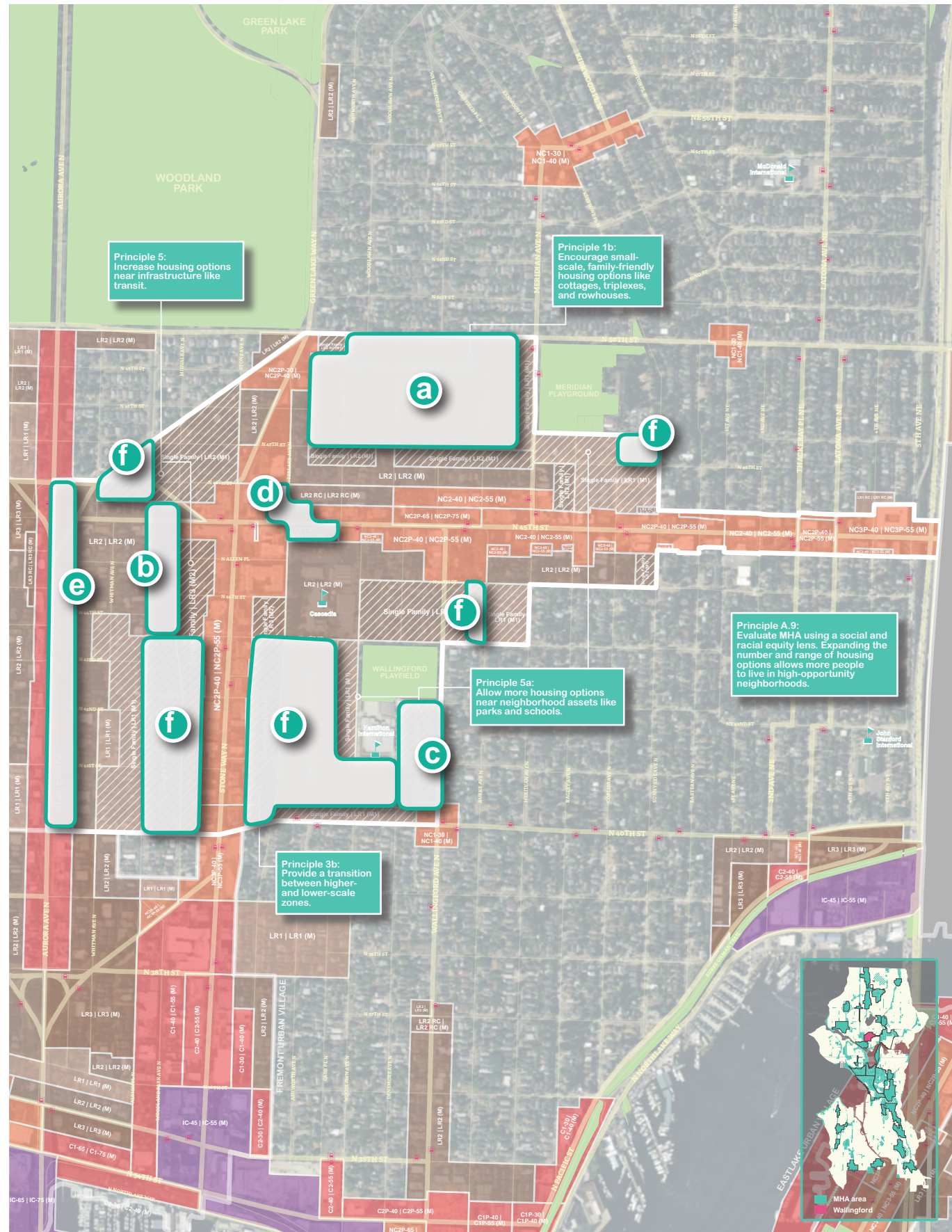


Wallingford Residential Urban Village

DRAFT ZONING CHANGES to implement Mandatory Housing Affordability (MHA)

HALA.Consider.it Interactive web map seattle.gov/HALA October 19, 2016

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) 6% of homes must be affordable or a payment of \$13.25 per sq. ft. (M1) 9% of homes must be affordable or a payment of \$20.00 per sq. ft. (M2) 10% of homes must be affordable or a payment of \$22.25 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 offices, 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
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Wallingford

Low Risk of Displacement / High Access to Opportunity

Zoning changes from Draft 1 map

Please visit our [web map](#) to see more zoning detail including the Final Proposal.

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

- a** Propose increasing added capacity to LR1 (M1). Allows more housing options and creates more consistent zoning.
- b** Propose increasing added capacity to LR3 (M1) along Woodland Park Ave N, in an area close to transit and services around 45th and Stone Way.
- c** Propose increasing added capacity to LR2 (M1). This is an area near a park and school in an area with existing multifamily structures.

