

City of Seattle Housing Affordability and Livability Agenda

Sara Maxana, Geoff Wentlandt, Vera Giampietro,
Seattle Office of Planning and Community Development



Crown Hill
November 15, 2016

Investing in our communities



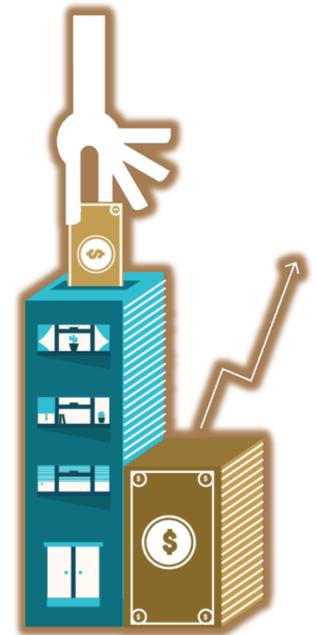
Seattle's housing reality



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.

The HALA goal

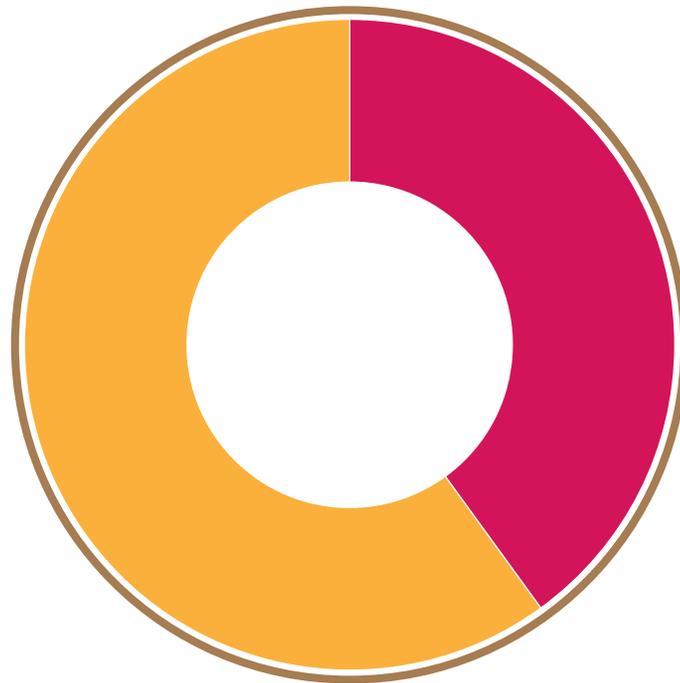


In the next 10 years:

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

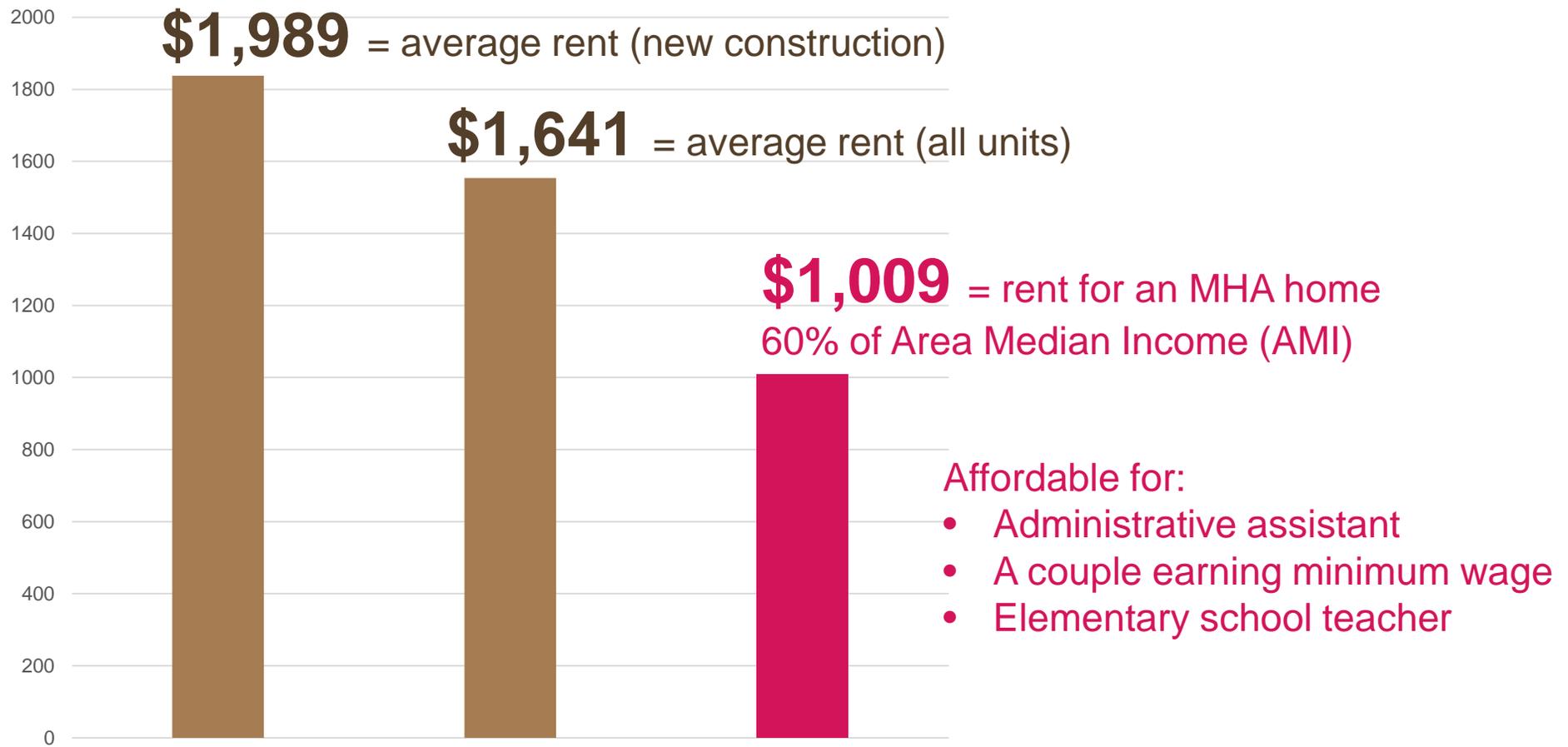
- All new multifamily and commercial development must either build or pay into a fund for affordable housing
- Provides additional development capacity to partially offset the cost of these requirements (zoning changes)
- Increases housing choices
- A state-approved approach other local cities have used



