

EXHIBIT WW

Attached are the focus group meeting agenda and attendance information as published by the City at <http://www.seattle.gov/hala/focus-groups>.

EXHIBIT #

HALA Community Focus Groups

Focus Group Orientation

Monday April 4, 2016

6:30-8:00 p.m. (doors open at 6:00 p.m.)

Seattle City Hall, Bertha Knight Landes Room



HOUSING AFFORDABILITY
AND LIVABILITY AGENDA

Agenda

Time	Topic	Speaker
6:30 p.m.	Welcome and opening remarks 15 min.	Susan Hayman , Moderator Hyeok Kim , Deputy Mayor, City of Seattle Kathy Nyland , Director, City of Seattle Department of Neighborhoods (DON) Diane Sugimura , Director, City of Seattle Office of Planning and Community Development (OPCD)
6:45 p.m.	HALA Overview 15 min.	Jesseca Brand (DON) Michelle Chen (OPCD)
7:00 p.m.	HALA Focus Group Process 10 min.	Diane Adams, Moderator
7:10 p.m.	Q&A about Focus Group Process 15 min.	Susan Hayman, Moderator
7:25 p.m.	Public Q&A about Focus Group Process 5 min.	City staff and moderators
7:30 p.m.	Break out for introductions -- Public Input 30 min.	City staff and moderators Focus Group Participants General Public
8:00 p.m.	Adjourn	

HALA Community Focus Groups
Expansion Area Urban Village Focus Group

Time: Monday, May 23, 2016, 6:00 – 8:00 p.m.
Location: Seattle City Hall, 3rd Floor, Room 370
600 4th Avenue, Seattle, WA



Meeting Goals:

- Provide an opportunity for focus group members to learn more about one another
 - Provide additional context for upcoming discussions
 - Introduce and discuss the City of Seattle's Race and Social Justice Initiative (RSJI)
 - Discuss draft Mandatory Housing Affordability (MHA) implementation principles
 - Review the overall HALA focus group process and next steps
-

6:00 p.m. Welcome, Introductions, and Meeting Overview

Diane Adams, Facilitator

- Welcome, ground rules, schedule and goals
- Overview of the HALA focus group purpose and process
- Announcements
- Round-robin introductions: Tell us what neighborhood you are from, and in one sentence, what you love about Seattle

6:30 p.m. Race and Social Justice Initiative Awareness

Purpose: Introduce focus group members to the City of Seattle's RSJI and provide a lens for HALA focus group work

- Introduction: Diane Adams, Facilitator (5 min)
- Interactive presentation: Office for Civil Rights (40 min)

7:15 p.m. Principles for Implementing Mandatory Housing Affordability

Purpose: Provide a high-level overview of the MHA process. Introduce and receive feedback on the draft community-generated MHA implementation principles. This discussion will serve as a starting point for our next meeting, where we will continue conversation about the principles, specifically ideas for what to add, revise, or remove.

- Introduction: Vera Giampietro, Office of Planning and Community Development (10 min)
- Discussion and Facilitated Activity (20 mins):
 - Q&A
 - What principles would you add to these lists?
 - Which principles would you remove or modify, and why?

7:45 p.m. Observer Comment Opportunity

7:55 p.m. Next Steps

Diane Adams, Facilitator

- What happens next?
- Consider.It online discussion forum
- Closing remarks

8:00 p.m. Adjourn

HALA Community Focus Groups
Hub Urban Village Focus Group (Focus Group 2)
Summary of Meeting #1 (May)



Tuesday, May 24, 6:00 - 8:00 p.m.
Seattle City Hall, Floor L2, Room L280

Opening Remarks and Introductions

Diane Adams, facilitator, led a round of introductions and reviewed the ground rules, schedule, and goals for the Housing Affordability and Livability Agenda (HALA) Focus Group process. Diane also provided Focus Group members with an overview of the agenda and the objectives for the Hub Urban Village Focus Group's first meeting.

Diane reminded Focus Group members that they are welcome, but not obligated, to participate in further HALA conversations with members of their community to the extent that they feel comfortable.

Finally, Diane encouraged Focus Group members to RSVP for the Land Use 101 session on June 6, 2016. Diane noted that this session would help to familiarize Focus Group members with the City of Seattle's (City) Comprehensive Plan, the Urban Village Strategy, zoning, and affordable housing.

Race and Social Justice Initiative

Elliott Bronstein, Office for Civil Rights, provided Focus Group members with a presentation detailing the history and mission of the City's Race and Social Justice Initiative (RSJI). Elliott encouraged members to consider the RSJI as a lens through which to view HALA and provide input to the City.

Elliott recognized that the overall mission of the City's RSJI was to eliminate racial disparities and achieve racial equity by ending institutional racism in City government, promoting the inclusion and participation of all residents, and partnering with the community and other groups to achieve racial equity. Key discussion points from Elliott's presentation included:

- Considering the differences between equality and equity
- Framing race as the focus for the City's equity initiative
- Recognizing the legacy and impact of redlining and other discriminatory policies
- Highlighting strategies that the City is using to achieve racial equity goals and end structural racism, including internal toolkits and coordination with external, community-based organizations
- Encouraging Focus Group members to "lead with race" and use the lens of RSJI to ensure that HALA and Mandatory Housing Affordability (MHA) principles meet the City's overall goal of racial equity

Focus Group members provided the following questions and comments during the interactive presentation included:

- In some areas, affordable housing may be a class issue in addition to a race issue.

- In certain cases, such as bussing students from northern Seattle to southern Seattle schools, voluntary equity programs appear to enjoy a greater level of public acceptance and buy-in than mandatory programs do.
- Homelessness also disproportionately affects persons of color in Seattle. HALA discussions should also keep this related social issue in mind.

Elliott thanked participants for their engagement and discussion. He encouraged Focus Group members to contact him with any additional follow-up questions.

Principles for Implementing Mandatory Housing Affordability

Nick Welch, Office of Planning and Community Development, provided Focus Group members with an overview of MHA and MHA implementation principles. Key ideas from Nick's presentation included:

- MHA will seek to provide 6,000 affordable units over 10 years. These units will remain affordable for 50 years.
- Affordable housing will serve individuals and families who make no more than 60% of the area median income (AMI). (In 2016, the AMI for the Seattle-Bellevue HUD Metro Fair Market Rate Area is \$63,300 for an individual or \$90,300 for a family of four.) To be considered affordable, housing costs cannot exceed 30% of an individual's or a family's income.
- MHA will require affordable housing as commercial and multifamily development occurs. Key strategies include:
 - Developers "performing" by constructing affordable housing units or "paying" into a fund to create affordable housing throughout the city.
 - The City making zoning changes in Urban Villages, adding development capacity in commercial and multi-family zones, and expanding some Urban Village boundaries.
- The City engaged members of the public to gather an initial set of MHA implementation principles. These principles highlight the core tenets of MHA as well as community-generated principles that will shape MHA implementation.

Focus Group members provided the following questions and comments during the interactive presentation included:

- What percentage of new affordable units will be studio, one bedroom, two bedrooms, etc.?
- Will the availability of affordable housing units be broken down beyond individuals and families who make no more than 60% of area median income? Will there be options available for those who make significantly less than area median income?
- HALA covers many different initiatives, but the Focus Groups will be primarily discussing MHA. There is a broad spectrum of problems associated with affordable housing in Seattle... who is looking at the big picture to ensure that no vulnerable populations fall through the cracks? What is going to be done in the short-term to protect these individuals and families?

