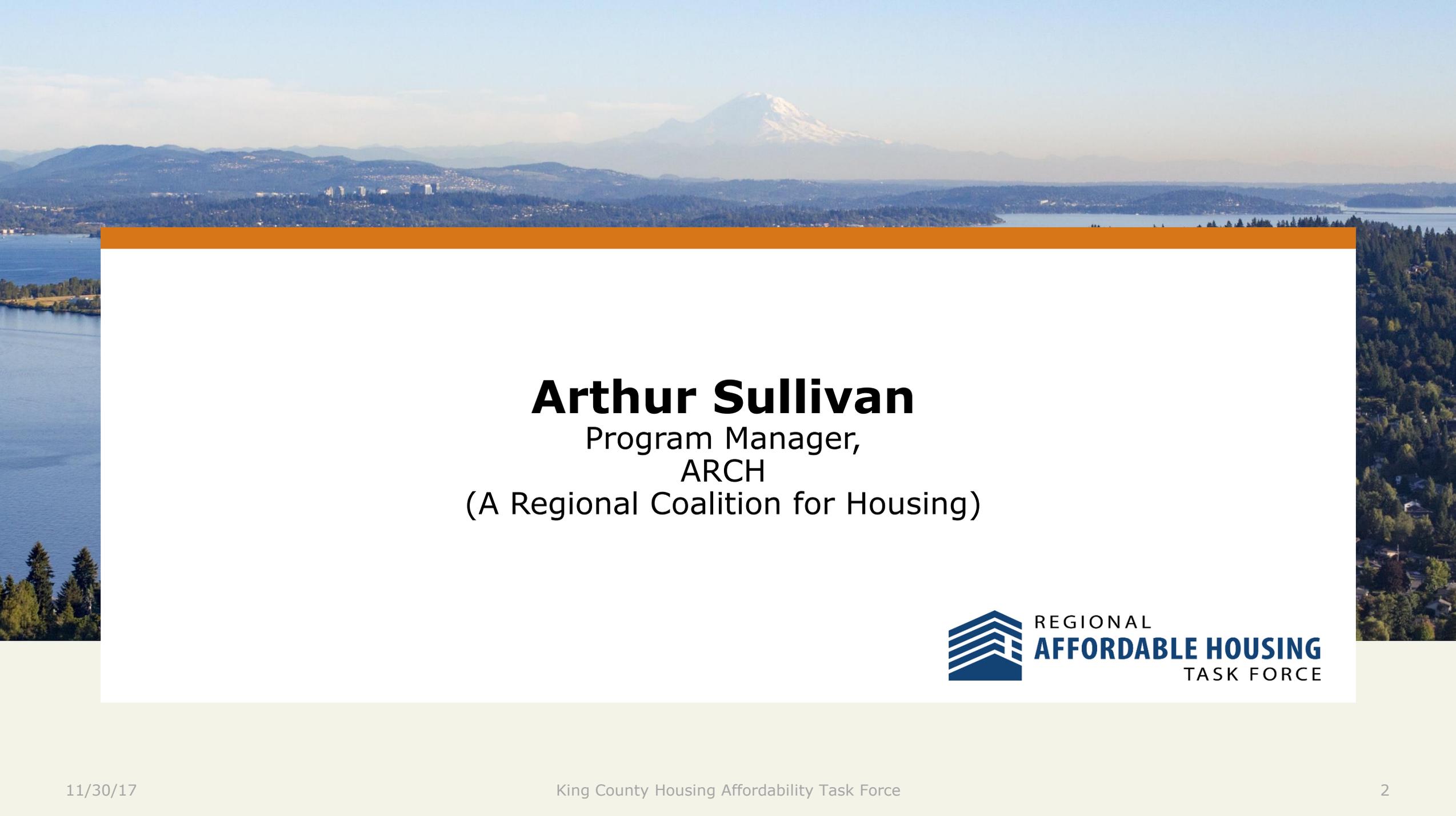


# Local Land Use Efforts

November 30, 2017





**Arthur Sullivan**  
Program Manager,  
ARCH  
(A Regional Coalition for Housing)



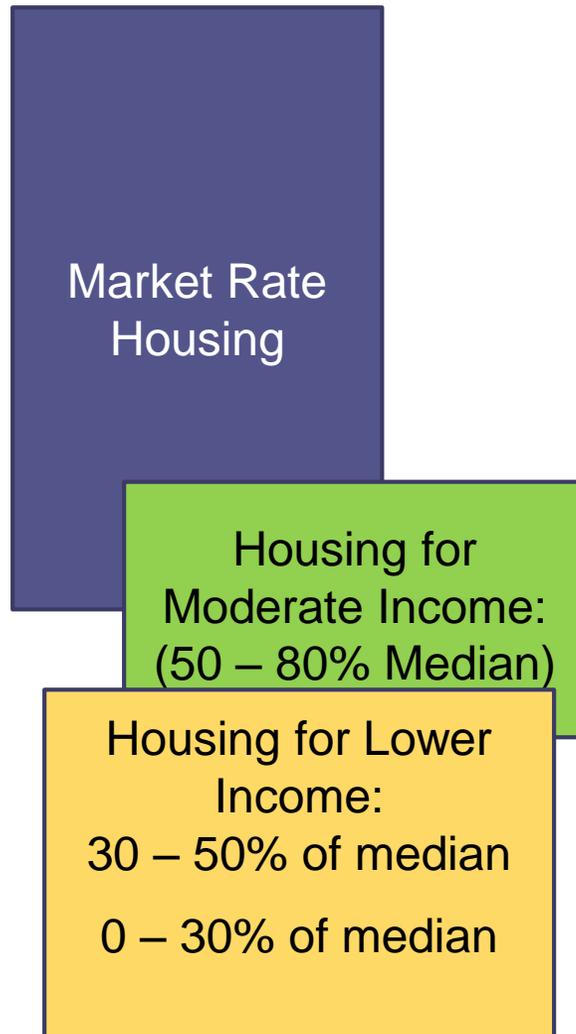
# Regional Affordable Housing Task Force: Different Approaches to 'Housing Density'



November 31, 2017



# RANGE OF STRATEGIES



## A. Market increase diversity and general affordability

- Housing capacity to accommodate growth
- Allow diversity of housing – multifamily/ small single family/ microunits / senior housing

## B. Incentive to create affordability through market (generally moderate inc.)

- Accessory dwelling units
- Land use density incentives
- Multifamily property tax exemption

## C. Direct assistance programs (generally lower income).

- Direct Funding (ARCH Housing Trust Fund)
  - Leverages other public fund sources
- Surplus land
- Impact fee waiver

# COTTAGE HOUSING

## Pine Street Cottages (Seattle)



# COTTAGE HOUSING



Danielson Grove,  
(Kirkland)



