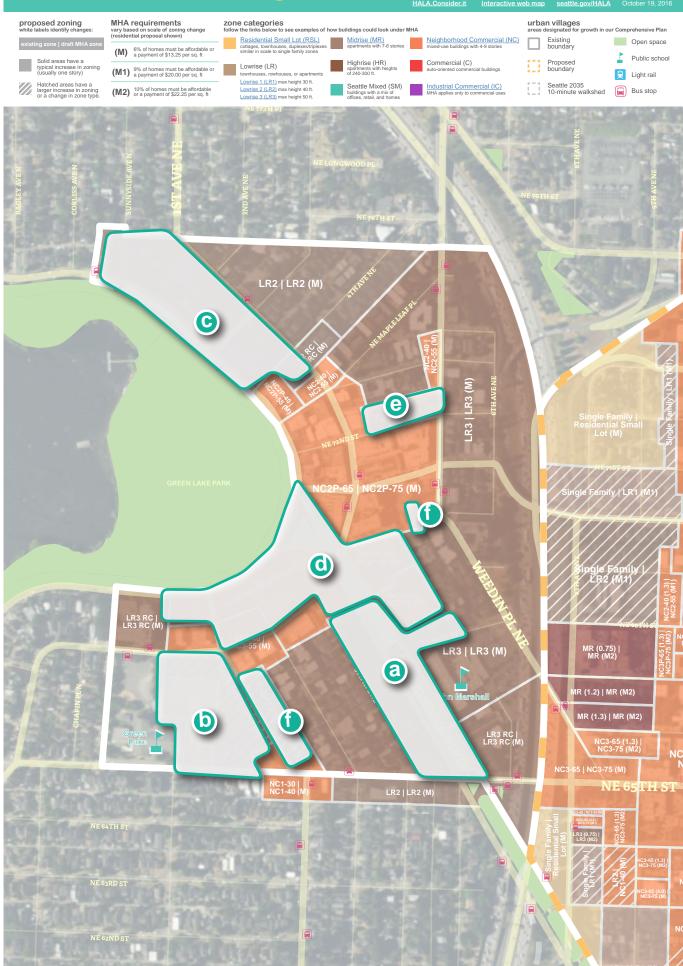
Green Lake Residential Urban Village

DRAFT ZONING CHANGES to implement Mandatory Housing Affordability (MHA)



Green Lake

Low Risk of Displacement / High Access to Opportunity

Zoning changes from Draft 1 map

Recognizing the high access to opportunity and low risk of displacement in this community, we propose more (M1) and (M2) zone changes whe they align with principles.

- Community input encouraged more (M1) zone a changes in Green Lake. LR3 (M) areas along Ravenna Blvd changed to MR (M1).
- b RSL and LR1 near school changed to LR2, consistent with principles to allow more housin parks and schools.

What we heard from the community*

*Note that input shown here does not convey consen among community members. The purpose of this see is to share the diversity of opinions expressed.

Citywide themes most discussed

- Transitions
- Views
- Transit-oriented development
- Affordability in the neighborhood
- Pedestrian safety
- Historic resources
- Housing options
- · Locating near assets and infrastructure
- Parks and open space

We are applying for a contract rezone... to rezone the Site to NC2P-65... As noted in the MHA **DEIS**, the Green Lake Residential Urban Village has low displacement risk with high access to opportunity, making it a prime area for rezoning under the higher intensity Alternative 3.

- Julie Cain, Green Lake North LLC

None of the M1 or M2 increases are located near Green Lake Park. It would be in line with MHA principles to incorporate additional affordable housing in this location.

- HALA Community Focus Group comment

Please visit our web map to see more zoning detail including the Final Proposal.

d C	LR2 (M) changed to LR3 (M1) along Green Lake Way
ere d	NC-75 (M1) in the core of the business district.
0	NC-75 (M1) north of 72nd to create more consistent zoning for third phase of the Green Lake North redevelopment site. This site has already applied for a contract rezone to NC-65.
f ng near	Community input encouraged more (M1) zone changes in Green Lake. RSL (M) areas within existing urban village and close to transit changed to LR3 and NC-75.
ensus ection	 Local opportunities and challenges Some support more (M1) and (M2) zoning in Green Lake Larger zoning increases to (M1) or (M2) amounts could be appropriate near Green Lake Park, consistent with the MHA Principles. Some comments that concentrating height near the freeway is not equitable Discussion and concerns about parking, school capacity, and other infrastructure needs The eastern portion of the urban village includes land within the 200-meter buffer of I-5, with possible air quality impacts.

Implementing Mandatory Housing Affordability (MHA) Citywide

Requiring development to contribute to affordable housing as Seattle grows

Mandatory Housing Affordability (MHA) ensures that new commercial and multifamily residential development contributes to affordable housing. MHA will provide at least 6,000 new rent-restricted, income-restricted homes for low-income people. Affordable housing requirements take effect when the Seattle City Council adopts new zoning that adds development capacity. By enacting affordable housing requirements and increasing development capacity at the same time, MHA is consistent with a state-approved approach used in other Washington cities.

After putting MHA in place in six Seattle neighborhoods in 2017, the City is proposing to implement MHA citywide. Our proposal targets more housing choices close to community assets, such as frequent transit, parks, and jobs. We are proposing less intensive changes in areas with higher risk of displacement, environmentally sensitive areas, and areas with fewer community assets. The maps of proposed zoning changes necessary to implement MHA across Seattle are available at www.seattle.gov/hala.

This proposal is the product of over two years of engagement and reflects many of the themes we heard from the community:

- Create more affordable housing that is rentrestricted for low-income people.
- Minimize displacement of existing residents.
- Support more housing choices, including home ownership and family-size housing.
- Develop more opportunities for people to live near parks, schools, and transit.