- Can additional detail be shared regarding current Urban Village boundaries and potential Urban Village expansions? Noting cross streets would be helpful as Focus Group members conceptualize these proposed changes.
- How does MHA relate to the "Grand Bargain" struck by the HALA Advisory Committee?
- A glossary of HALA and MHA terminology would be a helpful addition to Focus Group materials.

Nick requested that Focus Group members review the MHA principles and provide feedback on posters hung throughout the meeting space. He also noted that Focus Group member comments on Group B principles, community-generated principles that would help to guide MHA implementation, would be most helpful to the City at this time. Nick stated that future Focus Group discussion on the MHA principles would incorporate additional focus and detail on those areas where members highlighted questions, thoughts, or concerns.

Observer Comment

Diane invited the observers to share brief comments with the group:

- One observer requested additional information on upcoming citywide and neighborhood conversations.
- One observer cited concerns with the strategy of upzoning to address the City's affordable housing need. The observer noted that the City's financial projections do not take into account the value of homes that would potentially be demolished. The observer also cited concerns that upzoning could place increased pressure on Seattle's already overtaxed infrastructure and school system. The observer closed by stating that the City should carefully consider whether upzoning is the appropriate strategy to explore.

Next Steps

Diane thanked the group for their participation and discussion, and she highlighted that the group's next meeting would be held on June 21 from 6:00 p.m. – 8:00 p.m. Diane noted that the Focus Group would come together and review the questions and feedback that members provided on the MHA principles.

Attendees

Focus Group members:

- | | | |
|---------------------|--------------------------|--------------------|
| • Adam Bejan Parast | • Eli Edwards | • Laura Bernstein |
| • Alex Brennan | • Hannah Tang | • Luis Ortega |
| • Allen Grissom | • Isaac Mooers | • Mary Monroe |
| • Beatrice Peaslee | • Jenette Sifuentes | • Melissa Lerch |
| • Chris Maite | • Jennifer Cells Russell | • Shelly Cohen |
| • Clarissa Jarem | • Jennifer Price | • Sue Shaw |
| • David Evans | • Jody Grage | • Vanessa Laughlin |
| • Dean McBee | • Judy Bouse | |
| • Derek Scheips | • Katharine Kurfurst | |

Observers:

- Susanna Lin
- Karen Dalton
- E R Alvarez
- Colin Lingle
- Bonnie Williams
- Robert Getch
- Linda Melvin
- Steve Nielsen
- Rick Hooper

Project team and other City staff:

- Nick Welch, Office of Planning and Community Development
- Vera Giampietro, Office of Planning and Community Development
- Elliot Bronstein, Office for Civil Rights
- Diane Adams, EnviroIssues
- Brett Watson, EnviroIssues

HALA Community Focus Groups

Expansion Area Urban Village Focus Group

Time: Monday, June 20, 2016, 6:00 – 8:00 p.m.
Location: Seattle City Hall, Bertha Knight Landes Room
600 4th Avenue, Seattle, WA



Meeting Goals:

- Review Focus Group member feedback on MHA implementation principles
 - Address any remaining Focus Group member questions on MHA implementation principles
 - Provide Focus Group members the opportunity to share perspectives and discuss MHA implementation principles
-

Welcome and Meeting Overview

Diane Adams, Facilitator

- Welcome, ground rules, schedule, and meeting goals
- Announcements

Reflection on May MHA Implementation Principles Feedback

Purpose: Provide an overview of Focus Group member feedback received on MHA implementation principles and respond to overarching questions posed by Focus Group members at the May meeting.

- Introduction: Diane Adams, Facilitator
- Briefing: Office of Planning and Community Development

Small Group Discussions

Purpose: Provide Focus Group members with the opportunity to share perspectives on MHA implementation principles.

- Introduction: Diane Adams, Facilitator
- Discussions: Focus Group members will participate in small group discussions oriented around several different topic categories.

Small Group Sharing

Purpose: Share key ideas generated during small group discussions with all Focus Group members.

Observer Comment Opportunity

Next Steps

Diane Adams, Facilitator

- What happens next?
- Consider.It update
- Closing remarks

Adjourn



HOUSING AFFORDABILITY
AND LIVABILITY AGENDA

HALA Community Focus Groups
Hub Urban Village Focus Group | Meeting #2
Tuesday, June 21, 6:00 - 8:00 p.m.
Seattle City Hall, Room L280

Meeting Summary

Opening Remarks and Introductions

Diane Adams, facilitator, reviewed the ground rules, schedule, and goals for the Housing Affordability and Livability Agenda (HALA) Focus Group process. Diane provided Focus Group members with an overview of the agenda and the objectives for the Expansion Area Urban Village Focus Group's second meeting.

Small Group Discussions: Reflections on May MHA Implementation Principles

Nick Welch, Office of Planning and Community Development (OPCD), provided Focus Group members with an overview of MHA implementation principles and noted how recent Focus Group discussions influenced updates to the Group B principles. Nick highlighted the following information:

- MHA principles would require that multifamily and commercial development contribute to affordable housing by either incorporating additional affordable units into construction or paying into a City fund that would support the construction and/or preservation of affordable units.
- MHA principles are divided into three categories:
 - Group A principles form the foundation of MHA, and they are not likely to change.
 - Group B principles are community generated, and they will guide MHA implementation.
 - Group C principles include important ideas but are outside of the scope of MHA.
- The Focus Group's purpose during the May and June meetings is to act as a sounding board and engage in dialogue regarding the Group B MHA implementation principles, noting areas of agreement and disagreement.
- Focus Group members should reflect on the tenets of the City's Racial and Social Justice Initiative and use its framework as a lens to consider MHA implementation.
- OPCD plans to provide the City Council with questions and ideas distilled from Focus Group discussion in advance of the Council's upcoming Planning, Land Use, and Zoning committee meeting on July 8. Focus Group members will receive the summary of information provided to Council.

Focus Group members divided into three group discussion stations, each devoted to a collection of MHA Group B principles (one for **Urban Design, Historic Areas, Unique Conditions, and Neighborhood Design**, another for **Housing Options and Transitions**, and another for **Assets &**

Infrastructure and Urban Village Expansion Areas). Focus Group members rotated through each of the three discussion stations throughout the meeting and shared thoughts and perspectives with one another. OPCD provided framing questions and supporting topical background information at each station.

Each station included a large sheet on the table illustrating preliminary Focus Group feedback on draft MHA principles following the group's May meeting. Discussion, comments and suggestions from the small group discussions were written down on the sheet. The ideas, suggestions and discussion from the small group session will be incorporated in a draft report of Focus Group input on the principles.

