

# City of Seattle Housing Affordability and Livability Agenda

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Seattle Office of Planning and Community Development  
& Seattle Office of Housing



Othello  
January 19, 2017

# 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

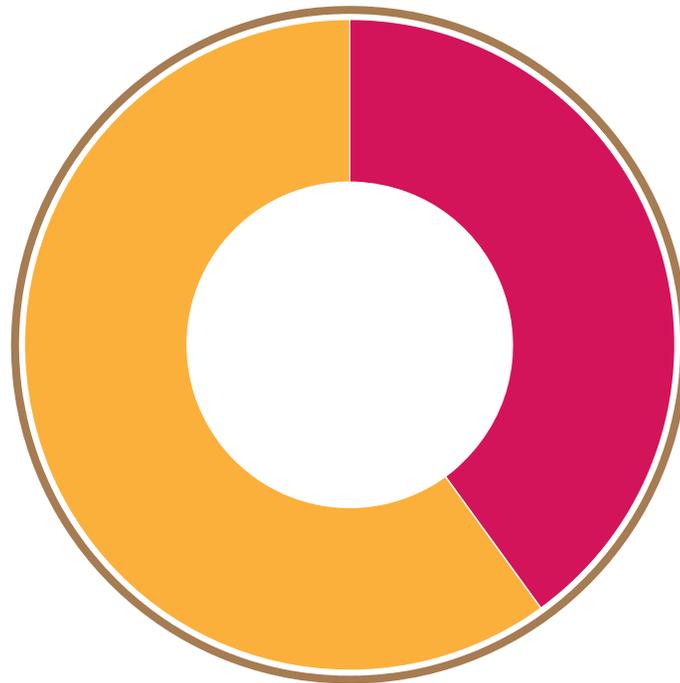


In the next 10 years:

**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**

# Planning in Othello



- **Neighborhood Planning (1998)**
- **Neighborhood Plan Update (2009)**
  - Safe and vibrant Town Center adjacent to Link Light Rail
- **Communities of Opportunity Grant (2015)**
  - Multicultural Community Center
  - South East Economic Opportunity Center
- **Equitable Development Initiative (ongoing)**

# Key Themes



- Support and maintain ethnic diversity
- Concerns about neighborhood safety
- Keeping housing affordable to support the economic, cultural, and family-size diversity
- Create diverse economic opportunities for residents
- Improve access to education and employment training
- Design and programming of parks and recreational facilities to accommodate cultural diversity of users
- Active and vibrant Town Center
- Effective transit facilities and connections

# Mandatory Housing Affordability (MHA)

What is MHA and how does it work?



HOUSING AFFORDABILITY  
AND LIVABILITY AGENDA

# What is MHA?



## Growth with affordability

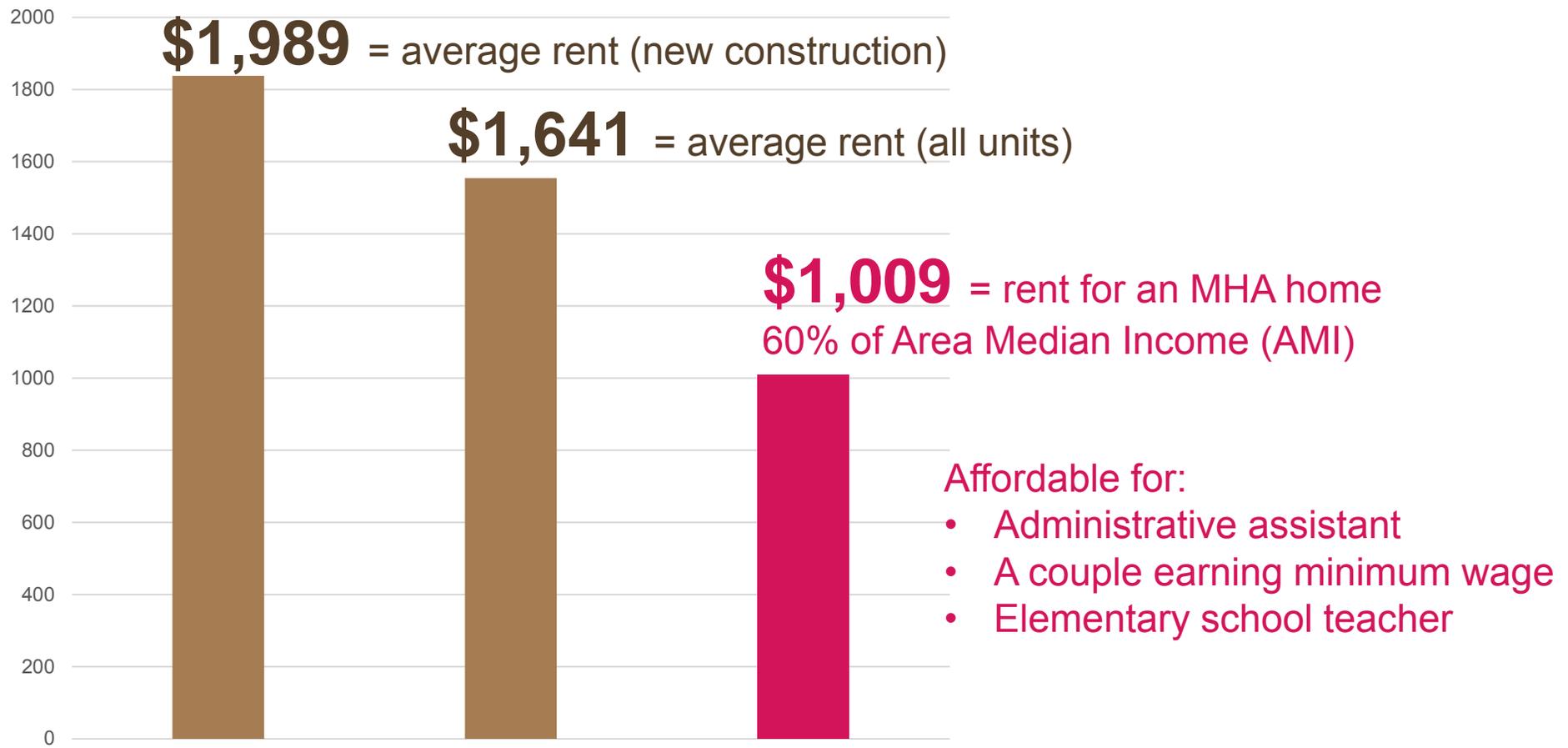
- All new multifamily and commercial development must either build or pay into a fund for affordable housing
- Provides additional development capacity to partially offset the cost of these requirements (zoning changes)
- Increases housing choices
- A state-approved approach other local cities have used



