

NOTICE OF AVAILABILITY OF FINAL ENVIRONMENTAL IMPACT STATEMENT Mandatory Housing Affordability (MHA)

The Final Environmental Impact Statement (FEIS) on the proposal described below is available for public review.

Proposal: The proposal is a legislative action by the Seattle City Council to implement Mandatory Housing Affordability (MHA) requirements for new multifamily and commercial developments meeting certain thresholds to either build affordable housing units on-site or make an in-lieu payment to support the development of affordable housing. MHA would focus primarily on creating housing reserved for community members earning 60 percent of the area median income (AMI) or less. Implementing MHA would include the following changes to existing development regulations and the Comprehensive Plan: amending development standards in the Land Use Code (Seattle Municipal Code, Title 23) to increase development capacity in portions of the study area, such as increases in maximum height and floor area ratio (FAR) limits; modifying certain rezone criteria in the Land Use Code; making area-wide revisions to the official zoning map; and expanding the boundaries of certain urban villages on the Comprehensive Plan's Future Land Use Map (FLUM) in locations near high-frequency transit.

The study area includes existing multifamily and commercial zones in Seattle, areas currently zoned Single Family in existing urban villages, and areas zoned Single Family in potential urban village expansion areas identified in the Seattle 2035 Comprehensive Planning process. The study area does not include the Downtown, South Lake Union, and Uptown Urban Centers or the portion of University Community Urban Center addressed in the University District Urban Design Framework.

The proposed action is programmatic in nature. The FEIS analyzes environmental impacts of a "no action" alternative, two MHA implementation "action" alternatives included in the Draft EIS, and a Preferred Alternative that reflects community input and DEIS comments, and represents a composite of the DEIS action alternatives. The action alternatives evaluate a range of differing geographic patterns of density increases and zoning map changes. The Preferred Alternative would implement MHA throughout the study area with emphasis on:

- Increasing housing options in urban villages with high access to opportunity
- Increasing housing and jobs near transit nodes
- Moderating the scale of development capacity increases in urban villages with high displacement risk
- Moderating development capacity increases in areas with environmental constraints

Timing of Preferred Alternative and Implementation:

The Mayor anticipates submitting recommended legislation for City Council consideration in 2017. The City Council expects to take public comment and deliberate on the proposal for several months, and is expected to act on the proposal in summer of 2018.

Project Proponent and Lead Agency:

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Responsible Official: Samuel Assefa**Contact Person:** Geoff Wentlandt**Phone:** (206) 684-3586**Email:** MHA.EIS@Seattle.gov**Issuance Date of the FEIS:** November 9, 2017**How to Appeal the Environmental Determination**

Appeals of the adequacy of the Final Environmental Impact Statement must be received by the Hearing Examiner no later than 5:00 p.m., Monday, November 27, 2017. Appeals may be filed online at www.seattle.gov/examiner/efile.htm, delivered in person to the Hearing Examiner's office on the 40th floor of Seattle Municipal Tower at 700 Fifth Ave., or mailed to the City of Seattle Hearing Examiner, P.O. Box 94729, Seattle, WA 98124-4729. (Delivery of appeals filed by any form of USPS mail service may be delayed by several days. Allow extra time if mailing an appeal.) An appeal form is available at www.seattle.gov/examiner/LANDUSEAPLFORM.pdf.

Appeals must be accompanied by an \$85 filing fee. The fee may be paid by check payable to the City of Seattle or a credit/debit card (Visa and MasterCard only) payment made in person or by telephone at 206-684-0521. (The Hearing Examiner may waive the appeal fee if the person filing the appeal demonstrates that payment would cause financial hardship.)

The Hearing Examiner Rules and "Public Guide to Appeals and Hearings Before the Hearing Examiner" are available at www.seattle.gov/examiner/guide-toc.htm.

Availability of Final EIS:

Copies of the Final EIS are available for public review at:

- City of Seattle SDCI Public Resource Center (700 5th Ave, Floor 20);
- Seattle Public Library, Central Branch (1000 Fourth Ave.);
- Seattle Public Library, Northeast Branch (6801 35th Ave. N.E.)
- Seattle Public Library, Ballard Branch (5614 22nd Ave. N.W.)
- Seattle Public Library, High Point Branch (3411 S.W. Raymond St.)
- Seattle Public Library, Capitol Hill Branch (425 Harvard Ave. E.)
- Seattle Public Library, Columbia City Branch (4721 Rainier Ave. S.)

The Draft and Final EIS also may be viewed at OPCD's website, at <http://tinyurl.com/HALA-MHA-EIS> .

Interested parties may obtain electronic copies of the Final EIS on compact disk free of charge at SDCI, 20th floor Seattle Municipal Tower, 700 Fifth Avenue.