Small Group Sharing

Diane invited focus group members to share a summary of ideas and questions that emerged during group discussions at each of the three discussion stations. Focus group members identified the following key points:

- I. Urban Design, Historic Areas, Unique Conditions, and Neighborhood Design:**
 - Retrofit historic, single-family houses into multifamily buildings when possible in order to retain historic, neighborhood character and increase density.
 - Ensure that strategies for identifying and preserving historic areas and view corridors are equitable for all.
 - Ensure that retained historic buildings incorporate safe materials and design (e.g., designed to required seismic standards).
 - Encourage development of buildings that facilitate a sense of community (e.g., buildings with shared amenities).
 - Encourage development that is sustainable and healthy.
 - Ensure that HALA efforts do not negatively affect racial minorities and do not supplant existing low-cost market-rate housing.
 - Encourage design and policies that develop new histories among new populations.
- II. Housing Options and Transitions:**
 - Ensure flexibility and diversity in terms of design guidelines and zoning to match community and market needs.
 - Encourage larger, multi-bedroom units.
 - Encourage development and zoning that promotes a mixture of low-, middle-, and high-income housing.
 - Make affordable housing available to those who make less than 60% of the Area Median Income.
- III. Assets & Infrastructure and Urban Village Expansion Areas:**
 - Define walksheds based on miles rather than minutes in order to ensure that assets and infrastructure are equitable.
 - Ensure that any urban village expansions are done in a way that is equitable.

- Construct schools and parks and other assets, and then encourage higher-density housing nearby. Development impact fees could pay for these important assets where needed.

Observer Comment

Diane invited the observers to share brief comments with the group:

- One observer said that they build small developments around the city that they sell rather than operating them as landlords. This observer noted their interest in hearing more about how HALA and MHA could potentially affect their work.
- One observer highlighted that Seattle has very few historic districts compared to other cities of similar size. This observer suggested that craftsman style homes in the central Wallingford neighborhood and houses near Volunteer Park in Capitol Hill could be categorized as historic assets.
- One observer noted that increased urban density will underscore the need for open park spaces, which could help to mitigate increased noise and light pollution.
- One observer noted that shared building amenities are sometimes insufficient within Seattle's existing multifamily housing. This observer encouraged City policy that would require landlords to keep shared amenities to certain standards if they were to be incorporated into affordable housing development.

Next Steps

Diane thanked the group for their participation and discussion. She noted that the City would consider the Focus Group's perspectives as they finalized the MHA implementation principles. Diane said that the City would present final MHA principles and begin to explore ideas surrounding zoning changes within Hub Urban Villages at the Focus Group's July 12 meeting.

Diane also encouraged Focus Group members to use the online HALA Consider.It tool (hala.consider.it).

Attendees

Focus Group members:

- | | | |
|---------------------|--------------------------|--------------------|
| • Adam Bejan Parast | • Jennifer Cells Russell | • Laura Bernstein |
| • Alex Brennan | • Jennifer Price | • Mary Monroe |
| • Beatrice Peaslee | • Jody Grage | • Melissa Lerch |
| • Chris Maite | • Judy Bouse | • Natalie Curtis |
| • David Evans | • Kara Luckey | • Patrick Burns |
| • Dean McBee | • (Medium Density) | • Ryan Reese |
| • Derek Scheips | • Karthik Jaganathan | • Shelly Cohen |
| • Isaac Mooers | • Katharine Kurfurst | • Vanessa Laughlin |

Observers

- Cooper Moore
- Joan Weiser
- Linda Melvin
- Rufoi Risler
- Sarajane Siegfriedt
- Steve Nielsen

Project team and other City staff:

- Nicolas Welch, Office of Planning and Community Development
- Vera Giampietro, Office of Planning and Community Development
- Robert Feldstein, Office of Policy and Innovation
- Diane Adams, EnviroIssues
- Brett Watson, EnviroIssues



HOUSING AFFORDABILITY
AND LIVABILITY AGENDA

**HALA Community Focus Groups
Hub Urban Village Focus Group | Meeting #3**

Tuesday, July 12, 6:00 - 8:00 p.m.
Seattle City Hall, Bertha Knight Landes Room

Meeting Summary

Opening Remarks and Introductions

Diane Adams, facilitator, reviewed the ground rules, schedule, and goals for the Housing Affordability and Livability Agenda (HALA) Community Focus Group process and provided members with an overview of the agenda and the objectives for the Hub Urban Village Focus Group's third meeting.

Reflection on MHA Implementation Principles Feedback

Geoff Wentlandt, Seattle Office of Planning and Community Development (OPCD), provided an overview of the draft summary of Focus Group feedback on the Mandatory Housing Affordability (MHA) implementation principles that had recently been shared with the City Council members and the Mayor. Geoff said that the draft summary document indicated areas of general agreement, areas where opinions diverged, and areas of special interest for particular Focus Groups.

Geoff encouraged members to review the draft summary document and submit questions, comments, or concerns to OPCD before the Focus Group's next meeting in August.

Open House

Geoff encouraged Focus Group members to browse two sets of informational boards set up throughout the meeting space. The boards provided:

1. Information on how MHA would create affordable housing
2. Example illustrations of development in various zones under MHA

As additional context for the boards, Geoff invited a representative from the Seattle Office of Housing (OH) and a representative from the Low Income Housing Institute (LIHI), a local non-profit affordable housing developer, to provide an overview of how the agency and the organization work together to develop and operate affordable housing in Seattle.

Miriam Roskin, OH, noted the following key information:

- OH has many responsibilities—chief among them is awarding funding for the production of affordable housing. The funding for affordable housing comes from the Seattle Housing Levy and the existing voluntary incentive zoning program. OH also monitors affordable housing development over a 50-year term to ensure that income and rent restrictions are enforced and that residents receive quality amenities.



HOUSING AFFORDABILITY
AND LIVABILITY AGENDA

HALA Community Focus Groups
Hub Urban Village Focus Group | Meeting #3
Tuesday, July 12, 6:00 - 8:00 p.m.
Seattle City Hall, Bertha Knight Landes Room

Meeting Summary

Opening Remarks and Introductions

Diane Adams, facilitator, reviewed the ground rules, schedule, and goals for the Housing Affordability and Livability Agenda (HALA) Community Focus Group process and provided members with an overview of the agenda and the objectives for the Hub Urban Village Focus Group's third meeting.

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- OH puts out Requests for Proposals (RFPs) for affordable housing development. Interest in these RFPs often substantially exceeds available annual funding. OH then evaluates proposals based on sustainability, cost effectiveness, proximity to amenities, location, and need.
- For every dollar that the City invests in affordable housing, developers are able to leverage approximately three additional dollars of private and public funding.

Robin Amadon, LIHI, added a non-profit affordable housing developer's perspective, highlighting the following points:

- LIHI considers the future needs of communities and focuses on constructing affordable housing in places where an influx of market rate development is likely. LIHI maintains affordability in its developments for at least 75 years.
- Many of LIHI's developments incorporate space for other needed community services, such as preschools and community food banks.
- LIHI leverages OH funding with federal funding sources and private sources (banks, insurance companies, etc.) that in turn get tax credits for investing in affordable housing.

Focus Group members reviewed the informational boards and engaged in discussion with City staff and the LIHI representative.

