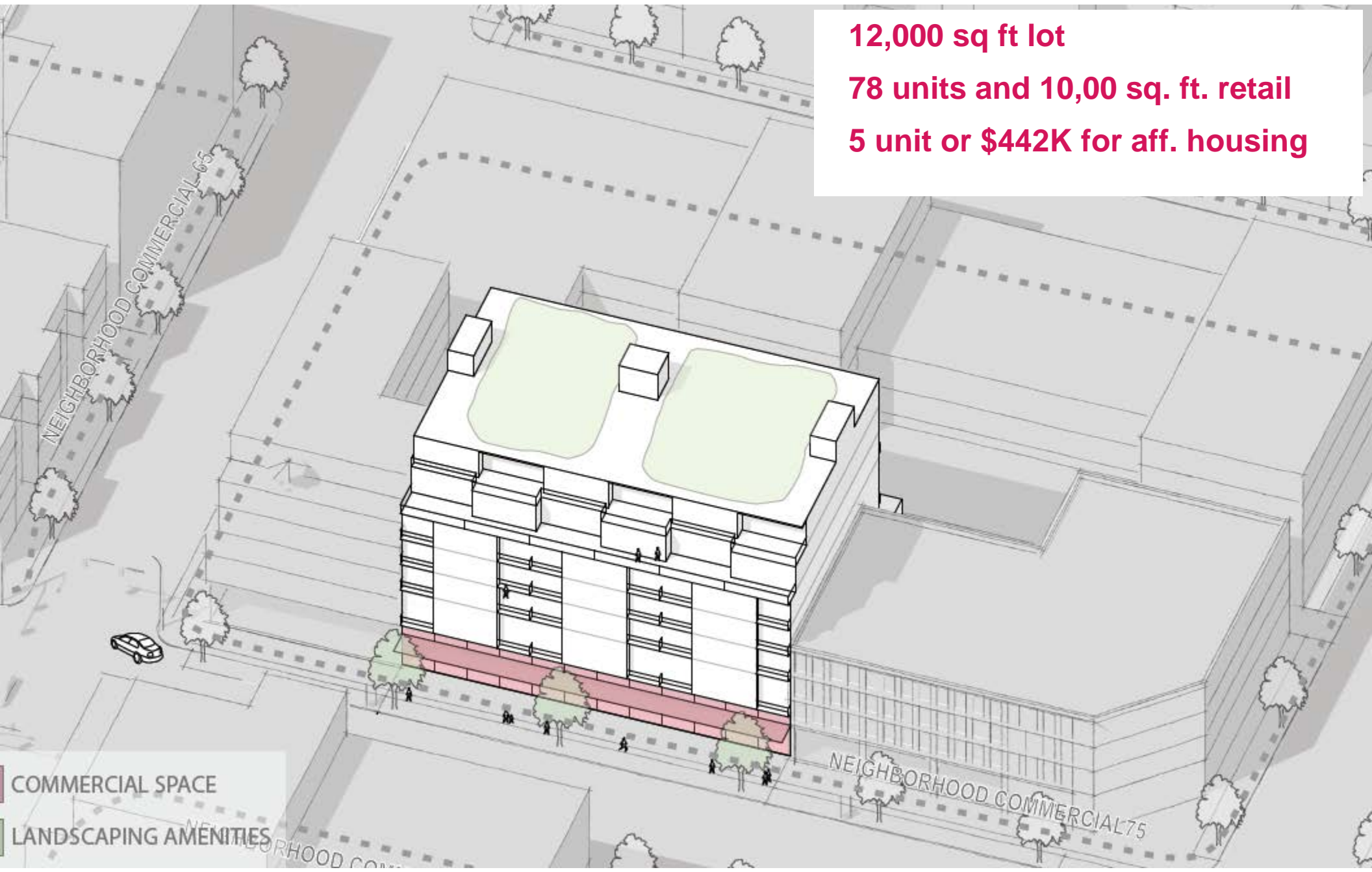**51 apartment units**

3 units or $280K for aff. housing

LOWRISE 3

LOWRISE 3

LOWRISE 1

NDSCAPING AMENITIES

12,000 sq ft lot

78 units and 10,00 sq. ft. retail

5 unit or $442K for aff. housing

COMMERCIAL SPACE

LANDSCAPING AMENITIES

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:
- Are the Residential Small Lot (RSL) and Lowrise (LR) zones 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**?

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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

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