- Minimize the impacts of new development on existing neighborhood character.
- Coordinate growth with infrastructure investments.

MHA is part of Seattle's Housing Affordability and Livability Agenda (HALA) that strives to create 50,000 homes by 2025, including 20,000 affordable homes. The development of both affordable housing and market-rate housing is an important strategy for slowing housing cost increases and providing a wider range of housing choices.



Crafting Our Proposal

Community engagement and a commitment to racial and social equity shapes our proposal to implement MHA. Key elements of the proposal include:

- Apply affordable housing requirements in all multifamily and commercial zones, and all urban villages, consistent with the Seattle 2035 Comprehensive Plan adopted by the City Council.
- Increase housing choices throughout Seattle, with more housing in areas with low risk of displacement and high access to opportunity (transit, parks, jobs and other critical resources).
- In areas with high risk of displacement of low-income people and communities of color, focus increased housing choices and jobs within a 5-minute walk of frequent transit.
- Expand 10 urban villages to provide more housing options within a 10-minute walk of frequent transit.
- Minimize impacts in environmentally sensitive areas and propose less intensive changes within 500 feet of major freeways.

Seattle's Urban Villages

In 1994, Seattle implemented an urban village strategy to guide growth and investments to designated communities across the city. The Seattle 2035 Comprehensive Plan's Growth and Equity Analysis examined demographic, economic, and physical factors to understand current displacement risk and access to opportunity in Seattle's urban villages.

Kisk of Displacement			
		→ HIGH	
Access to Opportunity	 Admiral Ballard Crown Hill Eastlake Fremont Green Lake Greenwood-Phinney Ridge Madison-Miller Ravenna Roosevelt Upper Queen Anne Wallingford West Seattle Junction 	 23rd & Union-Jackson Columbia City First Hill-Capitol Hill Lake City North Beacon Hill North Rainier Northgate 	
Acc	 Aurora-Licton Springs Morgan Junction 	 Bitter Lake Village Othello Rainier Beach South Park Westwood-Highland Park 	

Risk of Displacement

- Incorporate new design standards for buildings to reduce impacts on neighborhood character.
- Improve Green Factor and tree requirements to support environmental goals.
- Make no zoning changes in federally designated historic districts and critical shorelines.

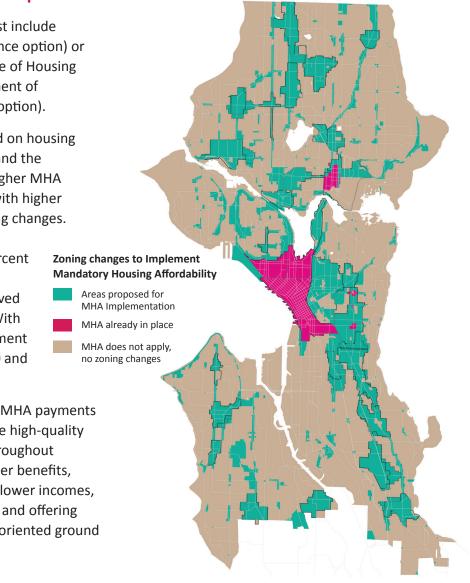
Affordable housing requirements on development

With MHA, new buildings must include affordable housing (performance option) or contribute to the Seattle Office of Housing fund to support the development of affordable housing (payment option).

MHA requirements vary based on housing costs in each area of the city and the scale of the zoning change. Higher MHA requirements apply in areas with higher housing costs and larger zoning changes. With the performance option, between 5 percent and 11 percent of homes in new multifamily residential buildings are reserved for low-income households. With the payment option, development will contribute between \$5.00 and \$32.75 per square foot.

Like the Seattle Housing Levy, MHA payments are leveraged to produce more high-quality affordable housing located throughout Seattle. This also supports other benefits, including serving people with lower incomes, providing family-sized homes, and offering opportunities for community-oriented ground floor spaces and services.

Where would MHA apply?



Who qualifies for affordable housing created through MHA 2017 Income and Rent Limits



Individual

Making less than \$40,320 will pay no more than \$1,008 for a one bedroom



Family of Four

Making less than \$57,600 will pay no more than \$1,296 for a two bedroom.

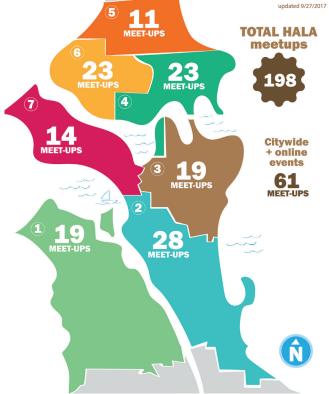
Two years of community engagement

MHA has been shaped by nearly two years of community engagement led by the Department of Neighborhoods (DON). Community-generated principles, like creating better transitions between areas of higher and lower densities, guided our initial draft proposal released in October 2016. Since then, additional engagement and environmental review shaped the final proposal. Our traditional and innovative approaches to community engagement have included:

- Interactive online conversation at <u>hala.consider.it</u> with more than 2000 community members
- Telephone town halls that reached more than 70,000 Seattle households
- A mailer to 90,000 households to share information and invite residents to public meetings
- Door belling more than 10,000 homes where zoning changes are proposed
- An email newsletter to 4,700 people

Next Steps

From 2015-2017, City Council voted unanimously to establish MHA requirements and rezones in the following communities: University District, Downtown, South Lake Union, Chinatown-International District, along 23rd Ave in the Central Area, and Uptown.



In 2018, the Council, supported by City staff, will continue to engage communities as it considers MHA implementation citywide. The Council has announced a slate of open houses and hearings across the city through August 2018 so that more community voices can shape the proposal.

Learn more about the City Council process for Citywide MHA at www.seattle.gov/council