Large Group Discussion

The group reconvened after the open house, and Diane presented several discussion questions. Focus group members responded with their perspectives:

- One board highlighted criteria that the City uses when choosing where to locate affordable housing. Are there additional criteria that the City could add to this selection process?
 - It is important to locate affordable housing near school and daycare—these are needed resources for families
 - Healthcare and mental health resources
 - Strong requirements that ensure placement of affordable housing around the city
- Are the provided example renderings of what MHA development could look like in different zoning areas an appropriate tradeoff for increased affordable housing?
 - Raising the height of developments is a good way to increase density, and the tradeoff is minimal
 - Additional height allows for greater incorporation of open spaces, which increases neighborhood aesthetics and usability
- Are there any adjustments that could be made to proposed MHA developments that would allow them to better fit within existing neighborhoods?
 - Maintain (or create) cut-throughs mid-block, where needed, to provide accessibility

- Incorporate space for retail and other services that communities need (e.g., daycare, community spaces, shared work spaces, etc.)
- Make public areas outside of developments more than just sidewalks
- Incorporate courtyards or other open spaces into design
- Create and enforce policies that require landlords to ensure the safety of tenants and businesses

Focus Group members also highlighted the following comments:

- Development in single-family areas should also pay into MHA
- MHA should also provide pathways for homeownership, rather than solely producing affordable rental housing
- It is important for OH funding to be provided for rehabilitating and updating existing housing structures, in addition to new developments
- MHA should work to address existing apartments that transition to condos—there are currently no provisions that preserve affordable housing in these situations
- The definition of a family is changing (they may include several families living together)

Observer Comment

Diane invited the observers in attendance to share brief comments with the group:

- One observer expressed concerned about citywide zoning changes for all urban villages. This observer noted that the different areas of Seattle will have different challenges and needs as they continue to develop.
- One observer raised a question about using OH development funds to leverage private funds for the construction of affordable housing. The observer noted that these private funds are likely finite and that they could go to other uses if not invested in affordable housing. The observer also noted concerns about whether MHA was the best strategy for increasing affordable housing in Seattle.
- One observer noted that one of the informational boards showed 10,000-square-foot lot with 60 homes. The observer noted that the addition of new housing units could stress existing infrastructure and parking. The observer also noted that placement and development of affordable housing in many areas of the city may be dictated by the availability of property.

Next Steps

Diane thanked the group for their participation and discussion. She reminded participants that the next Hub Community Focus Group meeting would be held on August 23 at City Hall. Diane reminded Focus Group members to submit any additional comments on the draft summary of Focus Group input on the MHA implementation principle before this next meeting.

Diane closed by encouraging Focus Group members to continue using the online HALA Consider.It tool (<http://hala.consider.it>) to provide additional thoughts on planning for housing affordability in Seattle.

Attendees

Focus Group members:

- Alex Brennan
- Alleem Grissom
- Beatrice Peaslee
- Chris Maite
- David Evans
- Eli Edwards
- Hannah Tang
- Jane Taylor
- Jennifer Cells Russell
- Jennifer Price
- Karthik Jaganathan
- Katharine Kurfurst
- Laura Bernstein
- Luis Ortega
- Mary Monroe
- Natalie Curtis
- Patrick Burns
- Shay Huff
- Shelly Cohen
- Sue Shaw

Observers

- Walt Mason
- Susanna Lin
- B. Williams
- Steve Nielsen

Project team and other City staff:

- Geoffrey Wentlandt, Office of Planning and Community Development
- Miriam Roskin, Office of Housing
- Robin Amadon, Low Income Housing Institute
- Diane Adams, EnviroIssues
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- Brett Watson, EnviroIssues

HALA Community Focus Groups

Expansion Area Urban Village Focus Group

Time: Monday, July 11, 2016, 6:00 – 8:00 p.m.
Location: Seattle City Hall, 3rd Floor, Room 370
600 4th Avenue, Seattle, WA



Meeting Goals:

- Summarize focus group feedback on MHA implementation principles
 - Introduce MHA aspects and provide opportunity to share perspective and answer questions
-

Welcome and Meeting Overview

Diane Adams, Facilitator

- Welcome, ground rules, schedule, and meeting goals
- Announcements

Reflection on MHA Implementation Principles Feedback

Purpose: Summarize feedback received on MHA implementation principles and describe how the Principles will be finalized

- Introduction: Diane Adams, Facilitator
- Briefing: Office of Planning and Community Development

Open House

Purpose: Provide Focus Group members with the opportunity to learn about and engage with City staff on MHA aspects.

- Introduction: Diane Adams, Facilitator
- Orientation to MHA aspects: Office of Planning and Community Development
- Open House:
 - How would MHA contribute to affordable housing?
 - MHA development examples

Large Group Discussion

Purpose: Focus Group members share their perspectives, ideas, and questions regarding the presented information.

Observer Comment Opportunity

Next Steps

Diane Adams, Facilitator

- What happens next?
- Consider It update
- Closing remarks

Adjourn

HALA Community Focus Groups Expansion Area Urban Village

Time: Monday, August 15, 2016, 6:00 – 8:00 p.m.
Location: Seattle City Hall, Bertha Knight Landes Room
600 4th Avenue, Seattle, WA



Meeting Goals:

- Introduce additional examples of development under Mandatory Housing Affordability (MHA), and provide an opportunity to share perspective and answer questions.
- Share the final MHA implementation principles.
- Discuss how Seattle's Race and Social Justice Initiative (RSJI) might shape MHA through development of the environmental impact statement (EIS).

Welcome and Meeting Overview

EnviroIssues Facilitator

- Welcome, ground rules, schedule, and meeting goals
- Announcements
- Updates – MHA implementation currently underway

Open House

Purpose: Continue the discussion of additional examples of development under MHA.

- Orientation to MHA zoning examples: Office of Planning and Community Development
- Open House: Focus Group members review materials, share ideas with one another, and engage City staff on zoning examples.
 - Lowrise 1 (LR1)
 - Lowrise 3 (LR3)
 - Neighborhood Commercial 75 (NC 75)
- Debrief key concepts from the open house

Final MHA Implementation Principles and Focus Group Process Update.

Purpose: Share final MHA implementation principles and reflect on what the City heard regarding the principles and racial and social equity.

- Briefing: Office of Planning and Community Development

Large Group Discussion: RSJI, Equity and MHA

Purpose: To advance the discussion of how HALA addresses RSJI and equity, and discuss how MHA will be analyzed through the EIS process.

- Review how HALA seeks to address displacement (in addition to MHA)
- Introduce the EIS process for MHA
- Solicit feedback on alternative development

Observer Comment Opportunity

Focus Group Process Update/Next Steps

Purpose: To discuss plans for the remainder of the Focus Group process.

- Office of Planning and Community Development / EnviroIssues Facilitator
- Outline discussion topics for upcoming meetings and the final outcomes of Focus Group process.

- Closing remarks

Adjourn



HOUSING AFFORDABILITY
AND LIVABILITY AGENDA

HALA Community Focus Groups
Hub Urban Village Focus Group | Meeting #4
Monday, August 23, 6:00 - 8:00 p.m.
Seattle City Hall

Meeting Summary

Opening Remarks and Introductions

Susan Hayman, facilitator, provided an overview of the objectives and agenda for the Hub Urban Village Focus Group's fourth meeting.

Susan introduced Seattle Office of Planning and Community Development (OPCD) staff Nick Welch and Vinita Goyal. Vinita is new to OPCD and will be supporting the HALA Focus Group process.