- d** Propose changing required uses to NC-55 (M) along N 45th St to provide consistent zoning along the commercial corridor.
- e** Propose changing required uses to NC-55 (M) in response to community support for more pedestrian-oriented development here.
- f** Propose reducing scale of changes in several areas from LR3 (M2) to LR2 (M1) and LR1 (M1). This provides more consistent zoning.

What we heard from the community*

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

Citywide themes most discussed

- Transitions
- Affordable housing & housing options
- Infrastructure
- Single-family areas

We therefore feel that LR1 or RSL zoning on the west side of Interlake Ave N. would better meet the scale transition goals of the plan.

- Greg A. and Franz R.

Wallingford has the characteristics that make it a desirable place to live as a renter. Increasing height within a 4 to 5 block radius of 45th Ave will increase opportunities.

- Jessica W.

Local opportunities and challenges

- Mix perspectives on single-family zone changes
- Mix of perspectives on concentrating zone changes on Aurora and other arterials
- Infrastructure capacity a major concern (schools, parking, open space, roads, sanitary sewers)
- Transitions from Stone Way to other areas
- Concern about changes to architectural character
- Interest in zone changes outside the urban village and/or expanding the urban village

- MHA payments should be invested here
- Desire to retain and create more family housing
- Support for ADUs and DADUs (in some cases instead of rezones and MHA)
- Support for more density to create more housing and economic diversity in the neighborhood
- Interest in RSL
- Concerns about single-family to LR3
- Some suggestions for FAR increases for LR
- Concern about tree canopy
- Desire for small neighborhood business space
- Concern about loss of views
- Desire for larger (10- 20-foot) setbacks
- Focus Group members generally supported multifamily zoning in the area located between Aurora Ave N and Stone Way along Midvale and Woodlawn Avenues. It is well served by transit and well located for more housing.
- Consider ways to create safe connections across Aurora Ave N to Fremont
- Online, some respondents said that the draft proposal should be the minimum considered in this desirable, high opportunity neighborhood. Others feel the urban village lacks critical infrastructure to support more population and opposes rezones in single-family areas.
- Some suggest rezones in other neighborhoods outside urban villages to distribute growth more evenly across the city
- Some support for RSL, citing concern about changes to Lowrise.

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 rent-restricted 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.

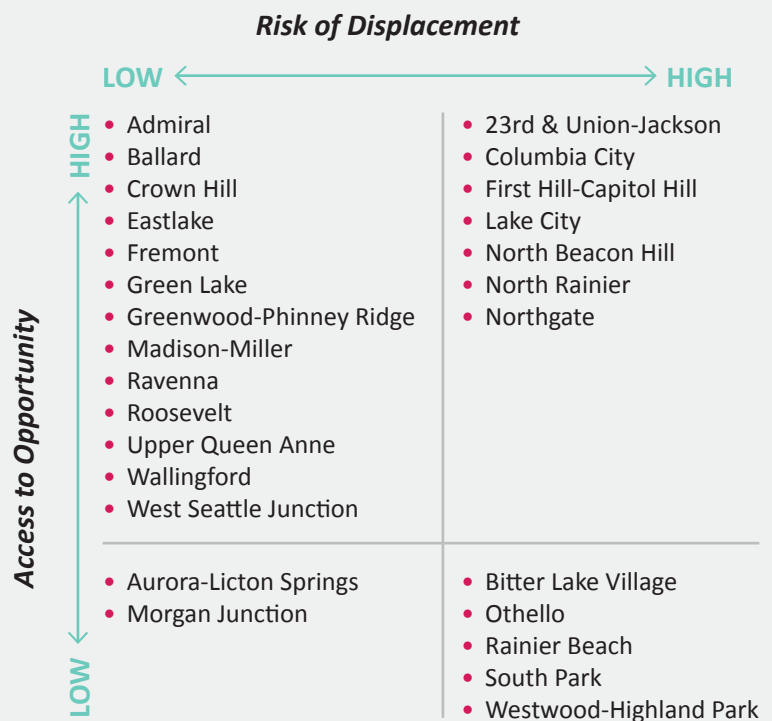
Crafting Our Proposal

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.



- 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).

