

# City of Seattle Mandatory Housing Affordability (MHA)

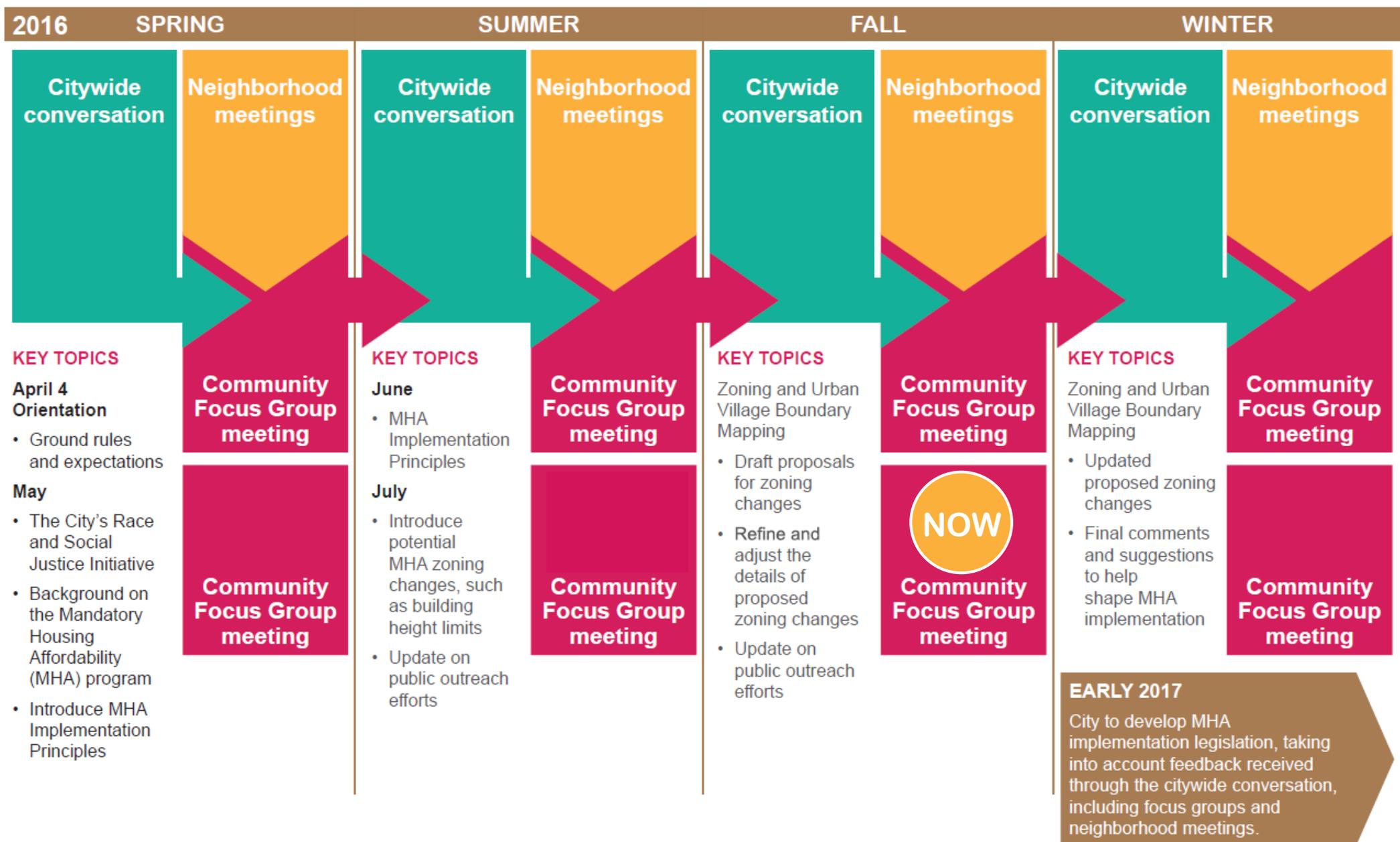
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a program of the  
**Housing Affordability and Livability Agenda**