Nick announced that the City Council recently adopted the Mandatory Housing Affordability-Residential (MHA-R) framework legislation. Nick noted that the legislation outlines a general framework for how the City would require residential development to contribute to affordable housing, e.g., the permitting processes and the length of time that housing must remain affordable. But he noted that the legislation does not include several important details, namely specific payment and performance requirements and the zoning changes throughout the city that will put MHA requirements into effect. Nick reminded participants that future legislation will include those details and that the Focus Groups are a critical part of how the City develops its proposal.

Nick highlighted that the City Council also recently passed renter protections that prohibit landlords from discriminating against prospective tenants based on the source of their income.

Finally, Nick encouraged Focus Group members to continue use the online [HALA.Consider.it](#) platform to contribute to the citywide conversation about affordable housing strategies.

Examples of MHA Developments

Nick introduced examples of development under MHA for three additional zones: Lowrise 1, Lowrise 3, and Neighborhood Commercial 75. Nick invited Focus Group members to review illustrations of how buildings could look with the proposed MHA zoning changes and information about the affordable housing each example would create. Focus Group members then shared comments and questions, recognizing that the City was especially interested in hearing whether the examples illustrated an appropriate balance of additional development capacity and required affordable housing.

Focus Group members shared the following ideas and questions during their discussion:

- The tradeoff between additional development and the MHA requirements is not balanced, especially in the Lowrise 1 zone. In this case, the payment is effectively a tax, and the increase in development capacity does not provide enough value.
- The baseline for developers to choose the performance options and create affordable housing on site is too low, especially in the Lowrise 1 and Lowrise 3 zones. Small projects will not be

able to choose the performance option. There should be at least one affordable home per block in these zones.

- Mixed-income housing needs to be a goal for future development in Seattle. In all zones, taller buildings and denser housing is a strong strategy for providing the market-rate and affordable housing we need. MHA on its own will not meet the city's housing need; we need enough market-rate housing to address increasing demand.
- The City could incentivize development that includes a building foundation that allows physical expansion of the building in the future.
- If developers choose to build smaller units than those assumed in the City's examples (e.g., microhousing), the performance option would require in a larger number of affordable homes, even if the percentage of total units is the same.

Final MHA Implementation Principles and Focus Group Input

Nick thanked the group for their comments on the draft summary of Focus Group input on the MHA principles that the City presented in July. He reminded Focus Group members that City will use these principles as a guide when developing the proposed zoning changes that will implement MHA.

Nick briefly provided Focus Group members with an overview of how their perspectives and their feedback updated MHA principles. He encouraged Focus Group members to get in touch if they had any questions about the final language included in MHA principles.

RSJI, Equity, and MHA

Nick stated that many Focus Group members have expressed interest at past meetings in learning more about how the City was working to ensure that the broader HALA process (not just MHA) furthered the goals of the City's Race and Social Justice Initiative (RSJI). OPCD staff presented four categories of HALA strategies aimed at advancing equality and expanding opportunity:

1. **Renter protections:** Policies to ensure fairness in the application processes and prohibit rent increases in substandard housing.
2. **Preservation of existing affordable housing:** The City will use funding from MHA and other sources to fund the acquisition and preservation of existing affordable housing through non-profit organizations. Other policies would incentivize private landlords to upgrade and maintain affordable rents.
3. **Creation of new affordable housing:** MHA would increase the number of affordable and market-rate housing choices for people.
4. **Investing in communities:** City- and community-led investments to increase community opportunity and wellbeing, including preschool programs, professional training, and pollution reduction.

Turning to MHA, Nick noted that the City will be preparing an Environmental Impact Statement (EIS) to analyze the potential impacts on housing, transportation, air and water quality, and other elements of

the environment. He said that the City is especially interested in using this EIS to evaluate how MHA could affect displacement.

Nick explained that the City is currently in the "scoping" phase of the EIS process. The City expects to analyze three different scenarios (i.e., alternatives) in the EIS:

Alternative 1: MHA is not implemented (no action)

Alternative 2: MHA is implemented as outlined in the HALA Grand Bargain

Alternative 3: MHA is implemented with integrated program measures focused on reducing displacement in high-risk areas

Nick asked Focus Group members to consider how implementing the MHA zoning changes and affordable housing requirements could affect displacement or advance the City's goals for racial and social equity. Nick invited members to share their ideas and questions about how Alternative 3 could be framed to minimize displacement. Nick offered potential ideas, including limiting urban village boundary expansions in areas where risk of displacement is high, reducing the scale of zoning changes in areas where risk of displacement is high, or focusing the City's affordable housing investments in areas where risk of displacement is high.

In response, Focus Group members shared the following ideas with the City regarding the EIS:

Ensure that policies that distinguish among different areas of the city do not violate HUD¹ Fair Housing rules. The City of San Francisco recently attempted a similar strategy, and it was not equitable under federal rules. Ensure that Alternative 3 would comply with existing Fair Housing rules.

- HUD may also have concerns with MHA if the program is not large enough to address the disparate impacts that unaffordable housing has on diverse communities in Seattle.
- The EIS alternatives should incorporate an analysis that helps to determine whether MHA is sufficient enough to address the need for housing in Seattle's now and in the future.
- Limiting the expansion of urban village boundaries with a high risk of displacement is a good strategy to minimize displacement. The complementary strategy is to further expand boundaries where displacement risk is low, which would provide an outlet for increasing demand for housing.
- Provide incentives (amenities) to make areas with low displacement risk more desirable for enhanced development.
- The City could work with the State to offer tax incentives for keeping inherited properties affordable (i.e., when a homeowner bequeaths a home to his or her heirs).
- Consider options for allowing displaced families to remain in the same area, if not the same home.
- Alternatives need to consider a scenario in which more people move to Seattle than currently projected.

¹ United States Department of Housing and Urban Development

- The EIS needs to consider the likely annexation of White Center. To provide the most accurate possible picture, this same idea needs to be extended to all surrounding areas Seattle that may be annexed into the City in the next twenty years.
- The study needs to distinguish between the homeowners selling their property and renters losing their apartments. In the context of displacement, the two situations are very different from one another.
- An additional EIS alternative should consider expanding MHA outside of urban villages and into single-family zones.
- Consider alternatives that allow landlords to improve existing units and maintain existing low-cost market-rate affordable housing.
- If the additional development capacity created through the zoning changes is not big enough, MHA will not stem displacement. Increase height limits. Analyze disparate impacts to understand the impact of MHA in addressing displacement. Will the sensitivity analysis include that? Can there be an Alternative 4 that measures that?
- We need to understand how zoning changes will affect the number of jobs in a neighborhood and therefore in cases it reduces the economic opportunity for residents, it will exacerbate displacement pressure.
- In areas near light rail stations where displacement risk is high, pursue the dual goal of getting people out of cars and creating affordable housing.

Nick encouraged Focus Group members to continue thinking about the upcoming EIS scoping process and to submit any additional ideas or comments to the City by **Friday, September 9**.