MHA and affordability



Market Rents and Affordable MHA Rents one-bedroom unit



A citywide program



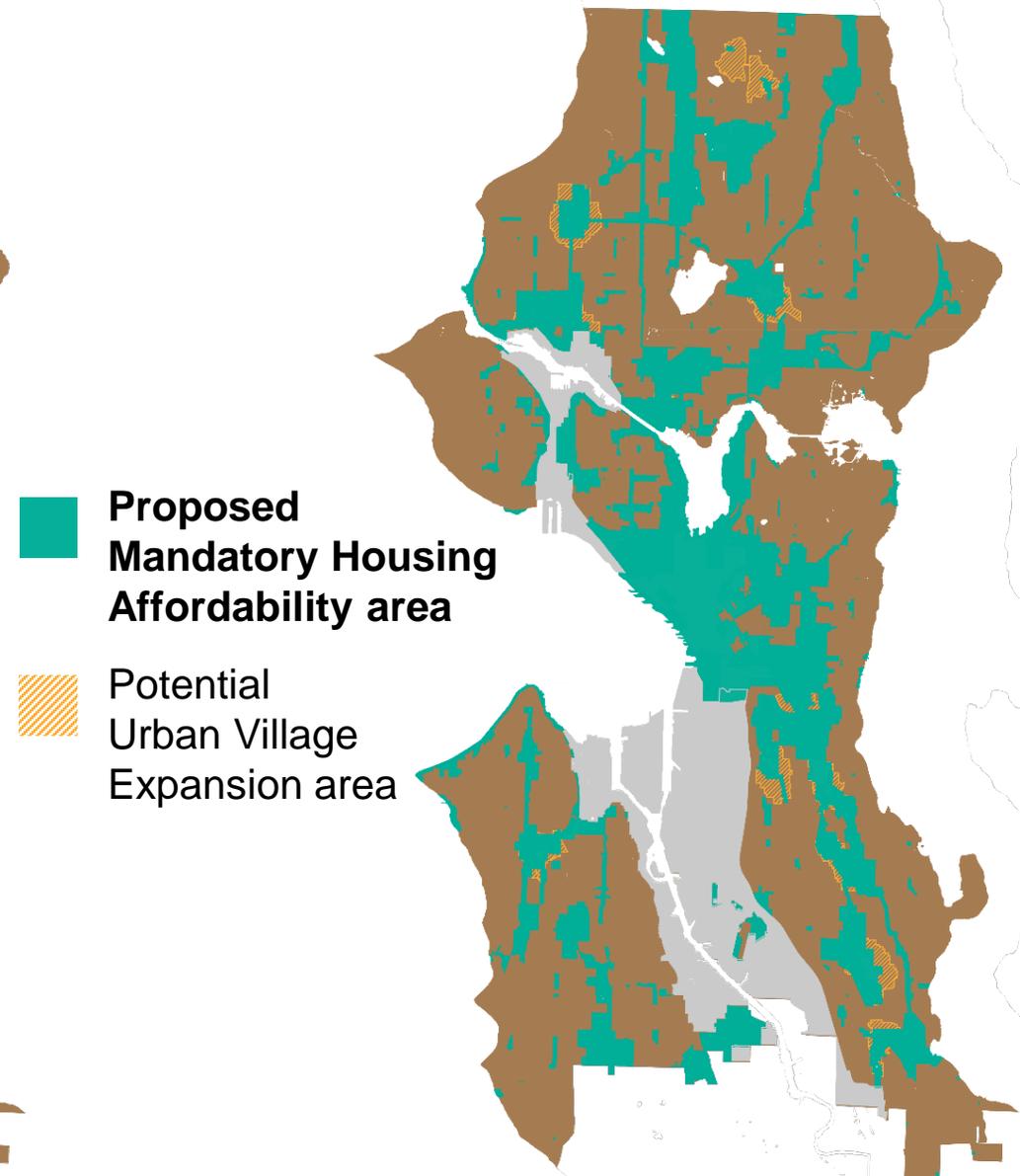
EXISTING

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

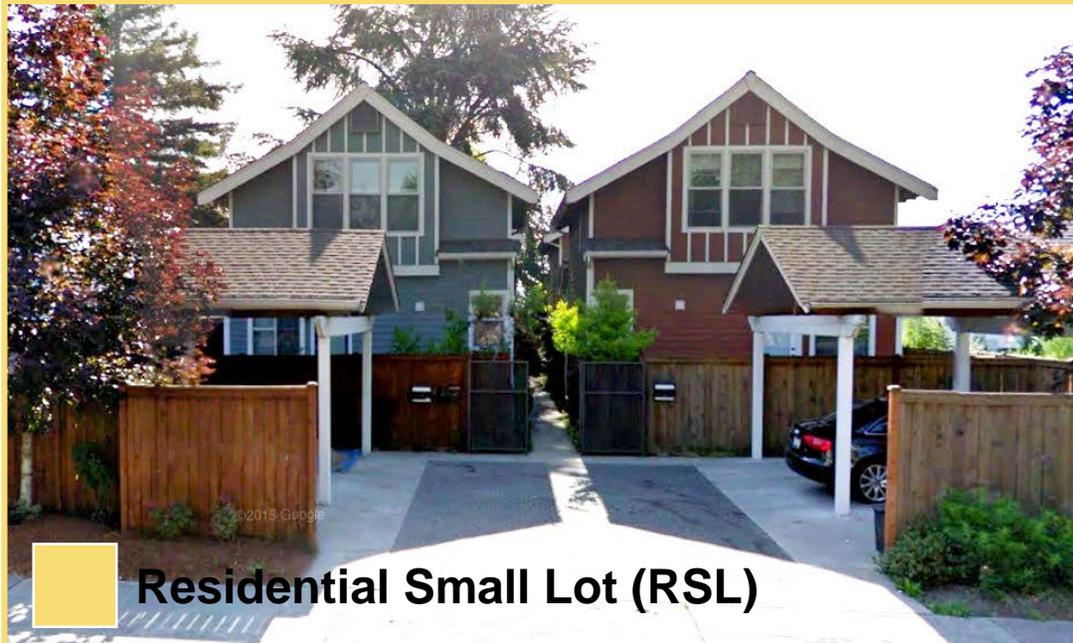


Amenities & investments



Community gathering places

What is zoning?



MHA zone changes – typical

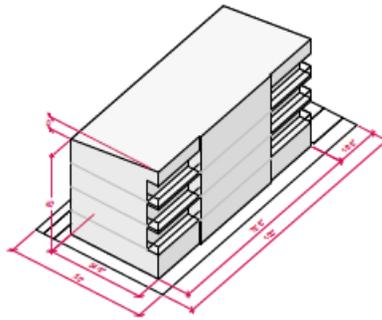


EXISTING LR3

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

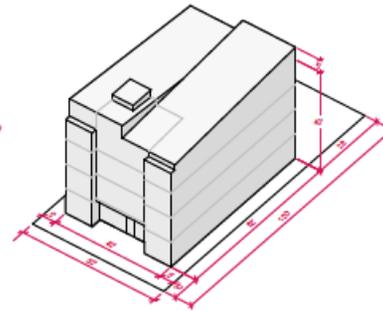
* FAR = Floor Area Ratio

RENTAL APARTMENTS - IN TRANSITION - SMALL INFILL SITE



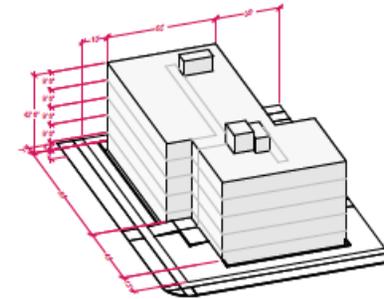
Lot Size	5,000sf
FAR max	x 2.0
Total Allowed GSF	= 10,000
Efficiency Factor	.8
Total NSF	8,000
Average net unit size	800
Total units	10
Parking spaces provided	5

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

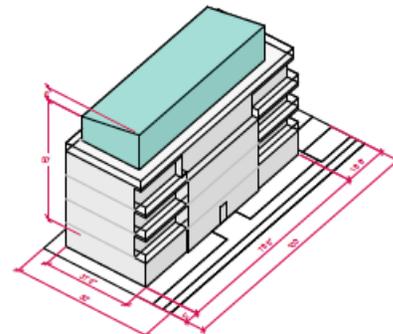
RENTAL APARTMENTS - MULTIFAMILY AREA- LARGE INFILL SITE



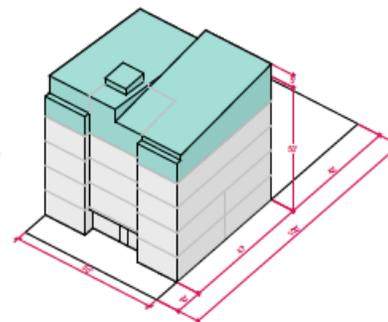
Lot Size	15,000sf
FAR max	x 2.0
Total Allowed GSF	= 30,000