**HALA Community  
Focus Groups**  
**September 27, 2016**

# Where we've been



# MHA Principles



## A. Principles that form the foundation of MHA

- MHA will produce 6,000 affordable homes
- Allow a variety of housing types in existing single-family zones in urban villages

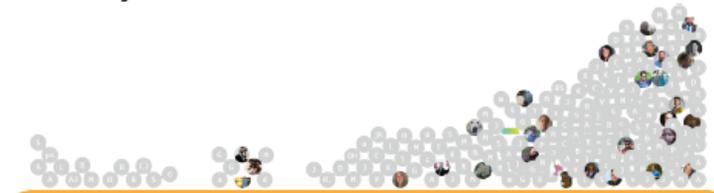
## B. Community-based principles that will guide MHA implementation

- e.g., Plan for transitions between higher- and lower-scale zones
- e.g., Encourage a wide variety of housing options, including family-sized units



### Consider.it

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



Focus Group

# Typical MHA zone changes

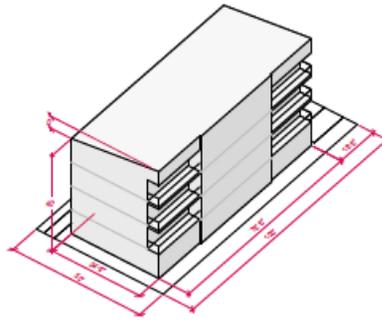


## EXISTING LR3

|              |   |
|--------------|---|
| 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                      |

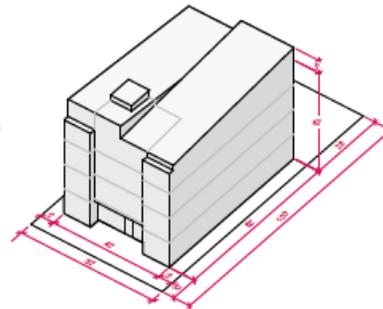
\* FAR = Floor Area Ratio

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



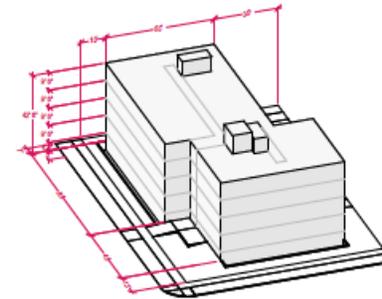
|                         |          |
|-------------------------|----------|
| Lot Size                | 5,000sf  |
| FAR max                 | x 2.0    |
| Total Allowed GSF       | = 10,000 |
| Efficiency Factor       | .8       |
| Total NSF               | 8,000    |
| Average net unit size   |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

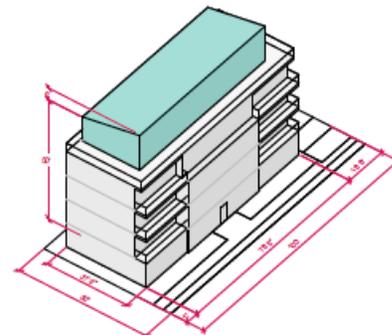
### RENTAL APARTMENTS - MULTIFAMILY AREA- LARGE INFILL SITE



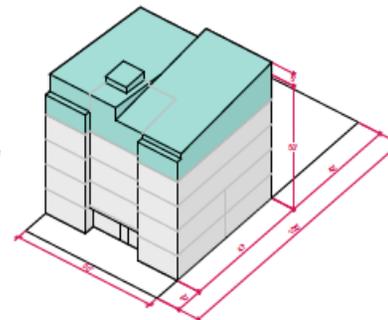
|                         |               |
|-------------------------|---------------|
| Lot Size                | 15,000sf      |
| FAR max                 | x 2.0         |
| Total Allowed GSF       | = 30,000      |
| Efficiency Factor       | .8            |
| Total NSF               | 24,000  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

## PROPOSED MHA LR3

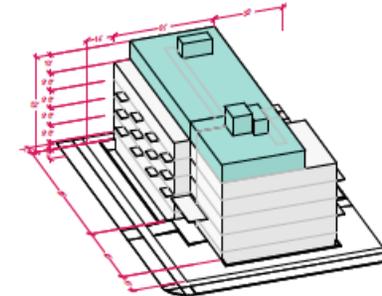
|              |   |
|--------------|---|
| Height Limit | 50'   |
| FAR max      | 2.2   |
| Setbacks     |   |
| Front        | 5' min  |
| Rear         | 10' w Alley, 15' w/o                                      |
| Sides        | 5' if bldg less than 40' in length or 7' average, 5' min. |
| Parking      | 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            |