# MHA and affordability



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

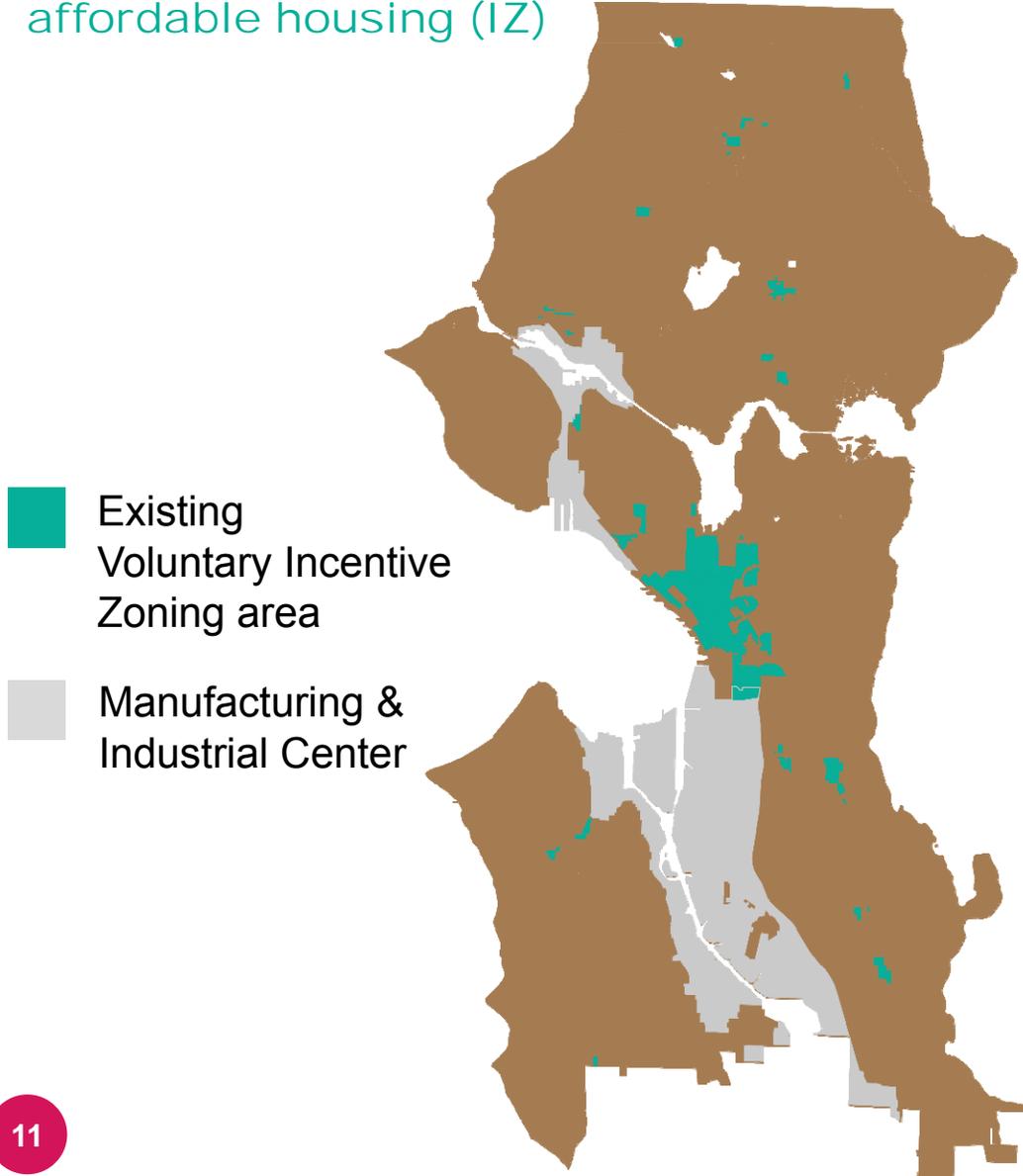


# A citywide approach



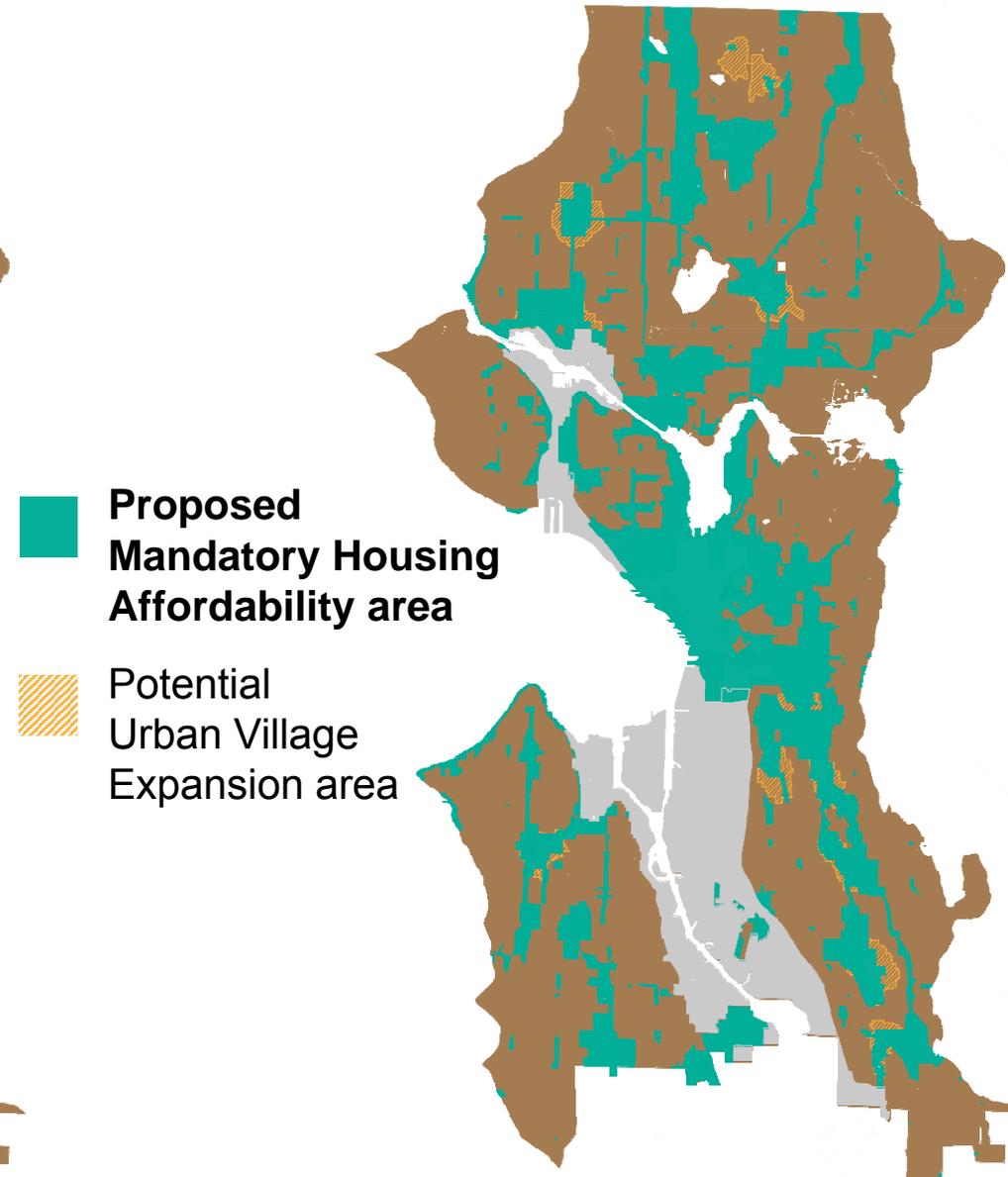
## EXISTING

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

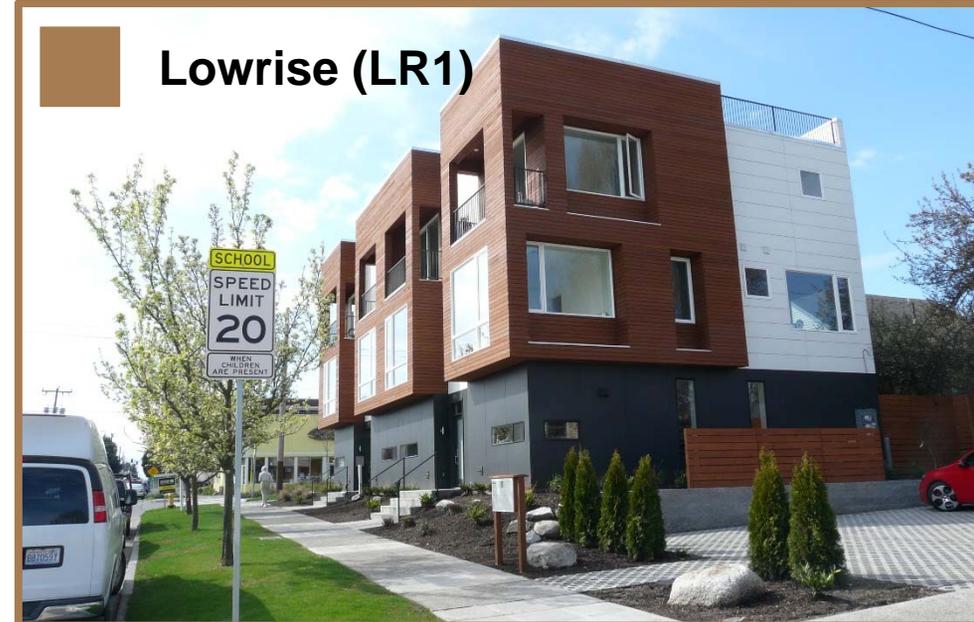
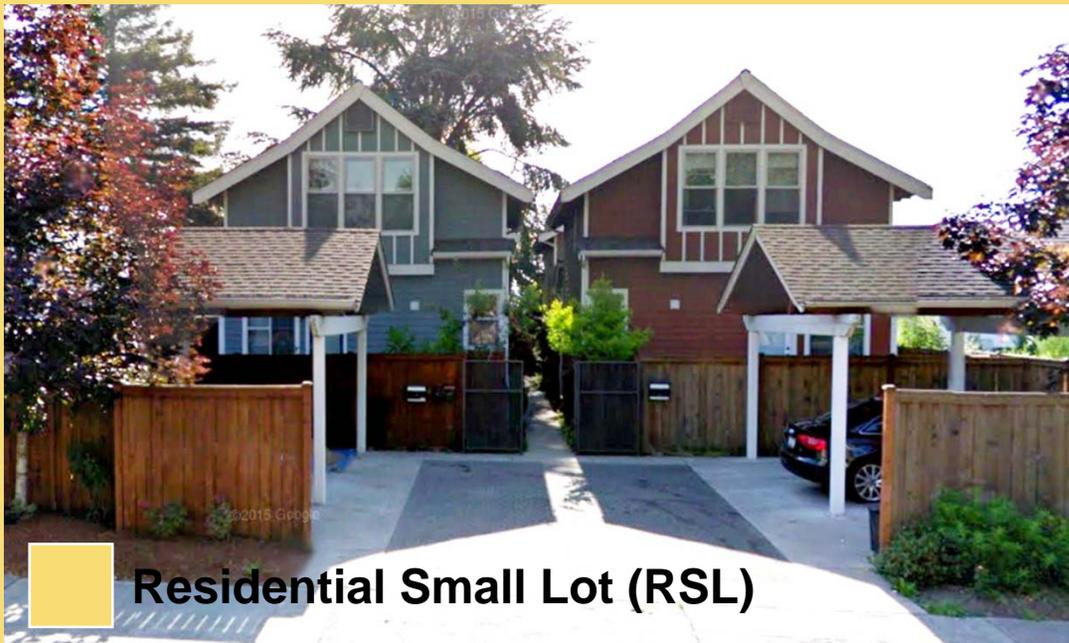


Amenities & investments



Community gathering places

# What is zoning?

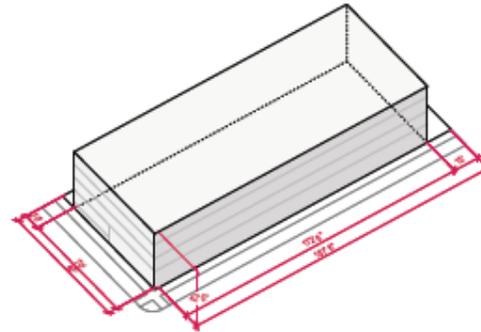


# MHA zone changes – typical



## EXISTING NC-40

Floor Area Ratio (FAR) Max	3.25
Height Limit	40'
Setbacks	
Front	Dwellings 4' above or 10' back from street
Rear	10' next to residentially zoned lot
Sides	15' next to residentially zoned lot
Parking	1 per unit; No min. in Urban Villages

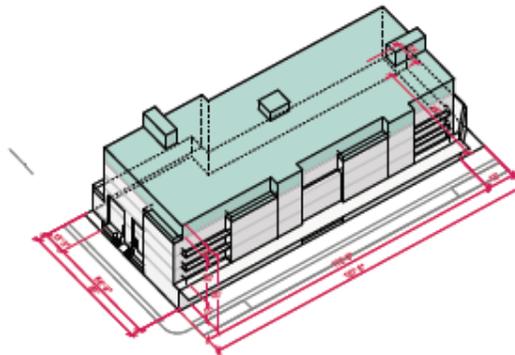


Lot Size	15,000sf
Total Allowed GSF	48,750sf
Efficiency Factor	.8
Ground Floor Commercial GSF	5,000sf
Residential GSF	43,750sf
Total Net Residential	35,000sf
Total Units	40
Average Net Unit Size	875sf
Parking Spaces Provided	underground