Conover Commons (Redmond)  
Cottage Company



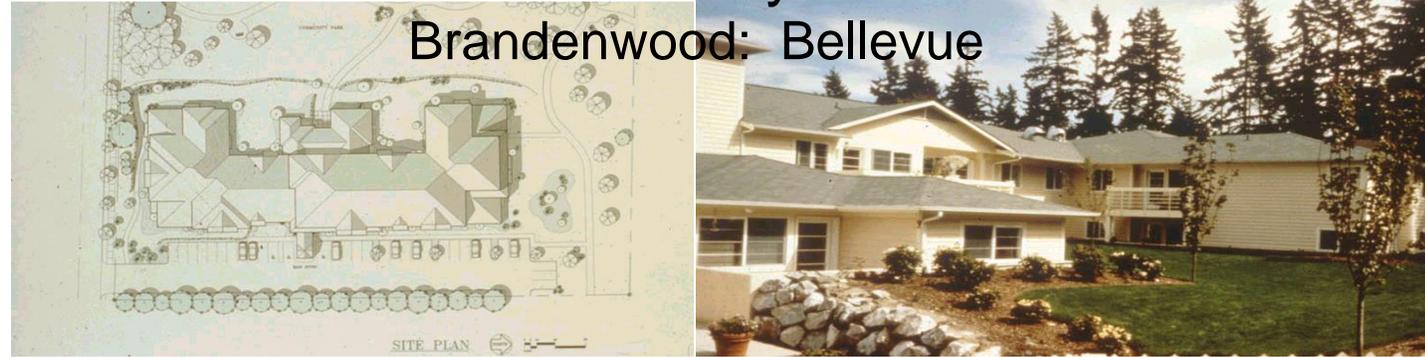
# ZERO-LOT LINE/DUPLEX/MULTIPLEX



# SENIOR HOUSING REGULATIONS

## Zoning Overlay

Smaller Senior Units count as  $\frac{1}{2}$  unit toward density



No density calculation

Riverside Landing: Bothell



# MICRO-HOUSING



# ACCESSORY DWELLING UNITS (ADU's)



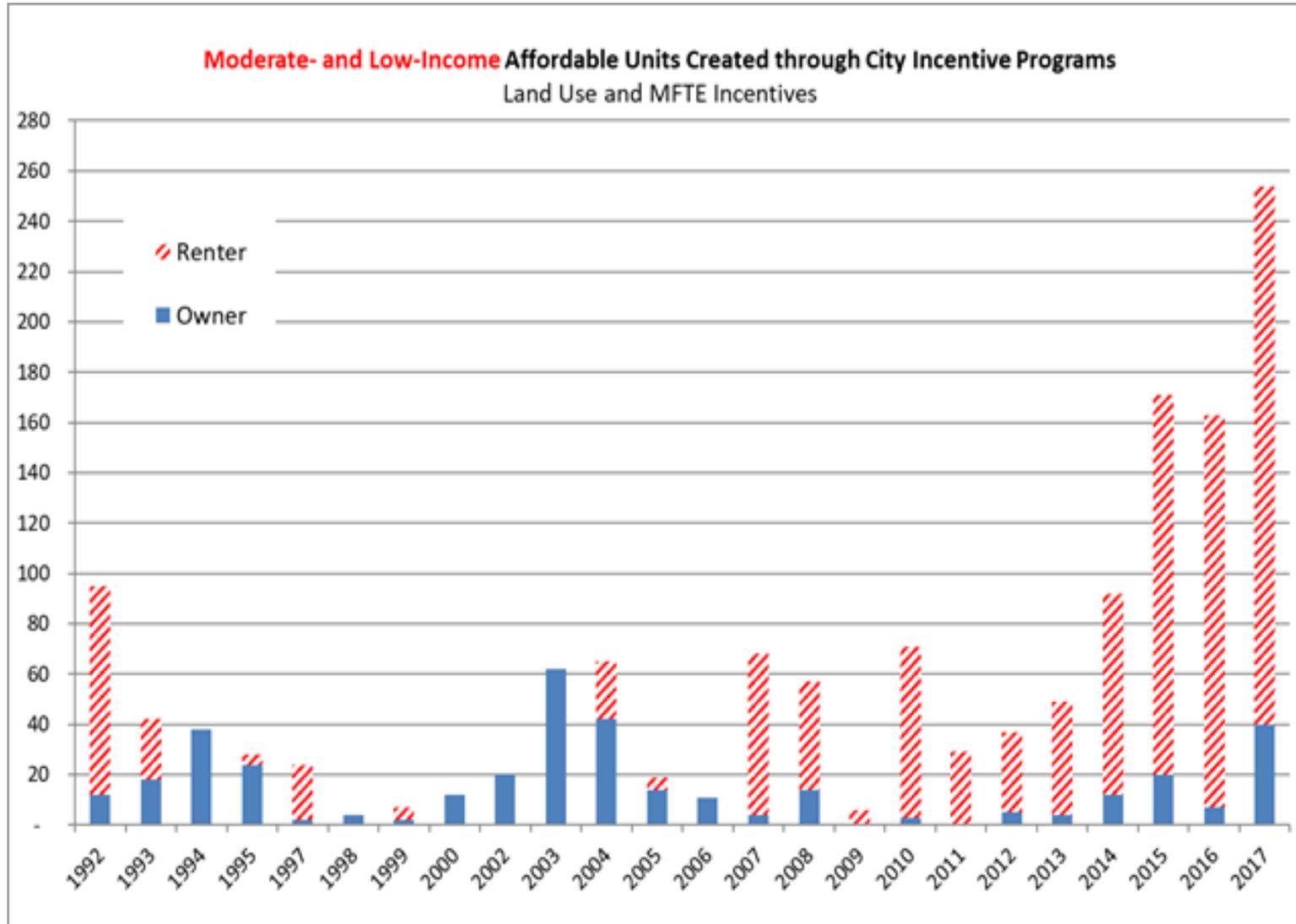
	ADUs per 1,000	
	TOTAL	Detached Homes
Beaux Arts	2	14.3
Bellevue	114	3.9
Bothell	2	0.2
Clyde Hill	4	3.7
Hunts Point	-	-
Issaquah	40	6.6
Kenmore	41	7.2
Kirkland	136	6.7
Medina	1	0.8
Mercer Island	222	31.5
Newcastle	32	10.8
Redmond	12	1.2
Sammamish	13	0.9
Woodinville	2	0.7
Yarrow Point	-	-
<b>EKC cities</b>	<b>621</b>	<b>5.7</b>