# Selective MHA zone changes



## Rezoning of single-family areas in urban villages

- Changes from Single Family to RSL, Lowrise, or in limited cases, Neighborhood Commercial

## Boundaries for expanded urban villages

- Specific urban village expansions based on Seattle 2035.

## Points of local input and community preference

- e.g., Focus more investment in a mixed-use corridor
- e.g., Replace auto-oriented Commercial zoning with Neighborhood Commercial

# Principles to Guide MHA Implementation

How the MHA Principles informed the draft  
zoning maps

# Example: Housing Options



- Encourage or incentivize a wide variety of housing sizes, including family-sized units and not just one-bedroom and studio units.
- Encourage more small-scale multi-unit housing that is family friendly, such as cottages, duplexes, rowhouses or townhouses.



*Applying the Residential Small Lot (RSL) zone and adding a new housing variety standard to the Lowrise 1 zone will provide a range of housing options.*

# Example: Transitions



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

- Zone full blocks instead of partial blocks to soften transition.
- Consider using low-rise zones to transition between higher- and lower-scale areas
- Use building setback requirements to create step-downs



*Draft zoning maps reflect the use of different types of transitions that respond to local conditions.*

# Example: Assets and Infrastructure



## Assets and infrastructure

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



*Draft maps show zoning that allows more housing in locations near parks, transit, and other key neighborhood assets.*