Affordable housing:  
– none required

## PROPOSED MHA NC-55

Floor Area Ratio (FAR) Max	3.75
Height Limit	55'
Setbacks	
Front	Dwellings 4' above or 10' back from street
Upper	Avg. depth of 5'; max. depth of 15' above 45'
Rear	10' next to residentially zoned lot
Sides	15' next to residentially zoned lot
Facade Modulation	Change of materials or a min. 18" deep setback at a min. of every 50' ft.
Parking	1 per unit; No min. in Urban Villages



Lot Size	15,000sf
Total Allowed GSF	56,250sf
Efficiency Factor	.8
Ground Floor Commercial GSF	5,000sf
Residential GSF	51,250sf
Total Net Residential	41,000sf
Total Units	52
Average Net Unit Size	788sf

Affordable housing:  
– 4 homes performance, or  
– \$622K payment

# MHA zone changes – other



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

# Local Input



- **Community Focus Groups**
- **In-person meetups**
- **Festivals and Farmers' Markets**
- **Online conversations: Consider.It**
- **Telephone Town Halls**
- **HALA Housing Stories**

# Othello Groups



- **Othello Station Community Advisory Team (OSCAT)**
- **Non-profit developers**
- **Seattle Housing Authority (SHA)**
- **Chamber-Business Association**

# Principles to Guide MHA Implementation

How the MHA Principles inform the draft  
zoning maps



HOUSING AFFORDABILITY  
AND LIVABILITY AGENDA

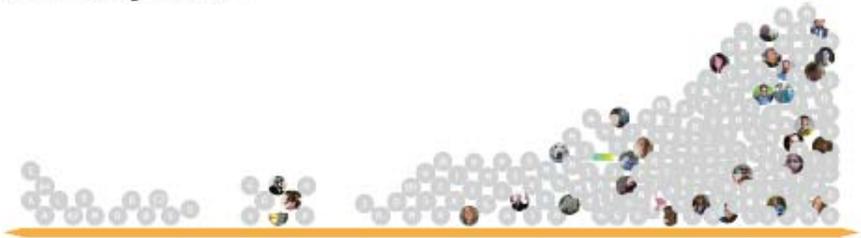
# MHA Principles



**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



## Consider questions such as:

Who is not at the table with us right now?  
Who should be?

- 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

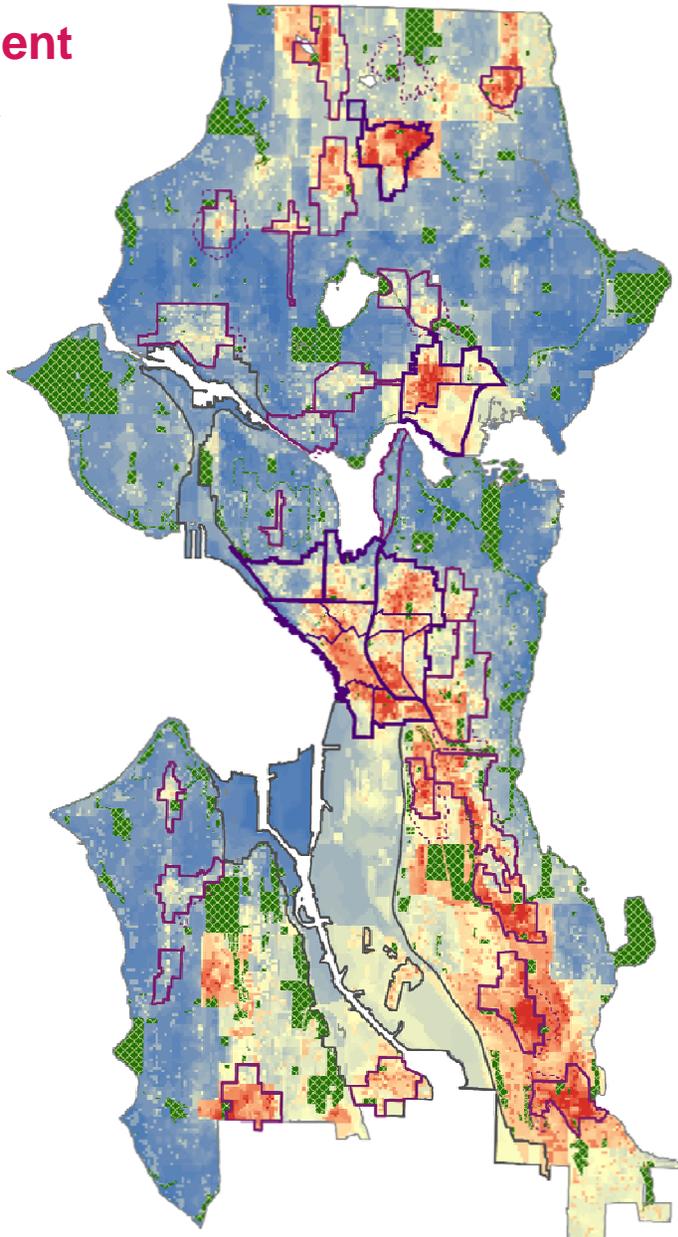
When considering various alternatives, what assumptions do we make about people who are different from us?

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

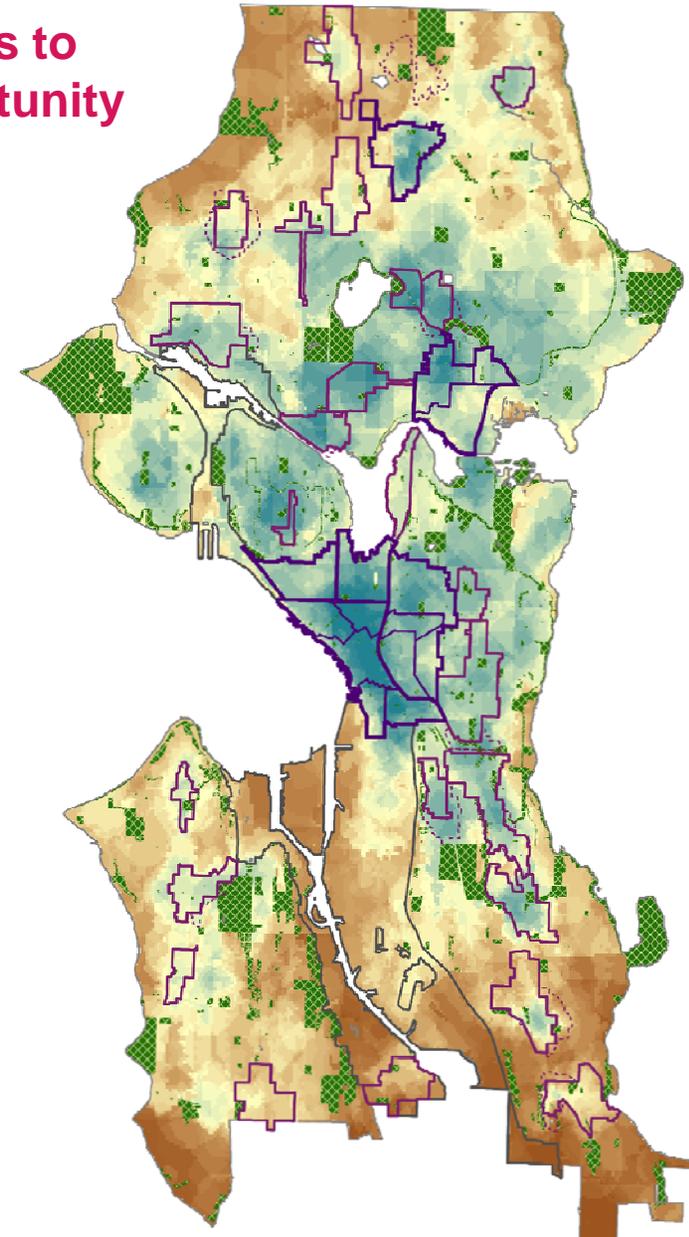
# Evaluate MHA with a racial equity lens