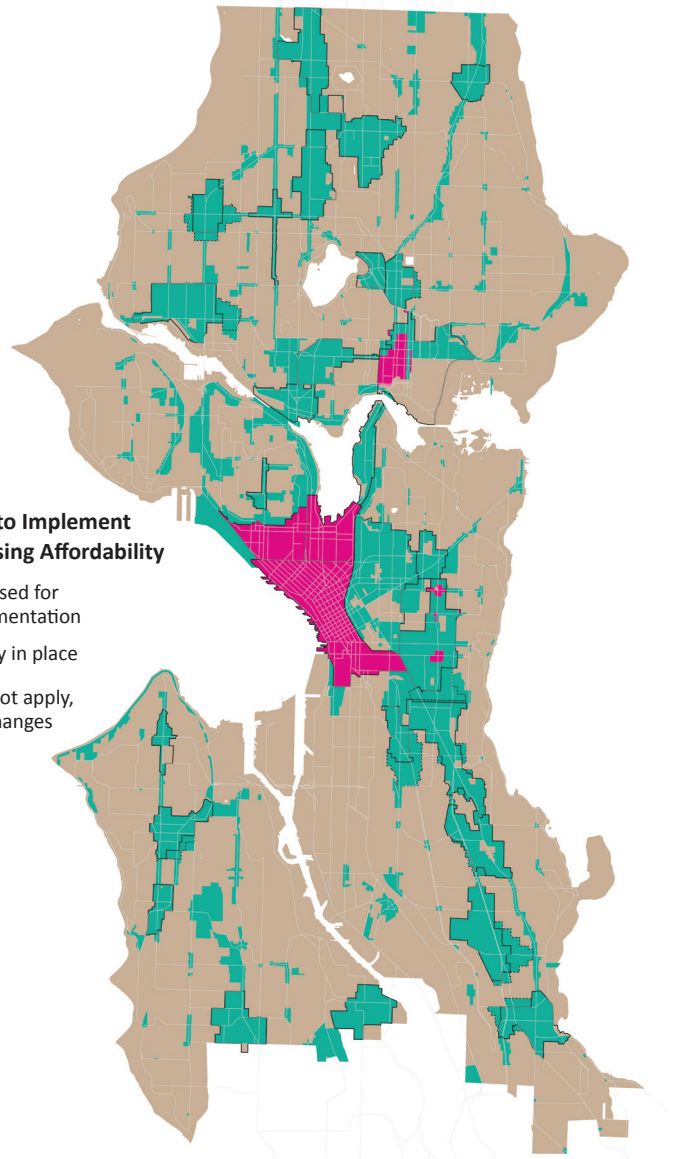
MHA requirements vary based on housing costs in each area of the city and the scale of the zoning change. Higher MHA requirements apply in areas with higher housing costs and larger zoning changes. With the performance option, between 5 percent and 11 percent of homes in new multifamily residential buildings 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?

Zoning changes to Implement Mandatory Housing Affordability

- Areas proposed for MHA Implementation
- MHA already in place
- MHA does not apply, no zoning changes



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



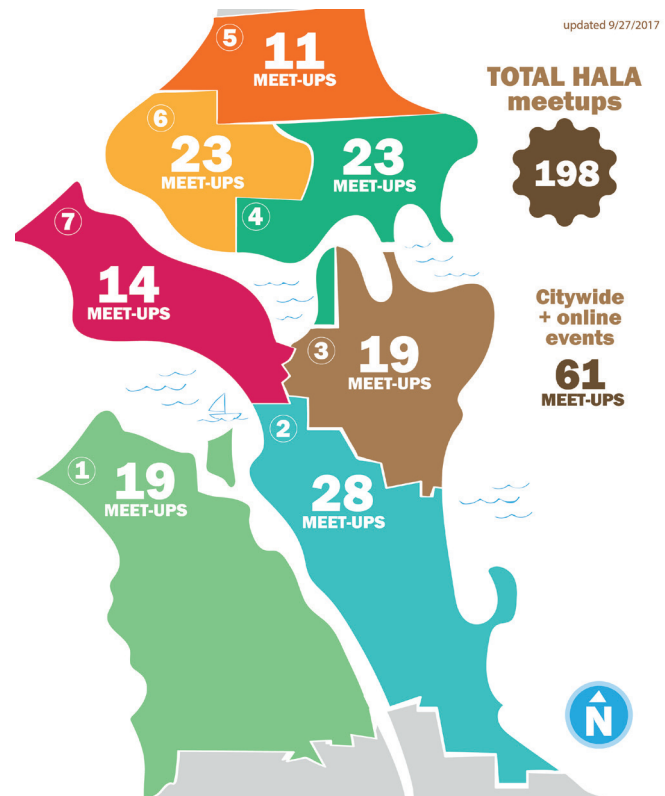
Family of Four

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 hala.consider.it 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 bellling 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