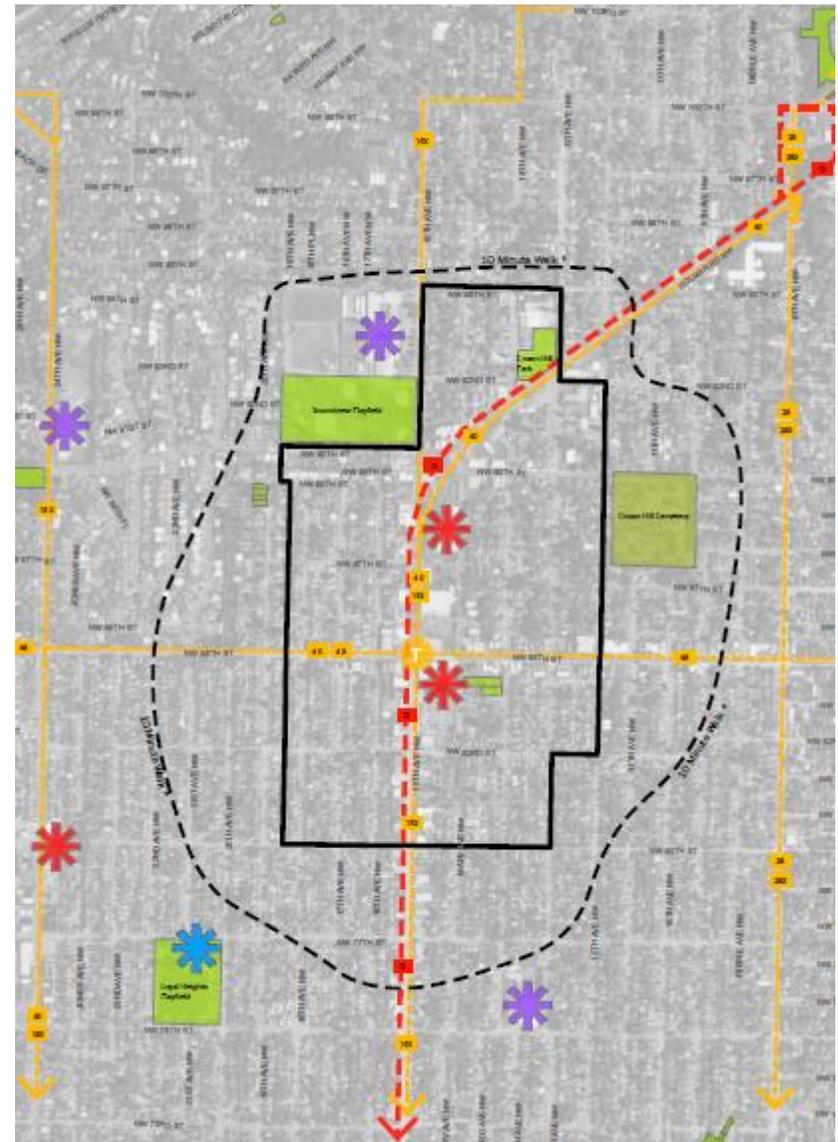
# Example: Expansion Areas



## Urban Village Expansion Areas

- Implement urban village expansions using 10-minute walksheds similar to those shown in the draft Seattle 2035 Plan update.
- Implement urban village expansions, but with modifications informed by local community members. Consider topography, “natural” boundaries, and varying ranges of mobility.

*Draft maps show a specific proposed urban village boundary expansion instead of the approximate line.*



# Example: Neighborhood Urban Design



## Neighborhood Urban Design

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



*Draft maps include examples where local design and placemaking preferences inform the placement of draft zone designations.*