## Displacement Risk Index



## Access to Opportunity Index



# What this means for Othello?



## Displacement Risk Index: High

- Pressures with the opening of light rail
- Rent increase up to 30 percent since 2000
- Growing share of communities of color
- Rising income levels (10 percent increase since 1990)

## Access to Opportunity Index: Low

- Lower-performing schools
- Limited access to education and employment
- Lower educational attainment
- Higher rates of poverty

# 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.**





- **Othello is unique among urban villages in many respects:**
  - High risk of displacement, low access to opportunity
  - Proposed infill light rail station at S Graham St
- **Draft maps implement citywide principles with initial consideration of local conditions:**
  - Less intensive zoning changes and smaller urban village expansion area compared to some other areas
  - Slightly larger zoning changes to allow housing options around Othello Station

# Reading the MHA maps

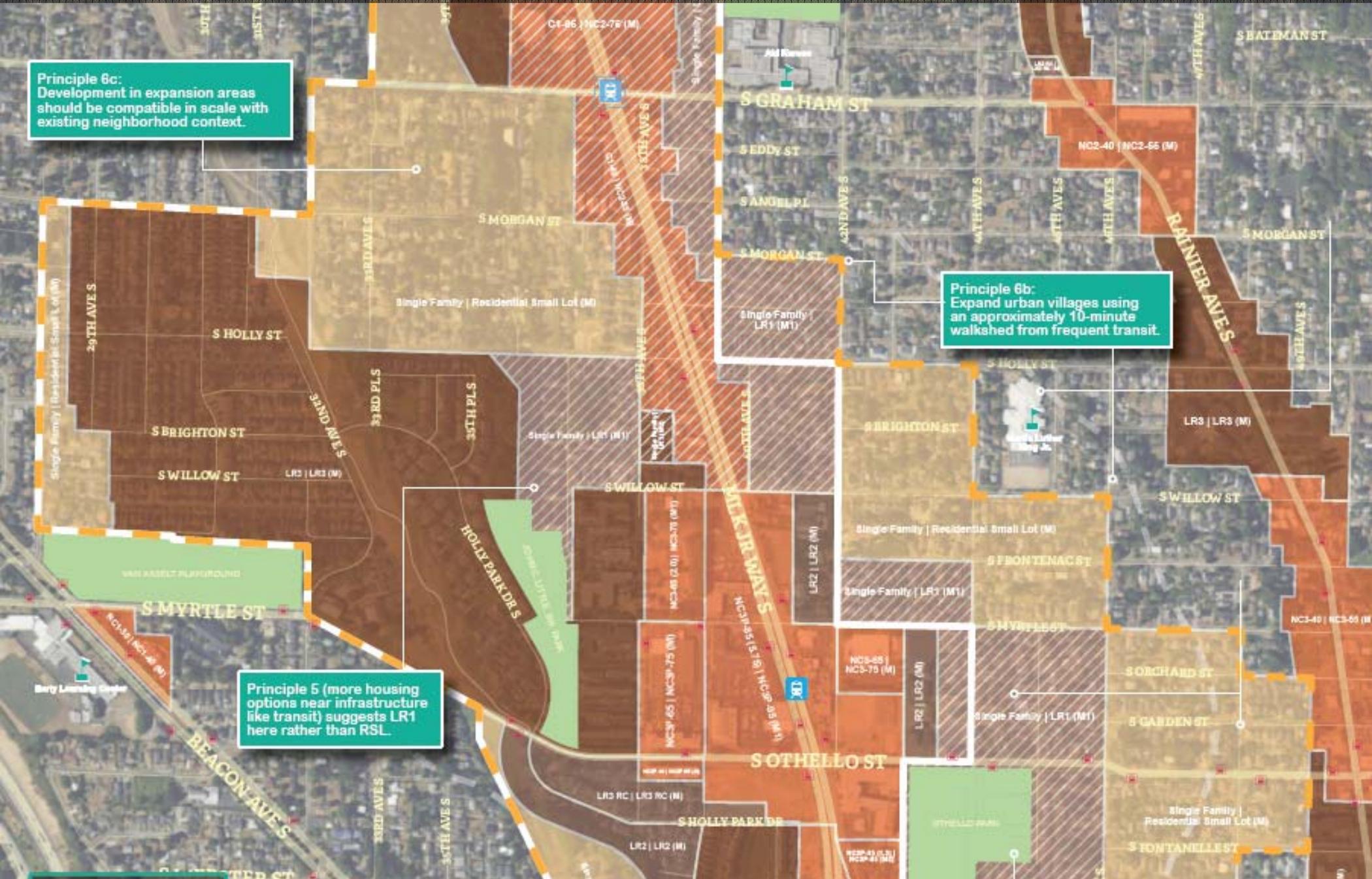
Zoning changes to implement MHA

# Draft MHA zoning maps

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

Principle 6b:  
Expand urban villages using an approximately 10-minute walkshed from frequent transit.

Principle 5 (more housing options near infrastructure like transit) suggests LR1 here rather than RSL.