Efficiency Factor	.8
Total NSF	24,000
Area below grade	7,000
Total units	48 (10 below)
Average net unit size	650
Parking spaces provided	12

PROPOSED MHA LR3

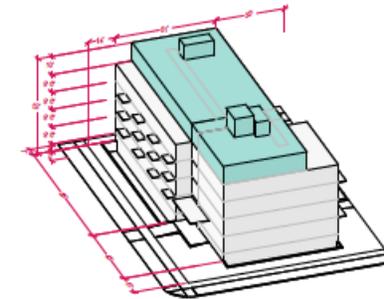
Height Limit	50'
FAR max	2.2
Setbacks	
Front	5' min
Rear	10' w Alley, 15' w/o
Sides	5' if bldg less than 40' in length or 7' average, 5' min.
Parking	1 per unit; No min in Urban Villages



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



- Local input and community preference
- Urban village boundary expansions
- Changes in single-family zoned areas



Local Input: Crown Hill Community Survey



- **By the Crown Hill Committee for Smart Growth**
 - 575 respondents (61% in the urban village or expansion area)
 - Support for committee recommendations:
 - A desire for neighborhood scale planning
 - Additional density should be tied to infrastructure upgrades
 - Build on arterials first
 - Infrastructure Priorities
 - Police response
 - Faster bus service
 - Sidewalks north of 85th
 - Traffic calming on side streets