Observer Comment

Susan invited observers in attendance to share brief comments with the group:

- One observer noted that neighborhoods with development in progress often go through challenging transition periods (e.g., development in the Central Area that is demolishing a grocery). The observer said the City must ensure that there are businesses in developing areas that provide residents with needed services. The observer also said the City needs to carefully consider the types of housing being demolished, what is being developed in its place, and whether the new development will accommodate the same number of people (e.g., communal housing in the University District making way for condos).

Next Steps

Nick thanked the group for their participation and discussion. He reviewed a timeline of upcoming meetings, meeting topics, and process outcomes. He noted that, based on preliminary feedback from the HALA Focus Group survey, the City was considering a joint Focus Group meeting in September. Nick said the City and facilitators would be in touch once they determined the final date for this joint meeting. Nick noted that the next meeting would likely include examples of MHA zoning changes for the Focus Group members to review and discuss.

Attendees

Focus Group members:

- Adam Bejan Parast
- Alex Brennan
- Allem Grissom
- David Evans
- Eli Edwards
- Hannah Tang
- Isaac Mooers
- Jane Taylor
- Jennifer Cells Russell
- Judy Bouse
- Mary Monroe
- Melissa Lerch
- Natalie Curtis
- Patrick Burns
- Scott McGee
- Sue Shaw
- Venessa Laughlin

Observers

- Linda Melvin
- Steve Nelsen
- Amy Gore
- Luke Schlather
- Read Handyside

Project team:

- Vinita Goyal, Office of Planning and Community Development
- Nick Welch, Office of Planning and Community Development
- Susan Hayman, EnviroIssues
- Brett Watson, EnviroIssues

HALA Community Focus Groups September Joint Focus Group Meeting Agenda

Date: Tuesday, September 27, 2016
Time: 5:30 – 8:30 p.m.
Location: Seattle City Hall, Bertha Knight Landes Room
600 4th Avenue, Seattle, WA



Meeting Goals:

- Provide an opportunity for individuals from different Focus Groups to share ideas and perspectives with one another.
- Present the final set of MHA development examples for Focus Group questions and comments.
- Introduce draft zoning changes for several example urban villages.
- Provide an opportunity for Focus Group members to engage with key decision makers.

5:30 p.m. Development Example Review

Purpose: Informal opportunity for Focus Groups members and observers to review the final set of development examples, ask questions of City staff, and note comments.

6:00 p.m. Opening Session

- Welcome, meeting overview, announcements: EnviroIssues Facilitator
- Opening remarks: Mayor Ed Murray
 - Focus Group Q&A

6:30 p.m. Mandatory Housing Affordability (MHA) Zoning Changes

Purpose: Preview draft zoning changes for several neighborhoods and provide opportunity for small and large group discussion.

- Orientation to MHA zoning changes: Office of Planning and Community Development
- Breakout discussions: Focus Group members will break into groups to review and discuss draft MHA zoning changes in several example urban villages
- Station report-outs

7:55 p.m. Next Steps

EnviroIssues Facilitator and Office of Planning and Community Development

- How will the City use your feedback to prepare for the next Focus Group meeting?
- Closing remarks

8:00 p.m. Adjourn

8:00 – 8:30 p.m. Mixer

Purpose: Informal opportunity for Focus Groups members and observers to share thoughts and questions with one another and City staff following the close of the meeting.



HOUSING AFFORDABILITY
AND LIVABILITY AGENDA

HALA Community Focus Groups
Join Focus Groups | Meeting #5
Tuesday, September 27, 5:30 - 8:30 p.m.
Seattle City Hall

Meeting Summary

Opening Remarks and Introductions

Susan Hayman, facilitator, provided an overview of the objectives and agenda for the joint Focus Group meeting. She highlighted that the September meeting brought members together from each of the four Housing Affordability and Livability Agenda (HALA) Focus Groups.

Susan introduced Seattle Office of Planning and Community Development (OPCD) Director Sam Assefa. Director Assefa thanked Members for dedicating time and effort to the HALA Focus Group process. He highlighted that Focus Group member perspectives were very valuable to City staff as they worked to plan equitable strategies to make Seattle housing more affordable as the city continues to grow. Director Assefa introduced Mayor Ed Murray.

Mayor Murray thanked Focus Group members for their rich contributions to the HALA discussions. He recognized the unprecedented growth that Seattle was experiencing, citing the many benefits and opportunities that growth was creating for Seattle families. However, he also highlighted that growth presents residents with many challenges, such as housing affordability and an increase in the number of people experiencing homelessness. Mayor Murray recognized the value that Focus Group voices add to the important, ongoing conversations about how to implement solutions that are supportive and equitable for all.

Mayor Murray noted that the Mandatory Housing Affordability (MHA) implementation principles that Focus Group members helped to refine were very useful to City staff. He said that the feedback provided by Focus Group members on the need for more family-sized affordable housing and the need to locate affordable housing near community amenities was especially valuable. Mayor Murray closed by noting that he wanted to ensure that affordable housing in Seattle contributes to an enhanced sense of community for all. He accepted questions from members of the audience.

- **Question:** The White House recently identified zoning laws as a potential harm to housing affordability. How will Seattle implement this feedback into MHA zoning updates?
 - **Response:** The White House called Seattle out as a City that is getting zoning right. HALA and the City's Comprehensive Plan both propose increasing density within areas of the City to accommodate growth. This growth will help to contribute to more affordable housing units and more housing units overall that will help to make Seattle more affordable.
- **Question:** What provisions are being made to keep residents in their neighborhoods as rents increase and as new development displaces them?
 - **Response:** The HALA program is working to remedy displacement by implementing mandatory inclusionary housing—if new developments are constructed, they need to

provide affordable units or provide funds for affordable units. The City also voted to double the housing levy and is working with the state legislature to provide tax incentives for builders that renovate units.

- **Question:** One topic that Focus Group members have brought up at past meetings is the amount of affordable capacity that the MHA program adds. Some Focus Group members do not feel that a 5-7% addition of affordable units is enough to meet the projected need. That's only two units in a traditional low rise building. Will the City release numbers that demonstrate that the 5-7% is a solid goal for MHA principles to work towards?
 - **Response:** The City's goal is to create 6,000 new, affordable units as a part of the MHA program. This represents a three time increase in the amount of affordable housing that the City is currently working with non-profit developers to construct today. Housing affordability in a growing city like Seattle is a challenging problem to address, and we are hopeful that additional Focus Group and community conversations will help to target future implementation of the MHA program. The City is constantly working to adjust our numbers, and staff will provide them to those who are interested.
- **Question:** Seattle currently has a housing crisis for all housing types. If a single family home is replaced with a development consisting of studios or one-bedroom units, will the City ensure that this new development also incorporates some family sized units to help to address the loss?
 - **Response:** It will take all sorts and sizes of housing to meet the needs of residents. The City has heard interest in fostering 2- and 3-bedroom family units as well as intergenerational housing. One way to address these needs are through the multifamily tax exemption. These are large structures, and a zoning exchange may help to accommodate these larger units.

Examples of MHA Developments

The final three examples of development under MHA were available for individual Focus Group member review and comment prior to the opening remarks.