# Where MHA applies



# existing zoning | draft zoning



FROULA PLAYGROUND

(M)

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 establishes rules for the scale of buildings and the uses that can occur on a site, when redevelopment occurs.**

**Zoning does not require someone to change or develop their property.**



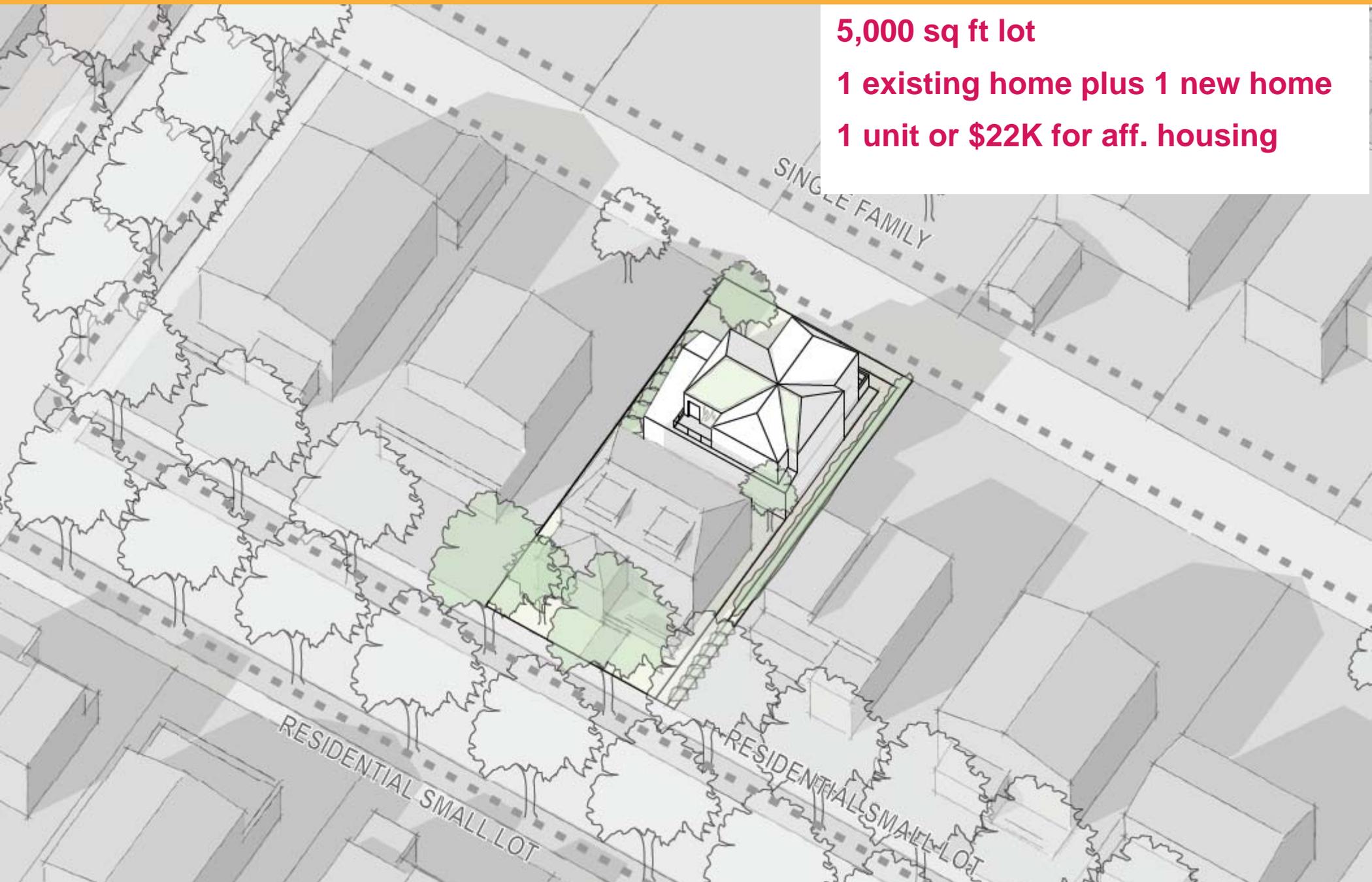
# Residential Small Lot (RSL)



**5,000 sq ft lot**

**1 existing home plus 1 new home**

**1 unit or \$22K for aff. housing**



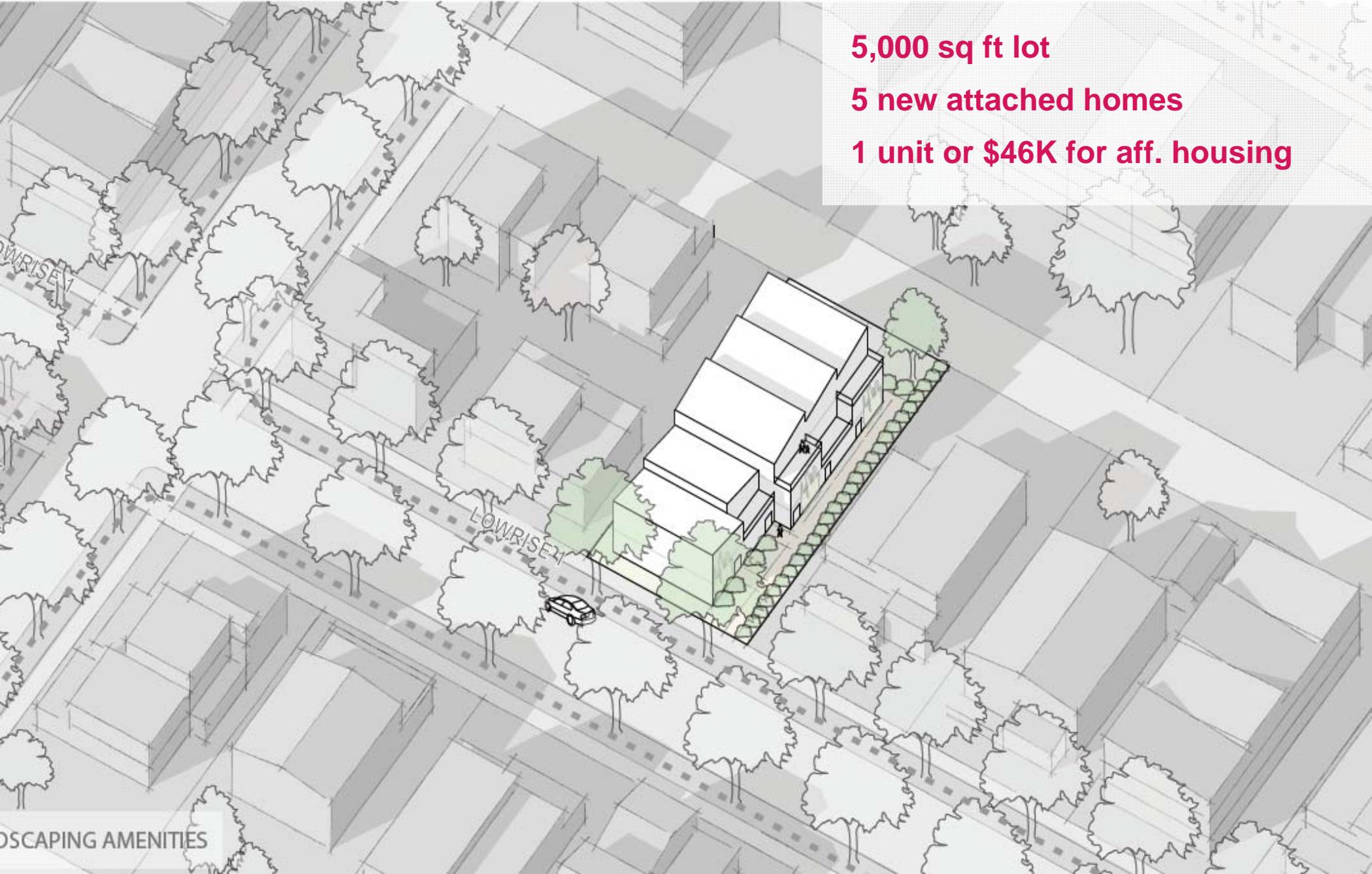
# Lowrise 1 (LR1)