Principles to Guide MHA Implementation

How the MHA Principles inform the draft
zoning maps

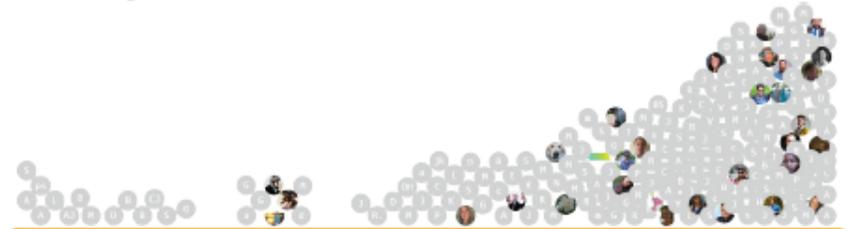
MHA Principles



Based on community input

Online

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



**Focus Groups &
Community Meetings**

Core principles



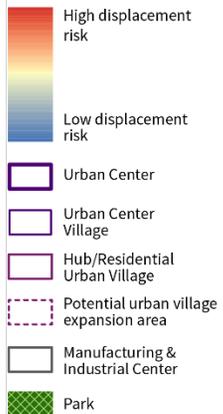
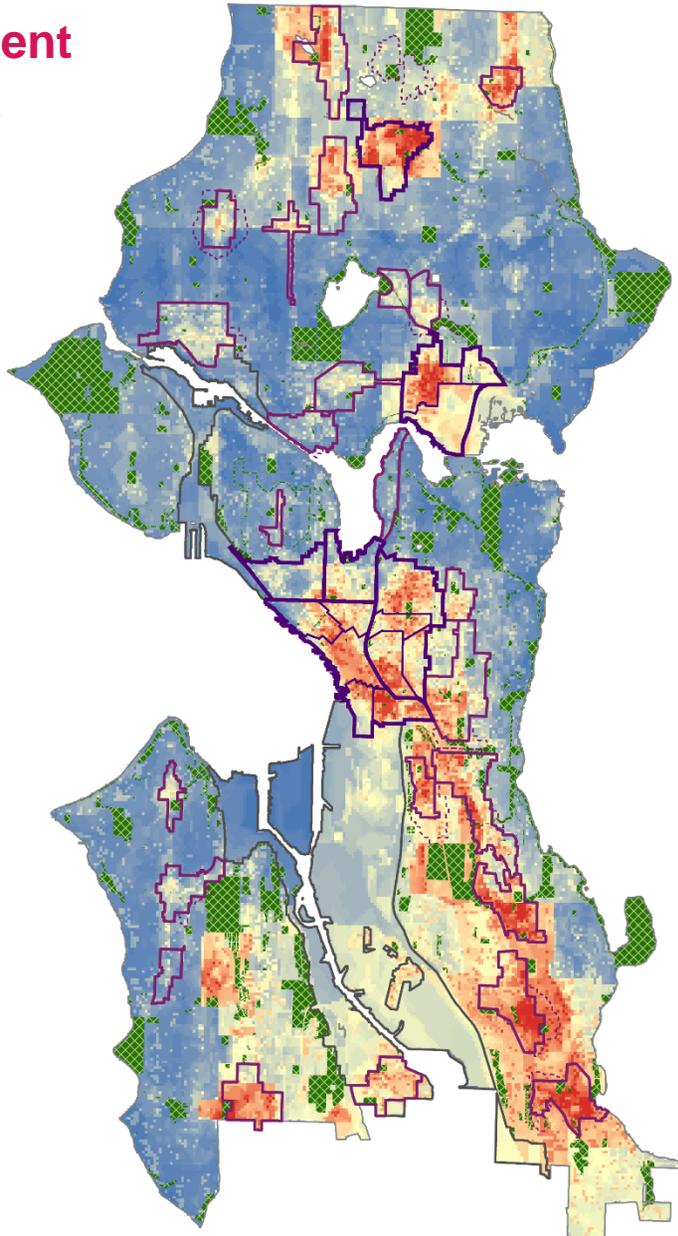
- MHA goal is at least 6,000 affordable homes in the next 10 years
- Create affordable housing opportunities throughout the city
- Expand housing options in existing single-family zones within urban villages
- Expand the boundaries of urban villages to allow more homes near good transit
- Evaluate MHA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