## Affordability Provisions: Voluntary and Mandatory

- o Using attached housing to accommodate bonuses associated with affordable housing in lower density neighborhoods.



# LAND INCENTIVES



- 8 Cities in East King County have program with mandatory or voluntary provision.
- Significant increase in results in last four years.
- Creates a wider range of affordability than market on its own.
- Myth: Does not increase costs to other consumers

# UNDERUTILIZED OPPORTUNITY: Faith Properties



# UNDERUTILIZED OPPORTUNITY: Public Properties

Village at Overlake,  
(Redmond)  
King County  
Housing Authority



South Kirkland Park and Ride,  
Imagine Housing, Polygon

# COMBINING MULTIPLE STRATEGIES: Greenbrier Heights, Woodinville



- County surplus land
- Single Family Zoning
- Mix of senior, family rental and ownership
- Narrow Roads
- Cottages
- Wetland Density Transfer
- Affordable Housing Bonus
- City Fee Waivers

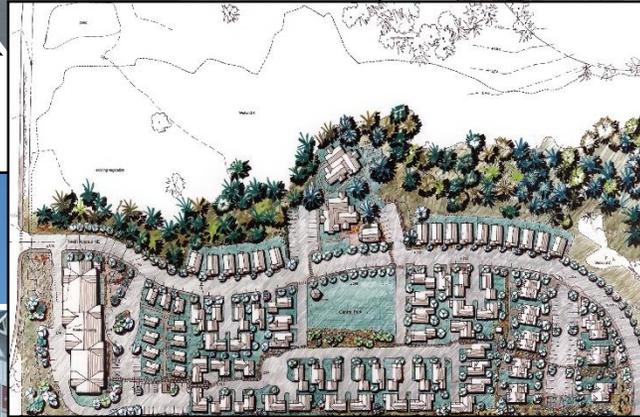
# Greenbrier Heights - Woodinville



Ownership  
(Incl. Cottages)