**5,000 sq ft lot**

**5 new attached homes**

**1 unit or \$46K for aff. housing**



LANDSCAPING AMENITIES

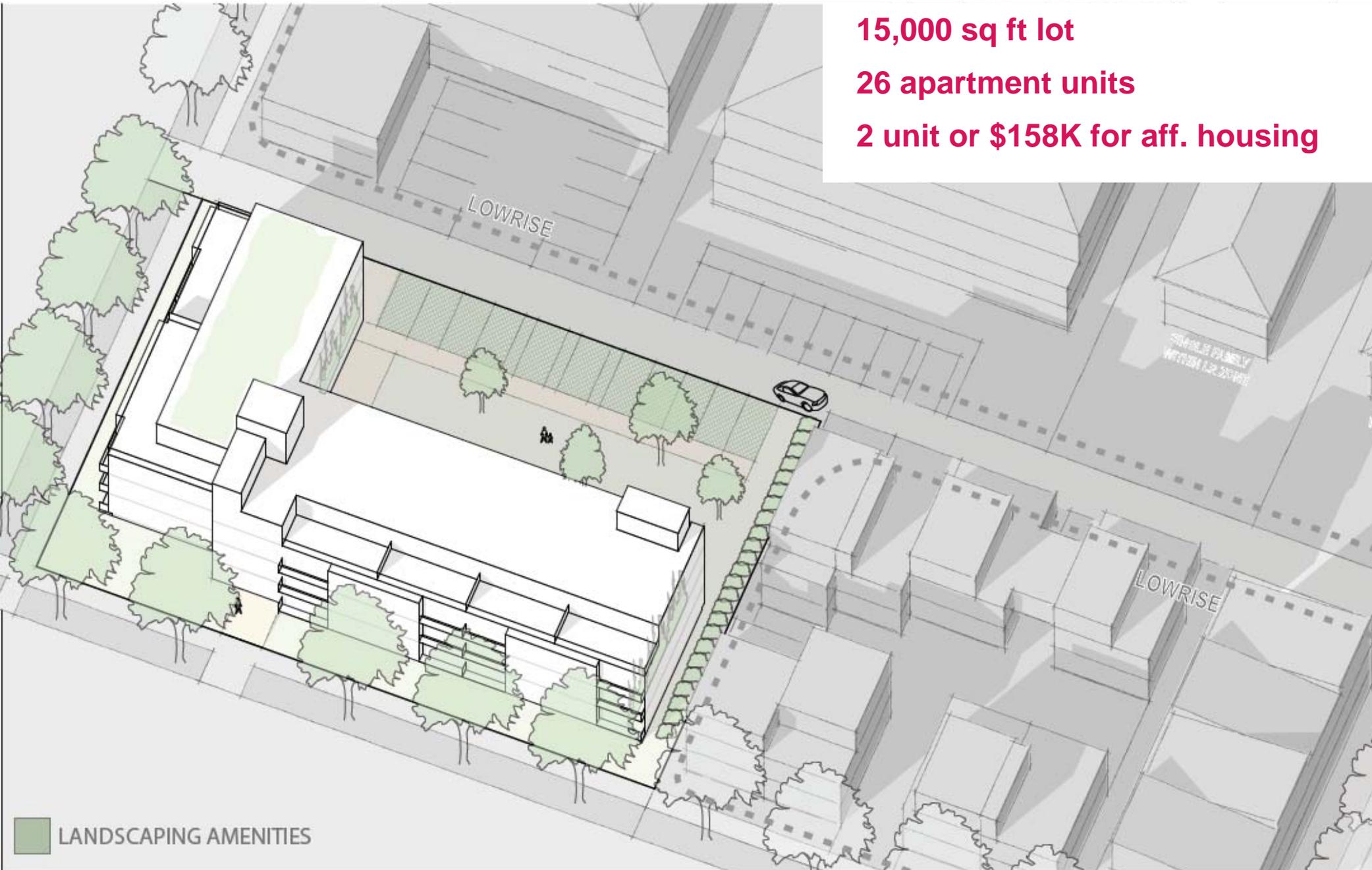
# Lowrise 2 (LR2)



**15,000 sq ft lot**

**26 apartment units**

**2 unit or \$158K for aff. housing**



LANDSCAPING AMENITIES

# Lowrise 3 (LR3)



**15,000 sq ft lot**

**51 apartment units**

**3 units or \$280K for aff. housing**



LANDSCAPING AMENITIES

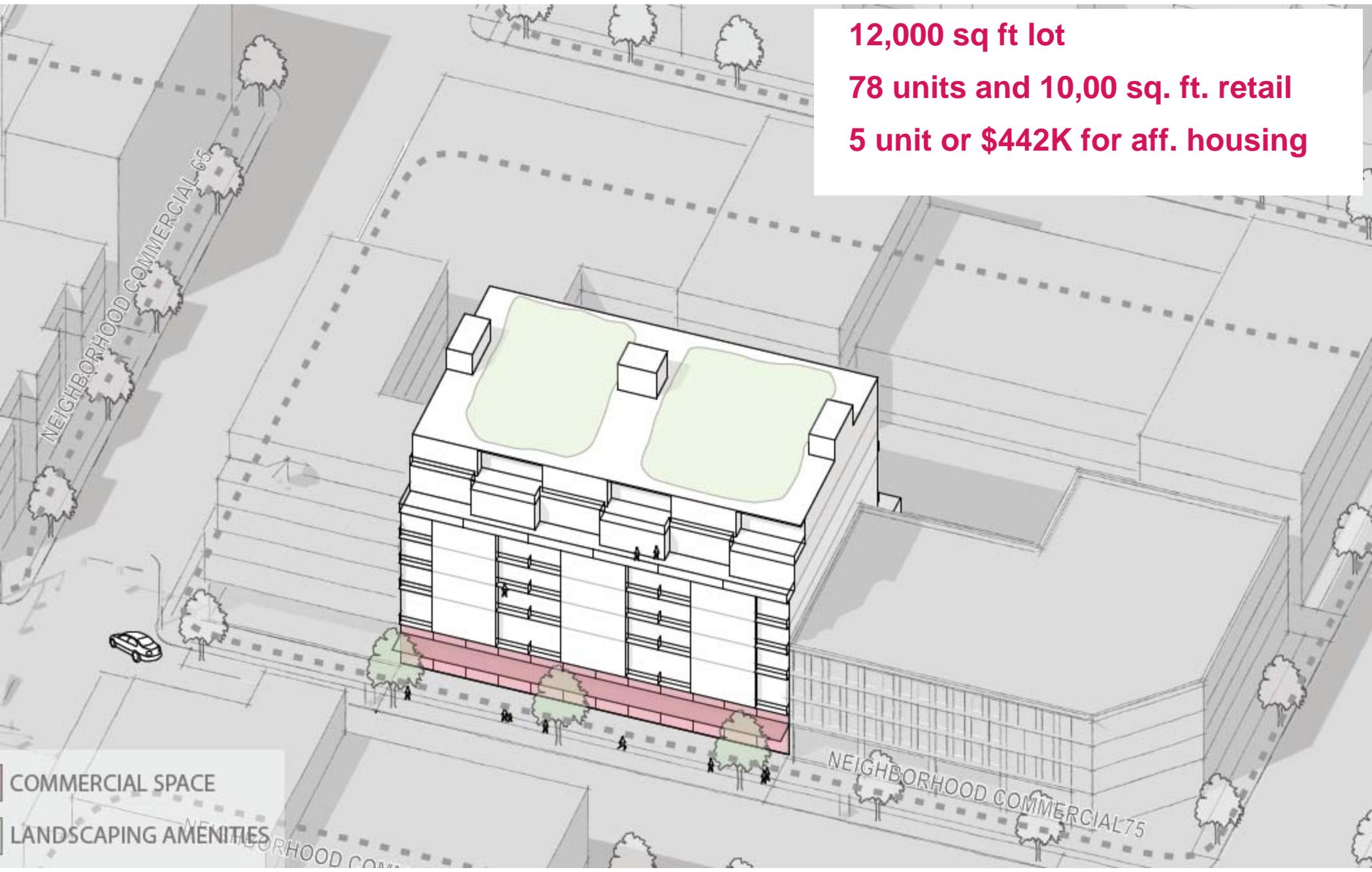
# Neighborhood Commercial -75 (NC-75)