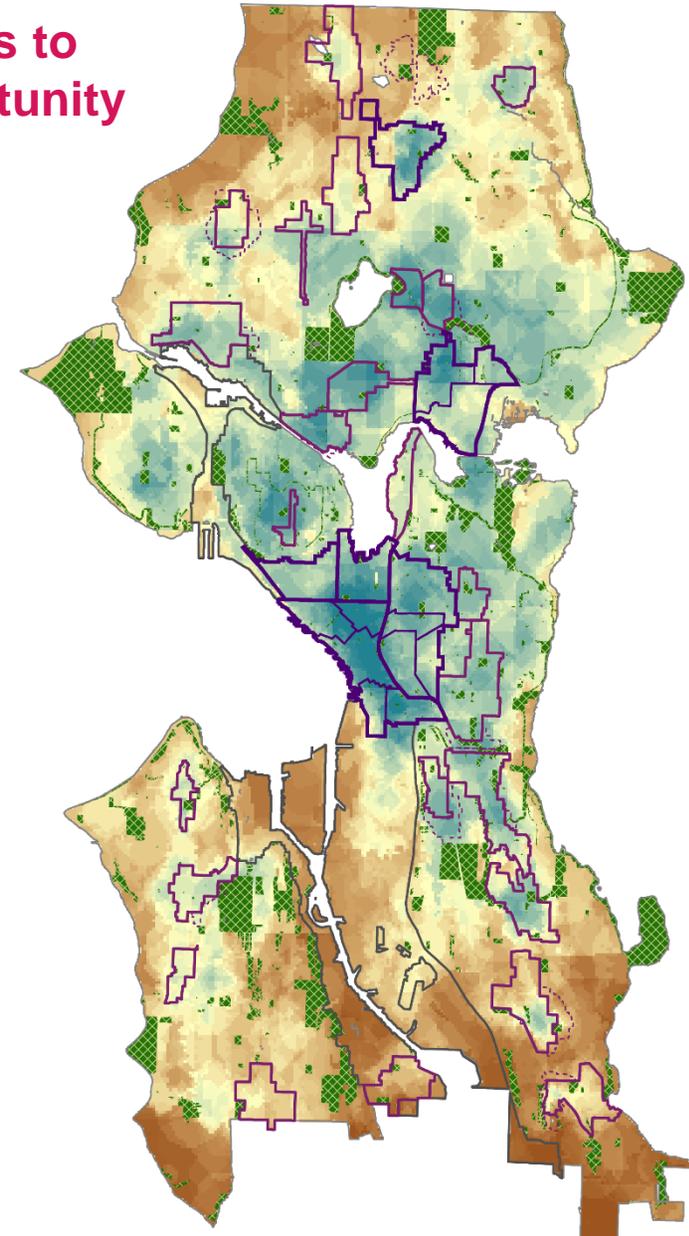
Evaluate MHA with a racial equity lens



Displacement Risk Index



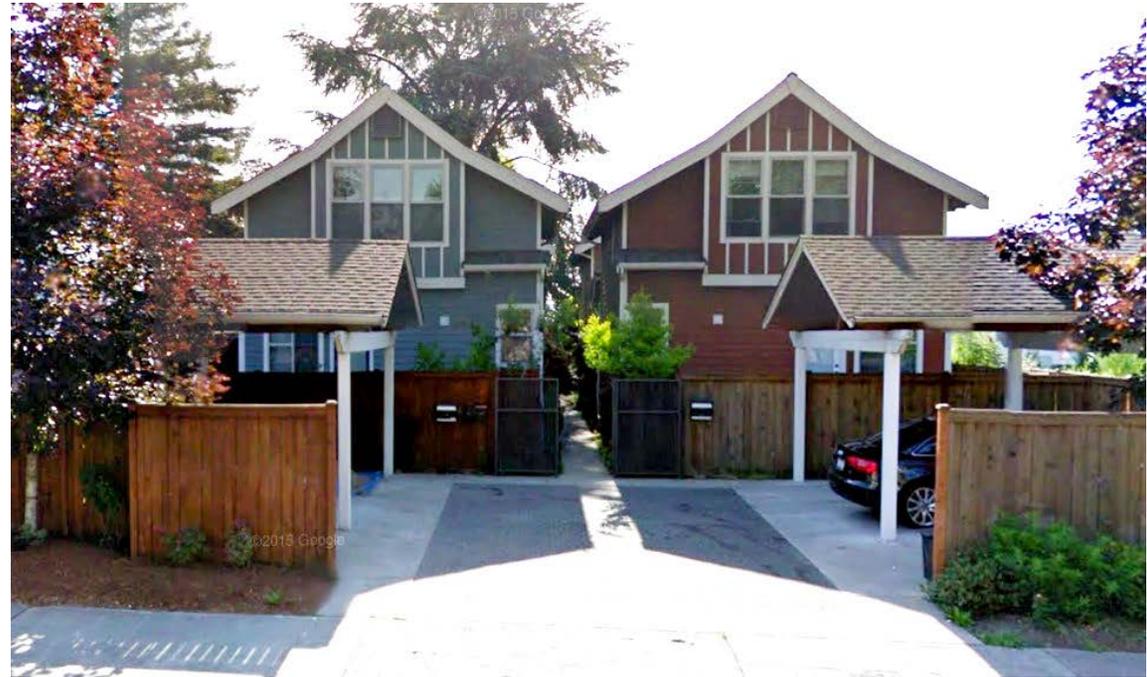
Access to Opportunity Index



Principle: Housing Options



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



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

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.

Principle: Assets and Infrastructure



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.



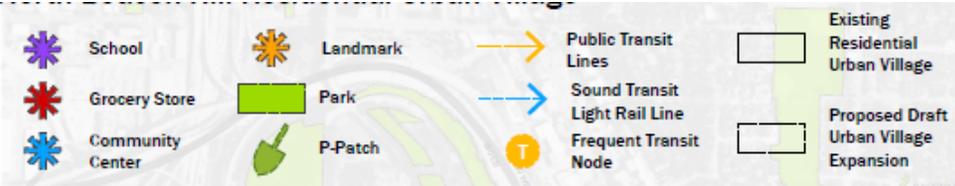
Survey: Support for safer sidewalks, and a vibrant business center

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

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

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**)



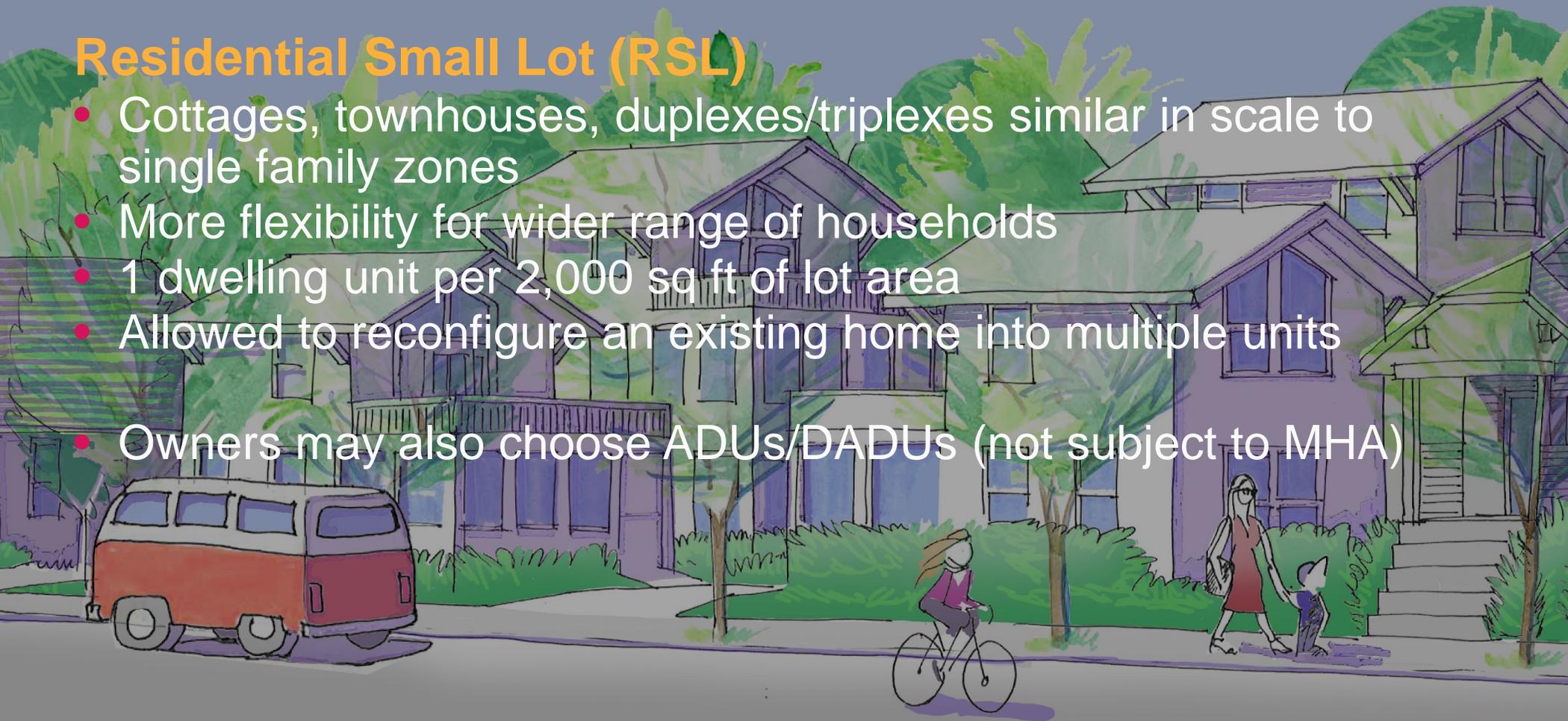
What do zoning changes mean?