Family Rental



Senior Rental



Ownership

## LAND USE INCENTIVE ZONING PROGRAMS – East King County

### Affordability required to Achieve Maximum Density/FAR

Jurisdiction	Neighborhood	Targeted Affordability	Additional Incentives
Kirkland	Many multifamily zones.	50% median (rental)- 80-100% median (ownership)	Property tax exemption // Fee waivers // density/height
Redmond	Most neighborhoods.	80% median	
Bellevue	Bel-Red (mixed use area)	80% median	FAR bonus
Sammamish	Town Center	80% median	Potential fee reduction // Bonus density for more affordable units
Newcastle	Business Center	70% median (rental) 80% median (owner)	
Mercer Island	Town Center	60% median (rental) – 90% median (ownership)	Permit fee reduction // Property tax exemption
Issaquah	Central Issaquah	50-70% median – rental 60-80% median - ownership	Potential fee reductions // Additional height
Kenmore	Site specific, central Kenmore	85% median	Property tax exemption
King County	Master Planned Communities	80% / 100% / 120% median	



# Kevin Snyder

Director,  
Community Development & Public Works Department,  
City of Auburn





**David Miller**  
Director,  
Community & Economic Development Department  
City of North Bend





# Emily Alvarado

Manager of Policy & Equitable Development,  
Office of Housing,  
City of Seattle



REGIONAL  
**AFFORDABLE HOUSING**  
TASK FORCE

# City of Seattle

# Select Housing Affordability Strategies

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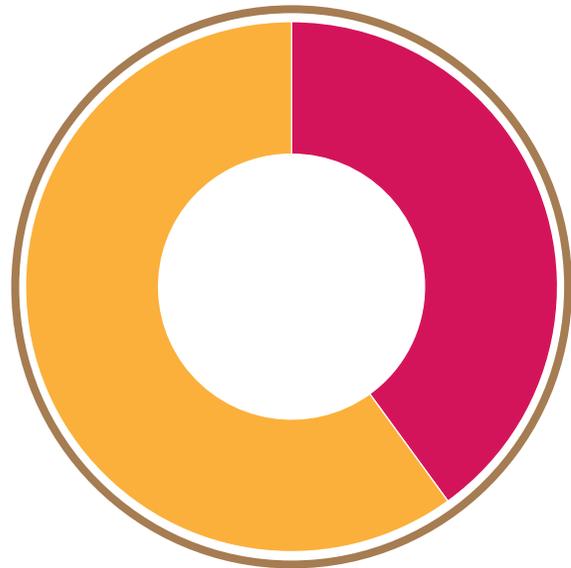


**Regional Affordable  
Housing Task Force**  
**November 2017**

# HALA Goals by 2025

**30,000**

market-rate homes



**20,000**

affordable homes

- Create net new rent- and income-restricted homes, tripling current production
- Create and expand public and private resources
- Target funds primarily to serve  $\leq 60\%$  AMI households
- Target incentive programs primarily to serve 60% to 80% AMI households
- Require new development to contribute to affordable housing

# HALA Context: Housing Affordability & Livability Agenda



## Invest in Housing for Those Most in Need

- Renew Voter Approved Housing Levy
- Maximize City Owned Surplus Property
- Authorize Local Option REET



## Create New Affordable Housing as We Grow

- Require New Affordable Housing as a part of all new multi-family development (MHA)
- Expand on Successful Incentive Programs (e.g. MFTE)