**12,000 sq ft lot**

**78 units and 10,00 sq. ft. retail**

**5 unit or \$442K for aff. housing**



COMMERCIAL SPACE

LANDSCAPING AMENITIES

# What we've been hearing



Expansion Area Urban Villages  
Hub Urban Villages  
Medium Density Urban Villages  
Lower Density Urban Villages

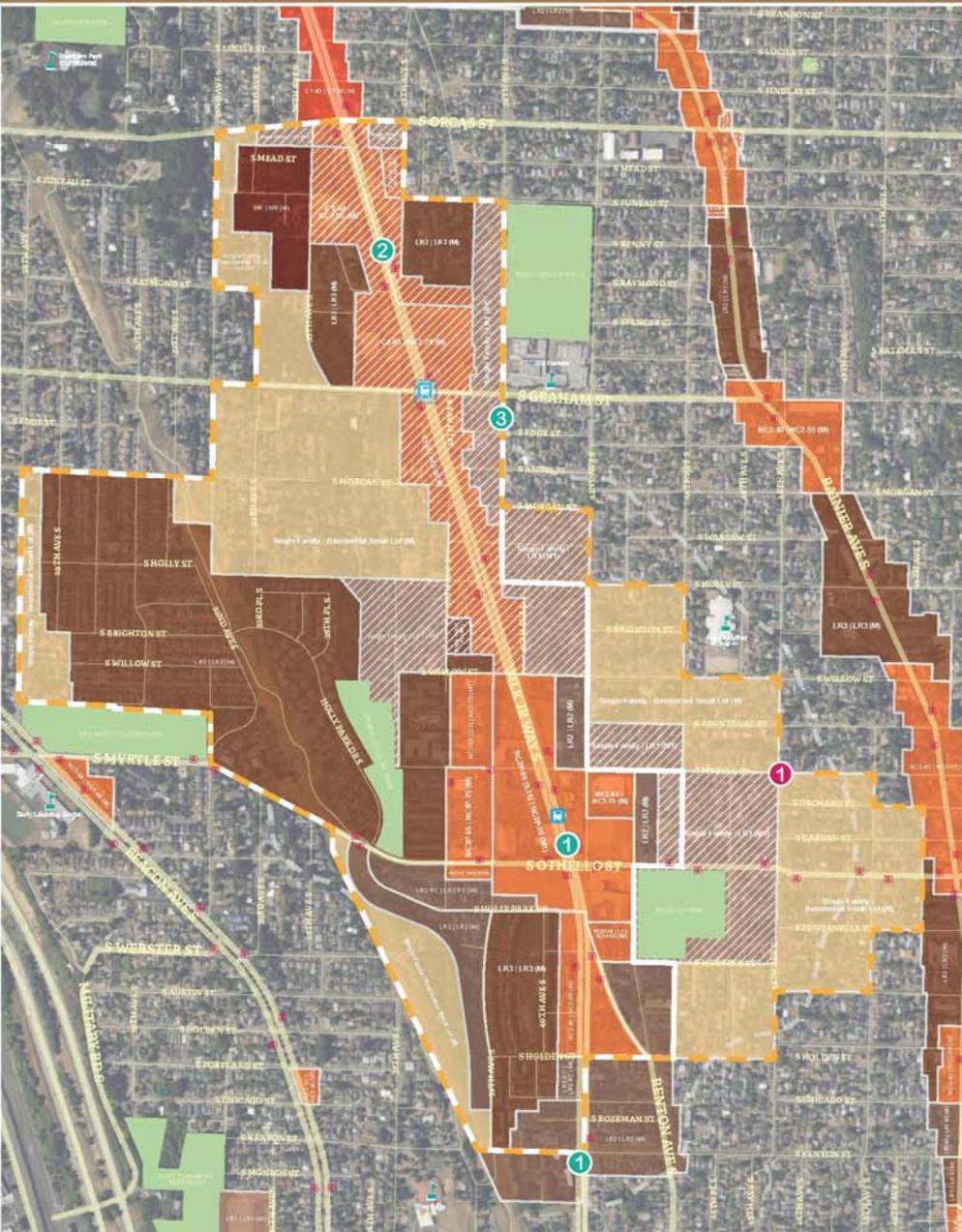
## Othello

### Comments & Suggestions — Generally Supported

- 1 Zoning increases could be large near the Othello light rail station and along the MLK Jr Way S corridor, especially in lower Othello along MLK Jr Way S, to take advantage of transit at Othello and Rainier Beach.
- 2 Support for changing existing Commercial (C) zoning to Neighborhood Commercial (NC).
- 3 If a light rail station at S Graham St is added, consider how the urban village boundary could be modified for the presence of the new transit station.

### Varied Opinions

- 1 Displacement is a concern for residents of the neighborhood, but some Focus Group members believe reducing the urban village boundary expansions and the amount of potential new housing is not the best way to do it. More housing is needed to address displacement.



# 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.)
- **2/4** 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
- **1/9** South Park
- **1/17** Wallingford
- **1/19** Othello
- Rainier Beach

thank you.

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

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

**HALA**

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