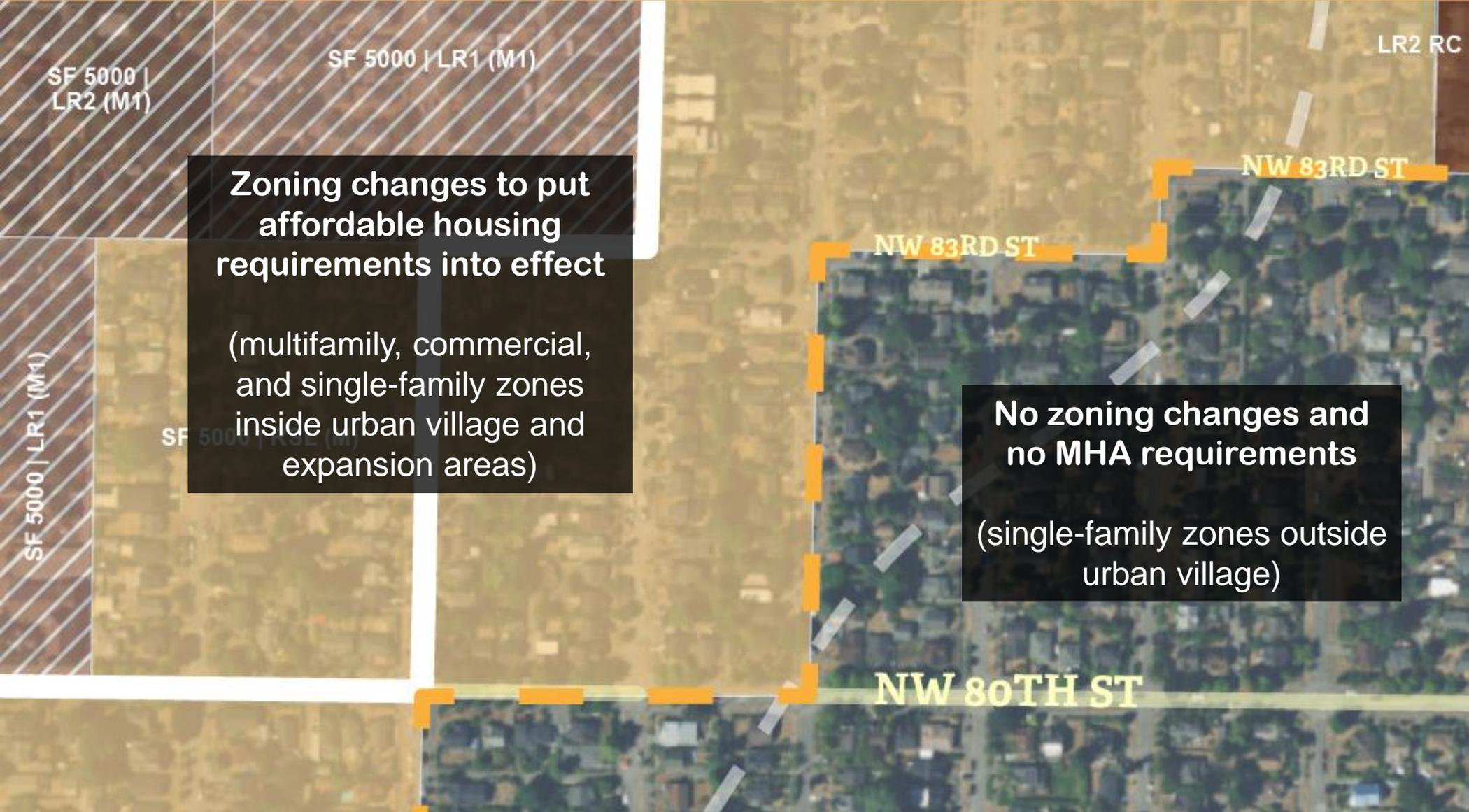
# Key features of the draft zoning maps

Zoning changes to implement Mandatory Housing Affordability (MHA)

# Shaded areas have MHA



# Shaded areas have MHA



**Zoning changes to put affordable housing requirements into effect**  
  
(multifamily, commercial, and single-family zones inside urban village and expansion areas)

**No zoning changes and no MHA requirements**  
  
(single-family zones outside urban village)

# Zone categories



# Zone categories



## zone categories



Residential Small Lot (RSL)



Multifamily (LR/MR/HR)



Neighborhood Commercial (NC)



Commercial (C)

# existing | draft proposal



SF 5000 | RSL (M)