Zoning does not require someone to change or develop their property

Residential Small Lot (RSL)

- Cottages, townhouses, duplexes/triplexes similar in scale to single family zones
- More flexibility for wider range of households
- 1 dwelling unit per 2,000 sq ft of lot area
- Allowed to reconfigure an existing home into multiple units
- Owners may also choose ADUs/DADUs (not subject to MHA)



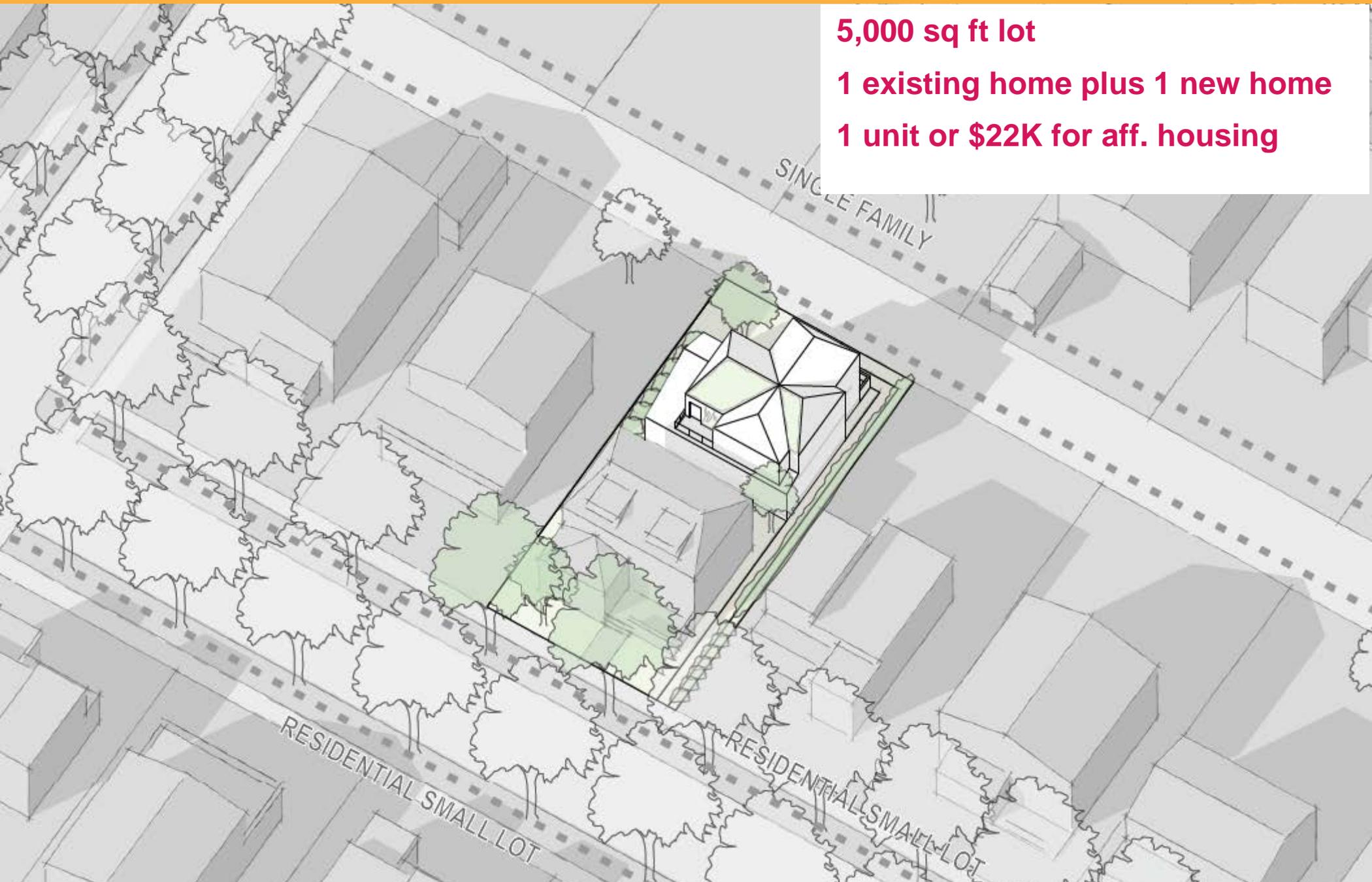
Residential Small Lot (RSL)