## Prevent Displacement and Foster Equitable Communities

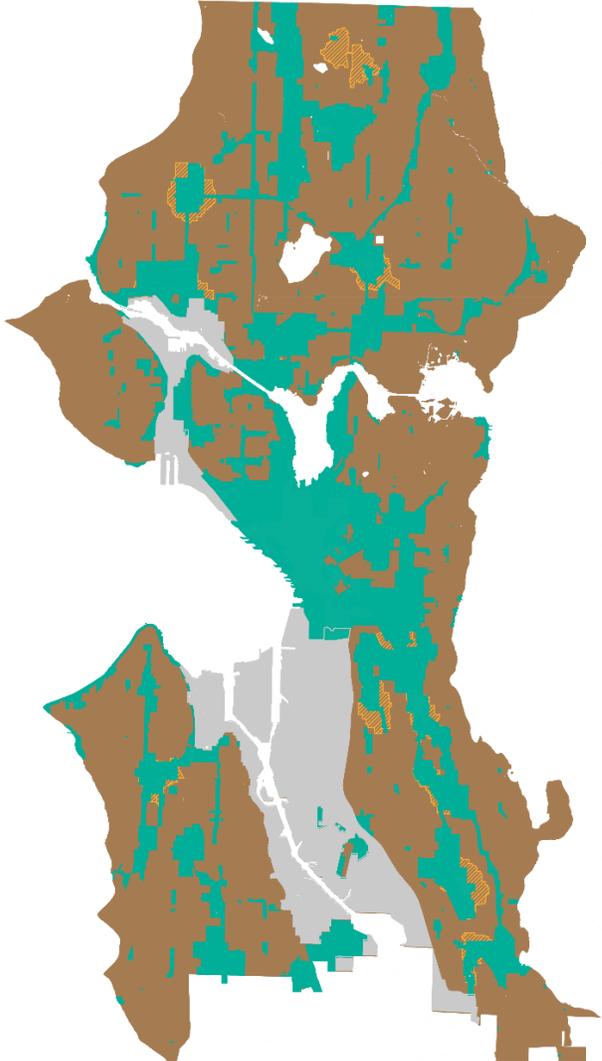
- Strengthen Tenant Protections
- Investing in Programs that Stabilize Vulnerable populations



## Promote Efficient and Innovative Development

- Review Planning and Development Processes, focus on what works
- Invest in Quality Development and Design

# Mandatory Housing Affordability (MHA): How MHA Works:



- Consistent with state sponsored approach (RCW 36.70A.540)
- Affordable housing requirements take effect when the Seattle City Council adopts new zoning that adds development capacity
- 10-Year Affordable Housing Goal:
  - 6000+ units affordable to households at <60% of AMI
  - Combination of Payment and Performance
- Propose comprehensive zoning changes to implement MHA
  - All Urban Villages and Urban Village expansion areas
  - All areas outside of Urban Villages zoned for multi-family or commercial development

## How MHA Works:

# Calculating MHA Requirements

*Proposed requirements for residential and highrise commercial*

Scale of Zoning Change

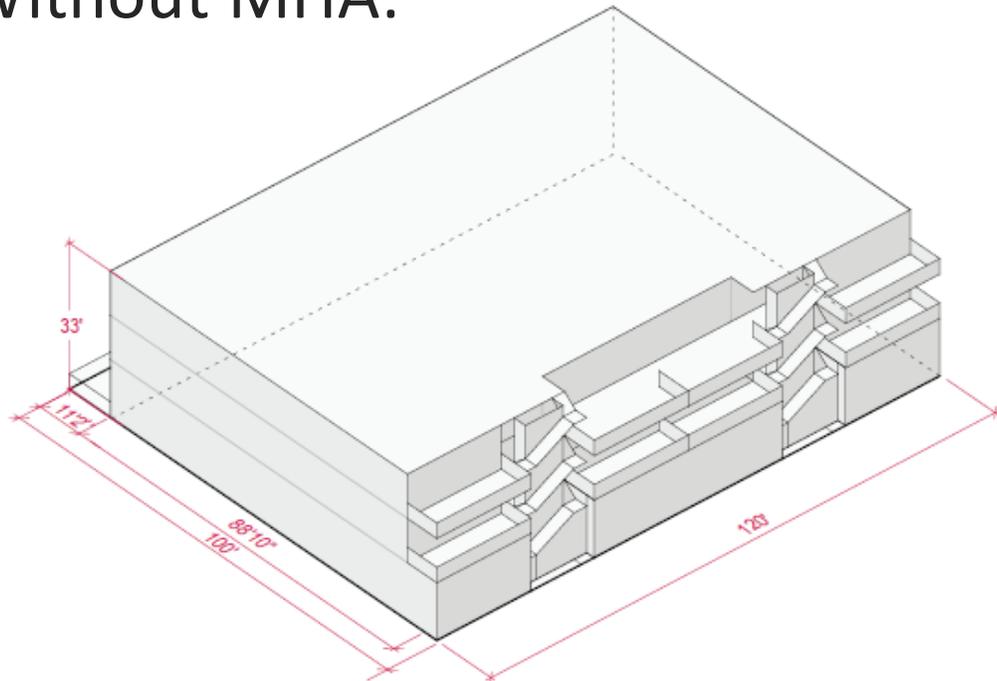
		Geographic Area					
		Low Area		Medium Area		High Area	
		%	\$	%	\$	%	\$
Zones with (M) suffix		5%	\$7.00	6%	\$13.25	7%	\$20.75
Zones with (M1) suffix		8%	\$11.25	9%	\$20.00	10%	\$29.75
Zones with (M2) suffix		9%	\$12.50	10%	\$22.25	11%	\$32.75