Mandatory Housing Affordability Zoning Changes

Geoff Wentlandt, OPCD, presented Focus Group members with an overview of how the MHA principles influenced selective MHA zone changes. To help Focus Group members approach the draft zoning change map, Geoff provided them with a primer on how information is presented within the maps. Nick Welch, OPCD, reviewed an example from Capitol Hill to demonstrate the presentation of this information (see presentation and the provided [handout](#) for information on how to read zoning maps). Nick and Geoff's full presentation is available [here](#).

Focus Group members self-selected small groups to discuss zoning changes for five different example urban villages (members choose a group to join during each of the two rounds). OPCD requested that Focus Group members consider the draft examples and provide the City with feedback as to whether the draft zoning maps address the MHA principles. Key themes, questions, and comments that Focus Group members provided for each example are highlighted below and organized by urban village:

Example Expansion Area Urban Villages: Othello/Crown Hill

Key Themes for the Expansion Area Example:

- There is a need for infrastructure improvements (e.g. roads, transit, public utilities) in areas identified to absorb more density.
- On future MHA zoning maps, there is need for additional clarity/explanation on what the different zoning designations (e.g. M, M1, M2) mean and the rationale behind their creation.
- There is a need for additional information as to how many affordable units would actually be created under the proposed zoning targets
- Developers should be required to provide more affordable units than is currently proposed to alleviate pressures on Seattle housing as well as to help mitigate displacement.
- There should be setbacks/step-downs in transition areas (e.g. moving from Neighborhood Commercial to Residential Small Lot)

Expansion Area Breakout Group Comments:

- Further expand the Othello urban village to capitalize on Link light rail.
- Use unit density, not Floor Area Ratio in Low-Rise zones.
- Provide complimentary Neighborhood Commercial zoning in Rainier Beach and Othello.
- Look at consistency of zero parking in urban villages (including expansion) vs. adjacent multi-family areas with parking requirements
- Consider displacement as a result of proposed zoning changes.
- There needs to be neighborhood plan before areas are updated to commercial zoning from residential zoning.
- Developers of new construction may find it easier to pay the MHA fee rather than build affordable units. This may contribute to displacement in some areas.
- Zoning changes need to also consider walkability concerns and infrastructure needs such as sidewalks, pedestrian crossings, safety issues.
- There is a need for affordable family-sized units.
- Is the assumption of 50% growth for Crown Hill and some other areas too aggressive? There's a lack of infrastructure and capacity – no transit, bad traffic, etc. – and it would be challenging for this area to absorb that increase without additional investments in infrastructure.
- A target of 5 – 7% of total development for affordable housing is too low. The City needs to ask developers to provide more affordable units – especially near Light Rail stations
- Proposed zoning changes look very reasonable.
- Need strict design standards and neighborhood planning for Residential Small Lot and transition areas – more design review?
- A key design issue is proportion. New developments need to fit into the context of local neighborhood.
- Reconsider the need to accommodate cars in new developments.
- It is important for the City to keep upzoned commercial areas affordable for small, local businesses.
- The area near MLK Elementary in the Othello Urban Village could be higher density than shown, as it is near many amenities.
- Need setbacks/stepdowns between Neighborhood Commercial and Residential Small Lot.

Expansion Area Breakout Group Questions:

- How committed is the City to the 10-minute walkshed – could that be expanded (e.g. to a 12-minute walkshed)?
- What are the ramifications of a school being within an urban village?
- Why is there more commercial than residential? In some areas, this is more commercial than necessary
- How do M, M1, M2 relate to market areas shown on the development examples? What are the percentages for M, M1, M2, etc.?
- What are the potential impact to property taxes from rezoning?
- On any of the maps – how many new units are expected to result from zoning changes?
- Why is the HALA program a "Grand Bargain" as opposed to a City mandate?
- How does presence/lack of light rail influence development targets?
- How do boundaries of walkshed get shaped by amenities other than transit (e.g. schools, business districts)?
- Why are we assuming so few large family units?
- Is OPCD talking with the Seattle Office of Sustainability and the Environment?
- How many units would be needed to meet the projected 50% growth target?
- What plans does the City have to communicate the most intensive/extreme zoning changes (e.g. single family to Neighborhood Commercial 75) to residents?
- How does the City plan to implement changes in urban village transition areas where single family lots will be upzoned?
- Will there be step downs from Neighborhood Commercial zones?

Example Hub Urban Village: Capitol Hill

Key Themes for the Hub Example:

- Light rail stations within the City limits are very rare, but they present a tremendous opportunity. Zoning near light rail stations needs to be incredibly robust to allow for a great amount of density and affordable housing near these important transit hubs.
- Neighborhood Commercial zones should not be isolated—nearby stretches should be linked together.
- Capitol Hill is already dense and displacement has already occurred. Can HALA/zoning work to remedy this displacement?
- Keep community character as much as possible. Clarify how zoning changes may impact historic areas/buildings.

Hub Breakout Group Notes:

- In Capitol Hill, the noted upzone near the Link light rail station may not be enough. This represents a missed opportunity to provide necessary density. The City needs to ask for more affordable housing near large transit hubs.
- The area east of 12th Avenue could become mid-rise zoning.
- Upzones in Capitol Hill appear to allow for greater density while preserving existing community.

- It is important to link nearby Neighborhood Commercial zones to one another so that they are not isolated.
- The 10-minute walkshed metric is not universal (e.g. elderly, etc.) and poses equity challenges.
- Consider bumping MHA percentages for payment/performance higher to provide more funds and affordable units
- More housing units in Capitol Hill may not mean more affordability. Programs need to help defend existing residents against "economic eviction" and also seek to remedy displacement that has already occurred.
- Zoning needs to maintain the character of Capitol Hill. This character is currently being lost in some areas of Capitol Hill due to new developments; and MHA upzones may hasten this.
- Use the zoning to better reflect community needs and social, economic, environmental justice.
- Consider discussing rent control in future community discussions (holding bin)

Hub Breakout Group Questions:

- Why isn't Capitol Hill doing more to remedy gentrified areas? How does this relate to the payment option, displacement, and new affordable units?
- Non-profit developers will have more difficulties building units in expensive areas such as Capitol Hill where land is expensive. Will it take too long (via the payment option) to build up a pool of funds for developing affordable housing in Capitol Hill than it would to build in a less expensive area?
- As payment/performance money comes in, what considerations are being made to ensure family housing is included?
- How will upzones apply to designated historical landmarks? Are there any existing tax credits for developers that maintain historic facades? Even if the building is not designated historic?
- The City needs to get more M2 zones on the map. What is needed for this to happen?

Example Lower Density Urban Village: South Park

Key Themes for the Lower Density Example:

- Zoning changes should keep in mind, and be flexible with, neighborhood context (physical, social, and economic).
- The City needs to actively involve people in the neighborhood when deciding on zoning changes and incorporate their input into the final product.
- Infrastructure (transportation, services, sewers, etc.) needs to develop to keep up with proposed increases in development so that Low Density urban villages aren't further isolated.

Lower Density Breakout Group Notes:

- There are worries that the zoning changes will alter the entire character of the South Park area.
- Using streets as the dividing line for transitions detracts from the neighborhood feel. Alleys could be used instead.
- There are no gathering spaces or family friendly areas that currently exist in South Park.
- Transportation infrastructure is important – keep this in mind with these zoning changes. If infrastructure is not in place before increased development, then any increases in density will be challenging to accommodate.