# existing | draft proposal

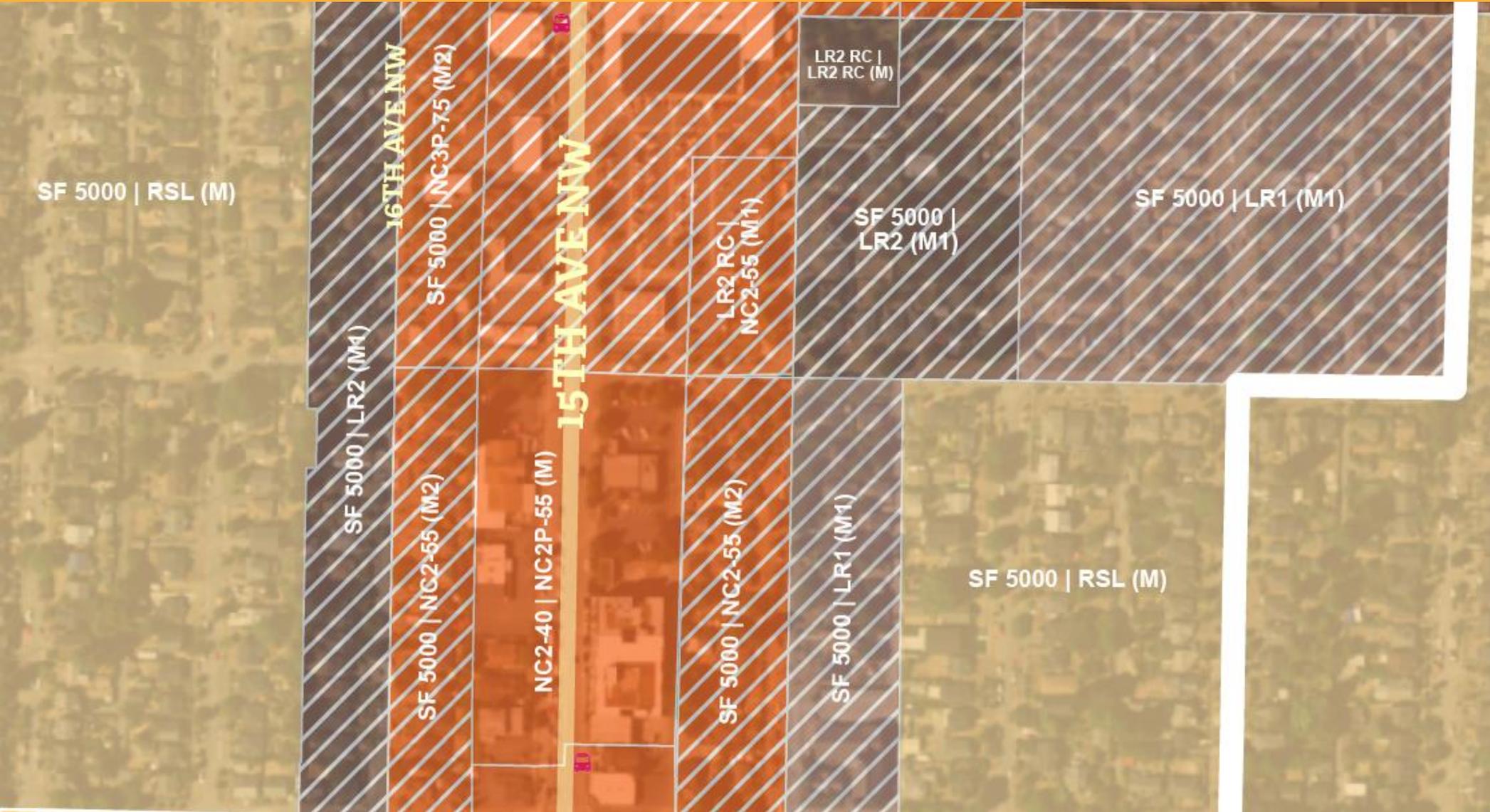


Current zoning:  
**Single Family 5000**

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

**SF 5000 | RSL (M)**

# Solid vs. hatched areas

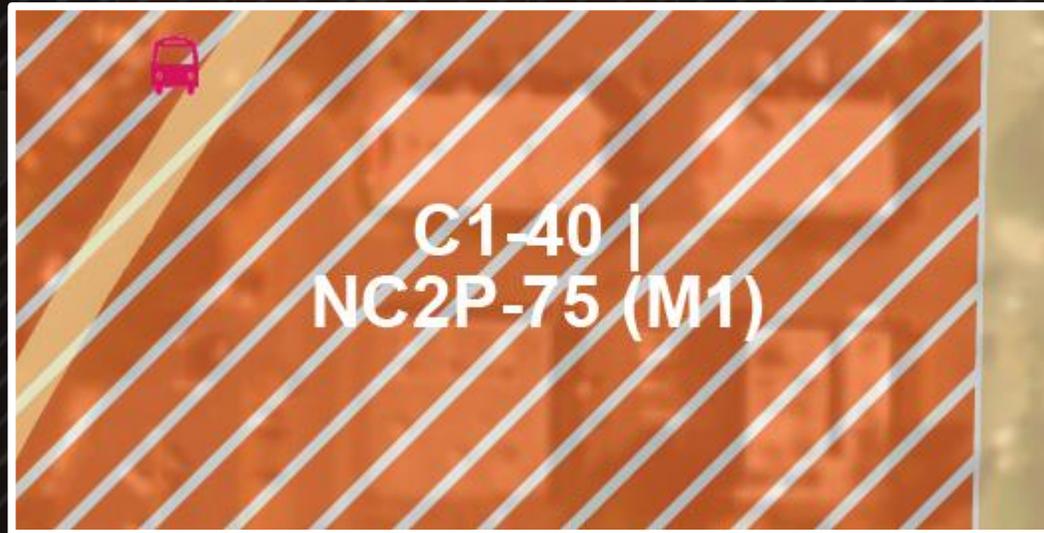


# Solid vs. hatched areas



Hatching identifies where the draft map suggests a change from one zoning type to another

(e.g., Commercial to Neighborhood Commercial)