5,000 sq ft lot

1 existing home plus 1 new home

1 unit or \$22K for aff. housing



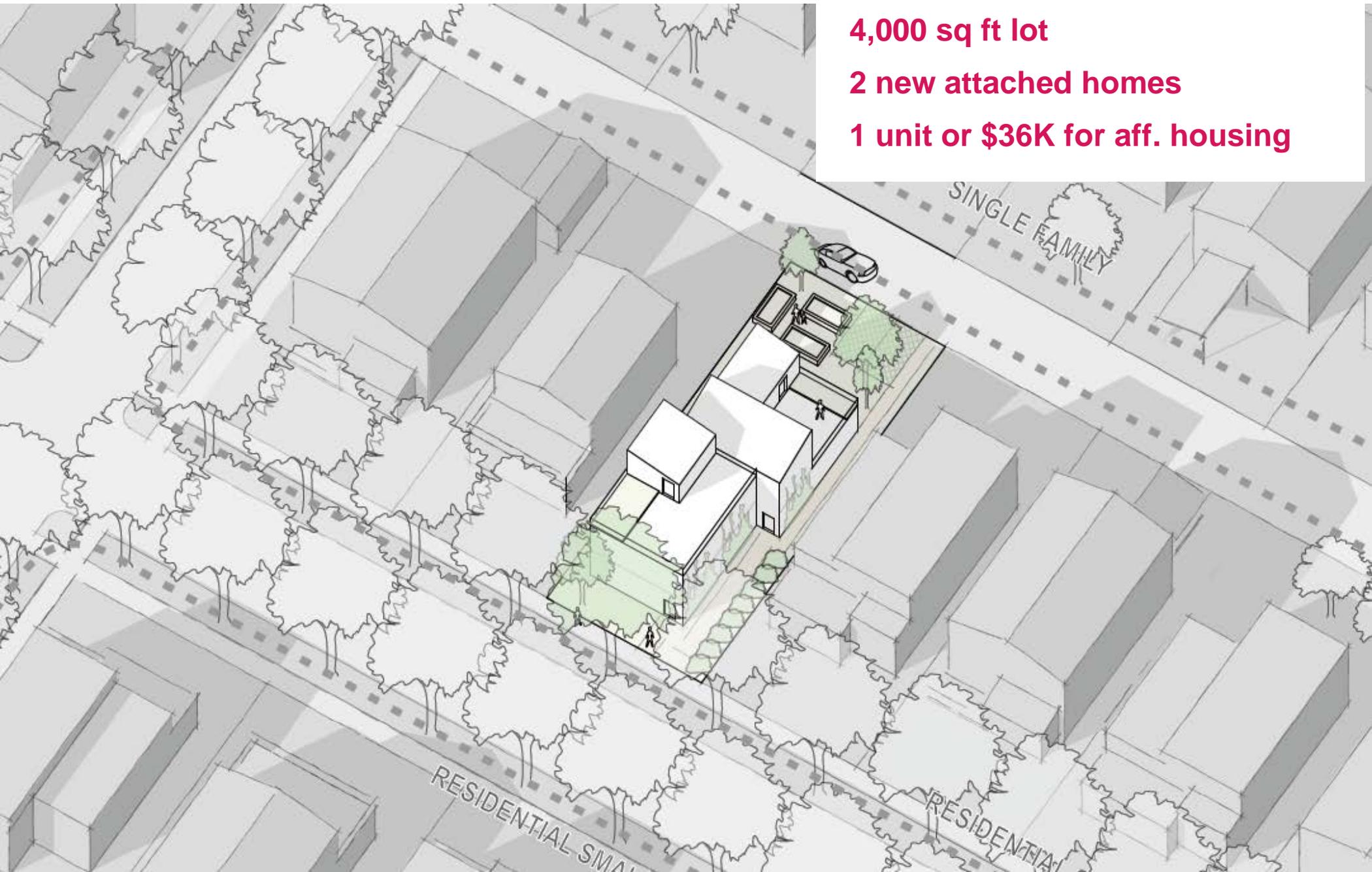
Residential Small Lot (RSL)



4,000 sq ft lot

2 new attached homes

1 unit or \$36K for aff. housing



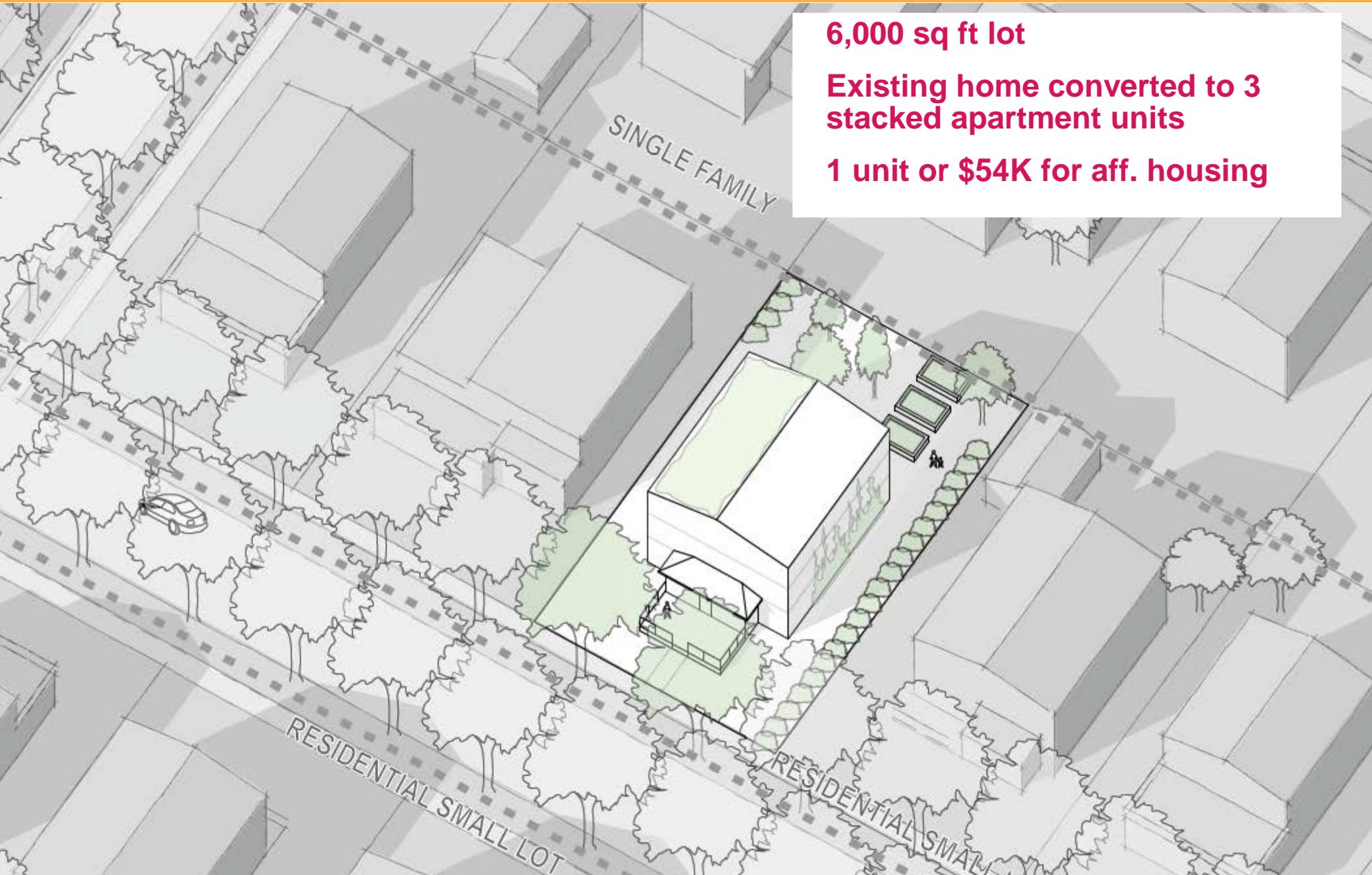
Residential Small Lot (RSL)