## How MHA Works:

# Requirements + Rezones

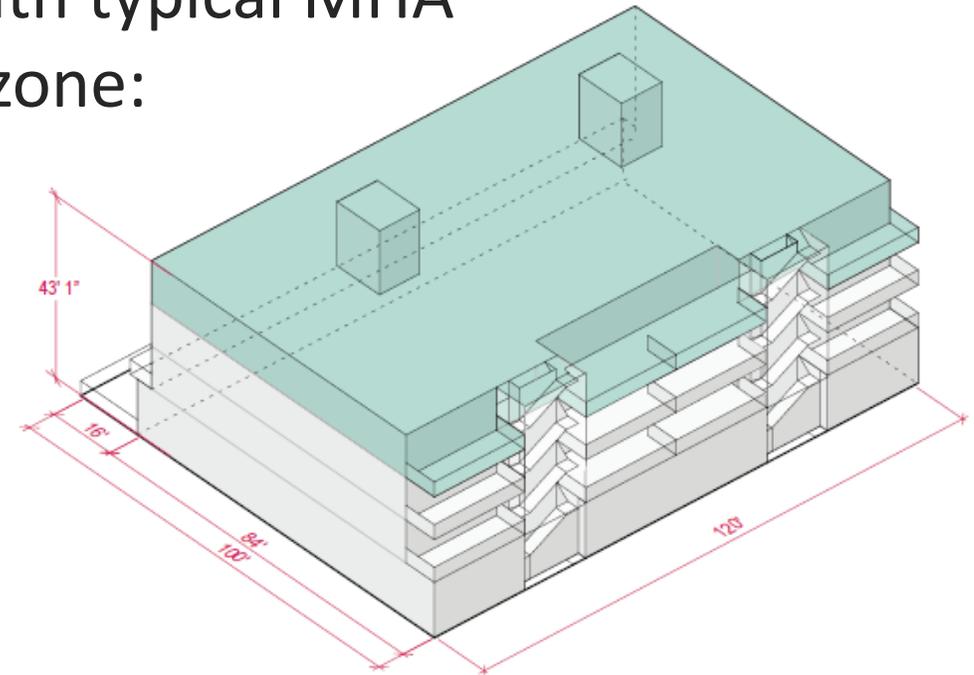
### MHA example from a “high” market area:

Without MHA:



30ft mixed-use building w/ 29 homes  
**No affordability requirement**

With typical MHA  
rezone:



40ft mixed-use building w/ 36 homes  
**3 affordable homes OR \$664,000**

# Maximize Publicly Owned Property

## City-Owned Property

- Assessment of all property prior to disposition
- General government property transferred to OH at discount or free
- Issue RFPs to meet multiple public benefits

## Sound Transit & King County

- Collaboration on RFPs

# Take-Aways from HALA

## Maximize Local Tools

- Implement land use tools within local control
- Local options availed by the State

## Participation at All levels of Government

- HALA including assumption of increased resources at all levels of government
- Shared responsibility by private and public sectors
- Explicit State Legislative Agenda (Housing Trust Fund, REET)

thank you.



# Rachael Markle

Director,  
Department of Planning & Community Development,  
City of Shoreline





# Questions?





# Discussion