# Solid vs. hatched areas

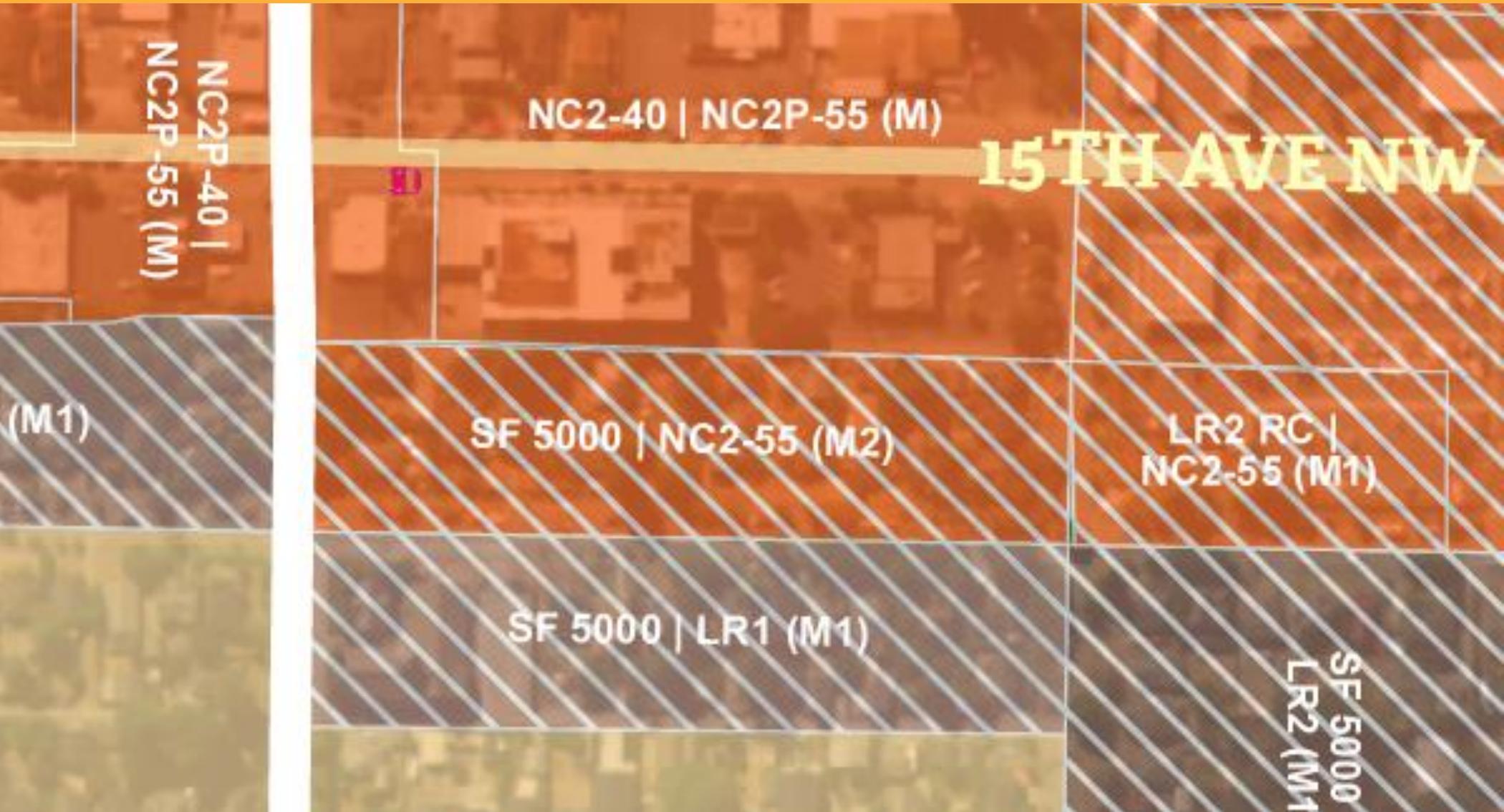


Hatching also indicates a change in zoning beyond the typical development capacity increase

(e.g., Single Family changing to Lowrise 1)



# MHA requirements





## MHA requirements

- (M)** MHA requirements apply for a typical increase in capacity
- (M1)** Higher MHA requirements apply for a larger increase in capacity
- (M2)** Highest MHA requirements apply for the largest increases in capacity

# MHA requirements









# Your feedback



## Does the draft zoning map match the principles?

### Commercial and Multifamily areas

Are the **location and placement** and **height and scale** reasonable and appropriate to implement MHA in this neighborhood?