6,000 sq ft lot

Existing home converted to 3 stacked apartment units

1 unit or \$54K for aff. housing



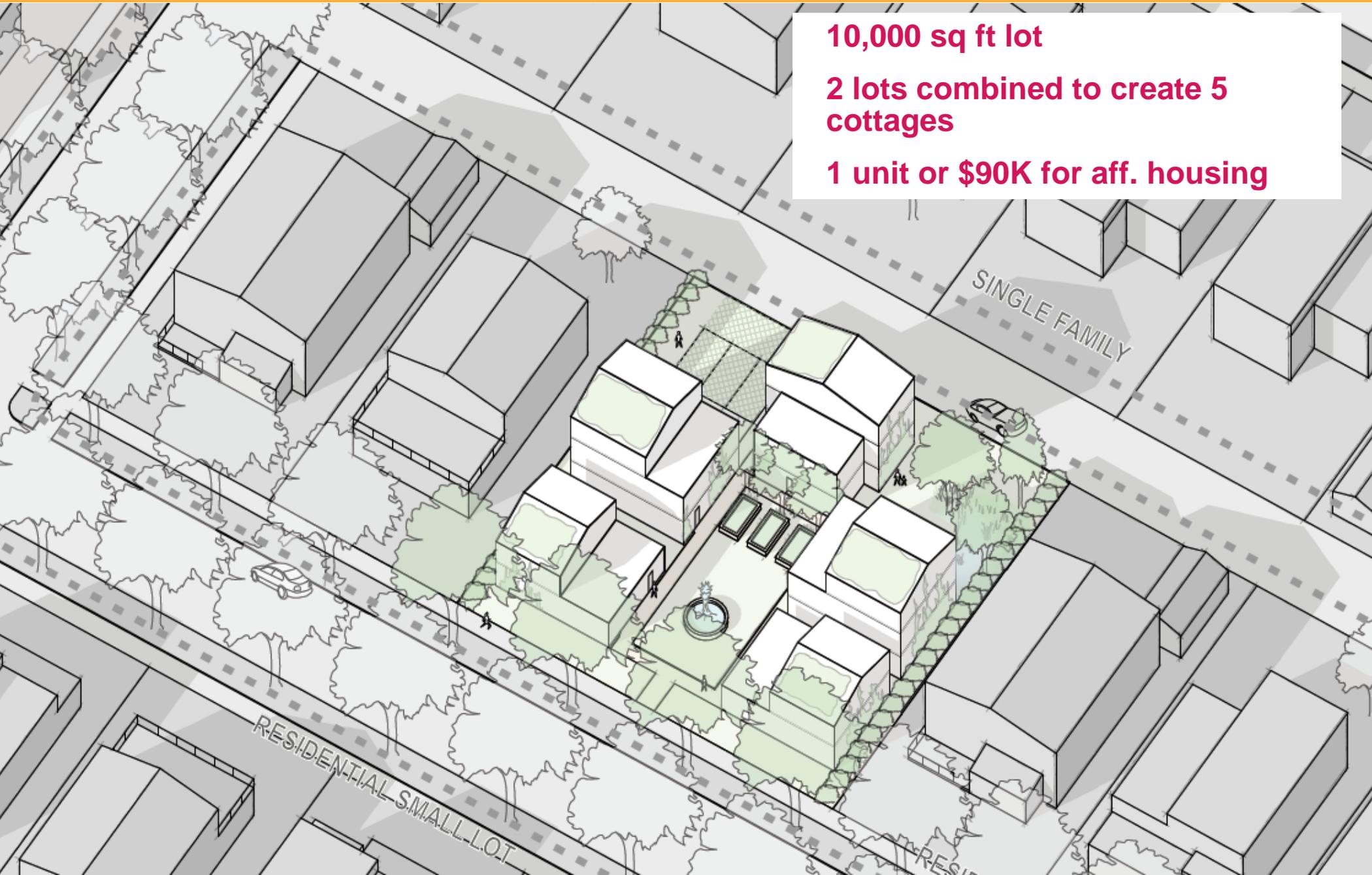
Residential Small Lot (RSL)



10,000 sq ft lot

2 lots combined to create 5 cottages

1 unit or \$90K for aff. housing



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**?

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

HALA.Consider.it



HOUSING AFFORDABILITY
AND LIVABILITY AGENDA