### Single Family rezone areas

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

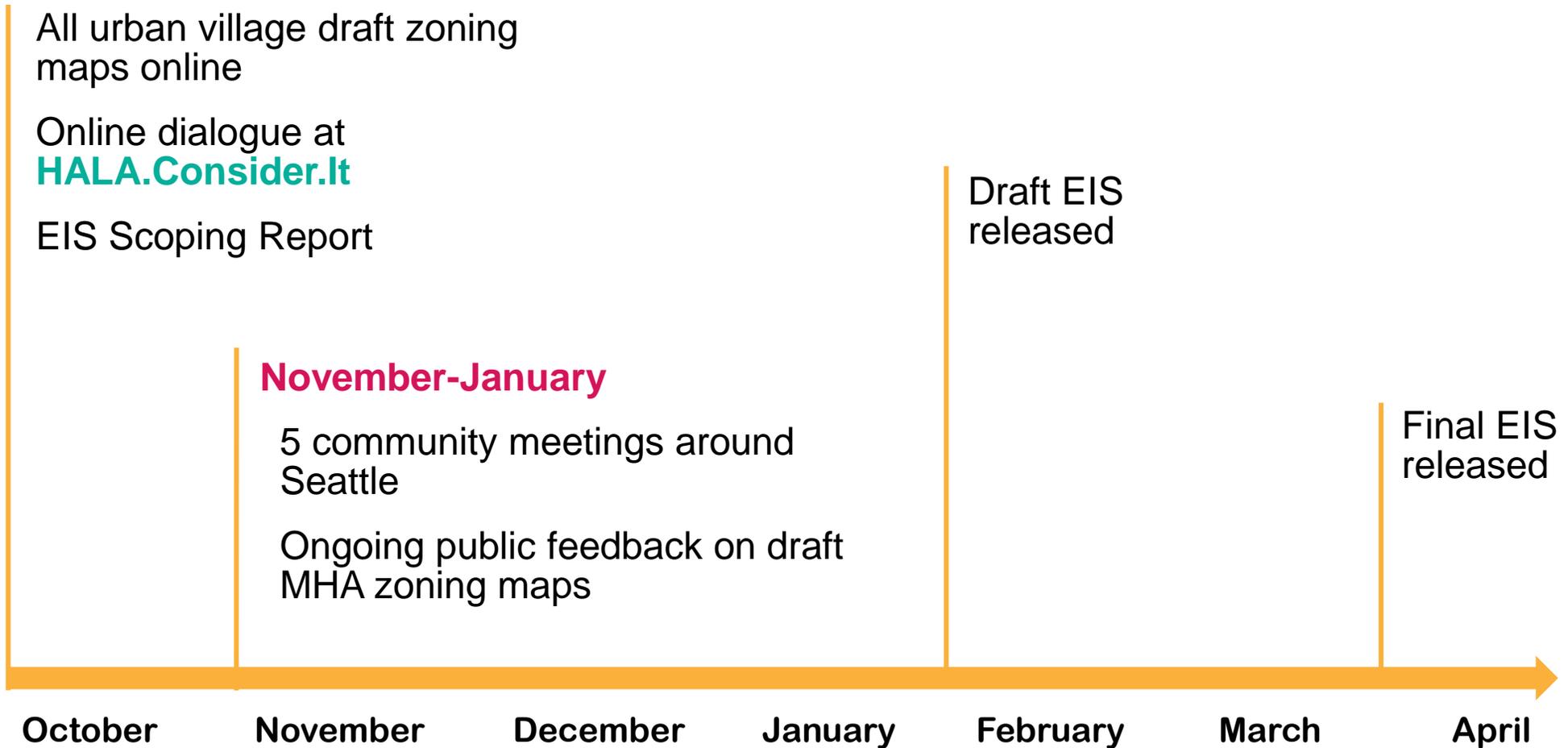
Are the places where **Single Family is changed to Lowrise (LR)** appropriate to allow multifamily housing options?

### Urban Village expansion areas

Does the draft boundary expansion match an approximate **10-minute walk** to the transit hub?

Does the draft urban village boundary reflect **local factors and features**?

# Timeline for review



thank you.



HOUSING AFFORDABILITY  
AND LIVABILITY AGENDA