- Utility and services infrastructure is important too (sewers, water, police precinct, etc.).
- Keep geophysical limitations in mind. Areas of South Park are prone to flooding, which limits the types of development that can be accommodated.
- Lower income housing relegated to arterials and industrial areas is inequitable. This type of zoning could be spread across the City more than it currently is.

Lower Density Breakout Group Questions:

- How does the City's Race and Social Justice Initiative alleviate displacement concerns for single homes in South Park?
- South Park is already isolated (not many services, high amounts of pollution). How would the City ensure that higher density would not exacerbate these issues?
- Why are certain zones situated along arterials? How are these arterials determined?
- RSL – what does this mean? Will this definition be changing throughout this process, and how will it be used?
- Focus Group members would like to see data (at the Urban Village level) to ensure that numbers match the goals of the Seattle Comprehensive Plan – at least have some gauge mark or range. How would the City determine that range?
- What is the acreage of zoning change in these urban villages?
- How will MHA apply to new developments that are for sale vs. for renting? Are there any requirements that are anticipated?
- How would property taxes increase on a single family home that was situated on a parcel that was upzoned to commercial zoning?

Example Medium Density Urban Village: Aurora-Licton Springs

Key Themes for the Medium Density Example:

- Zoning changes along Aurora Ave. (e.g. Neighborhood Commercial instead of Commercial) could be mindfully incorporated to allow for enhanced connectivity, accessibility, and community.
- Density should be focused around key areas (such as schools and business districts)
- Development needs to be considered in conjunction with amenities (both existing and planned).
- Transition zones at the edges of Urban Villages are important.

Medium Density Breakout Group Notes:

- Change from Commercial zoning to Neighborhood Commercial zoning is positive. This could contribute to a more accessible environment along Aurora Ave.
- On the change from 40' to 75' – consider selective change to 75' in nodes instead of everywhere along the corridor.
- Some development design controls may be needed to ensure a sense of place and community that is unique to each area.
- There is a need for units at various levels of affordability.
- Transportation hubs/walk zones don't apply equally to all neighborhoods (due to local conditions and needs).

- More amenities are needed to make the Aurora-Licton Springs Urban Village more accessible. It is currently not walkable (due to difficulties crossing Aurora Ave. and large blocks).
- The edges of Urban Villages need transition (e.g. feathering on building heights).
- Find a way to preserve the church/music school – it serves many people in the area.
- Planning needs to target enhanced development in areas where there are existing amenities, and amenities need to be enhanced in areas where future development is expected to occur. Each Urban Village has different amenity needs, and these factors need to be taken into account.
- Schools should have nearby zoning that works to increase density around them (e.g. Low-Rise 2 around the edges). The same is true for parks and business districts.

Medium Density Breakout Group Questions:

- Does topography play a role in zoning changes?
- Are zoning changes planned for the Greenlake area?
- Explain and define Residential Small Lot. How are these distinct from Accessory Dwelling Units?
- Does this area have a park deficit? Is there any way that zoning can help to remedy this?
- Will there be specific urban design provisions included with each zone change? Up to what point is design review required? What if a building is not large enough to trigger design review?
- How are factors beyond increased unit count (such as type of development and commercial enterprise) being reviewed by the City?
- How does this zoning respond to existing infrastructure/amenity issues such as parking needs, sidewalk improvements, etc.?
- Can Residential Small Lots be subdivided?
- Is the MHA currently law?
- Variances in urban villages – will there be any restrictions/fewer variances (e.g. height limits, setbacks, exceptional trees, etc.)?
- Will all Low-Rise 3 zones include a typical MHA capacity increase? Will there be areas without zoning changes?
- Will MHA require or suggest that funds for affordable housing be used in the same area to address displacement? Will there be public process for how “pot of MHA money” is used?

Representative session participants from each group provided key discussion points from their round 2 zoning example discussion with the reconvened full group of meeting attendees. At the conclusion of each report out, other Focus Group members were asked to add other points of discussion from round 1. At the conclusion of the report out, Geoff thanked members for sharing their thoughts, and he noted that Focus Groups would continue discussing draft zoning changes in conjunction with the greater Seattle community between November 2016 – January 2017.

Next Steps

Geoff reviewed how the City will consider Focus Group member feedback when preparing the proposed City-wide MHA zoning change map. He reminded the group that these maps will be shared at the upcoming October meetings.

Susan thanked the group for their participation and discussion. She invited all meeting attendees to participate in the mixer for an informal opportunity to ask questions of City staff and talk with Focus

Group members. Boards, maps, and other meetings materials were available for reference during mixer discussions.

Attendees

Focus Group members:

- Ahmed Abdi (Exp)
- Shanna Alvarez (MD)
- Mares Asfaha (LD)
- Cindi Barker (LD)
- Kim Barnes (LD)
- Adam Bejan Parast (Hub)
- Shandra Benito (LD)
- Laura Bernstein (Hub)
- Joshua Brower (Exp)
- Dick Burkhart (Exp)
- Patrick Burns (Hub)
- Steve Butler (LD)
- Maureen Cartano (MD)
- Josh Castle (MD)
- Jennifer Cells Russell (Hub)
- Tiffany Chan (MD)
- Kristopher Clemmons (LD)
- Ainsley Close (Exp)
- Shelly Cohen (Hub)
- Hendrik de Kock (MD)
- Ryan DiRaimo (MD)
- Jane Downey (Exp)
- Rachel Eagan (Exp)
- Eli Edwards (Hub)
- Megan Espinoza (Exp)
- Matt Gouras (Exp)
- Allen Grissom (Hub)
- Brie Gyncild (MD)
- Ginnie Hance (LD)
- Rob Harrison (MD)
- Caleb Heeringa (LD)
- Rick Hooper (MD)
- Peter Hornyack (MD)
- Matt Hutchins (MD)
- Deborah Jaquith (Exp)
- Clarissa Jarem (Hub)
- Kathy Johnson (Exp)
- Rokea Jones (MD)
- Jon Jurich (MD)
- Erin Kelly (LD)
- Mallory Kronlund (LD)
- Katharine Kurfurst (Hub)
- Mahim Lakhani (LD)
- Michael Lanthier (MD)
- Jin Lee (MD)
- Jeffrey Linn (LD)
- Esther Little Dove John (Exp)
- Charles Loeffler (LD)
- Kara Luckey (MD)
- Jamie Marie Stroble (LD)
- Scott McGee (Hub)
- Erin Meek (Exp)
- Mary Monroe (Hub)
- Isaac Mooers (Hub)
- David Osaki (MD)
- Sean Paull (Exp)
- Beatrice Peaslee (Hub)
- Yasmeen Perez (Exp)
- Denechia Powell (MD)
- Sarah Reed (Exp)
- Shana Schasteen (Exp)
- Gunner Scott (LD)
- Ann Selznick (Exp)
- Lynn Sereda (MD)
- Sue Shaw (Hub)
- Brad Steiner (Exp)
- Hannah Tang (Hub)
- Jane Taylor (Hub)
- Toby Thaler (MD)
- Andrea Tousignant (Exp)
- Ratna Warouw (Exp)
- Jenny Winstein (LD)
- Michael Wong (Exp)
- Nancy Zugschwerdt (LD)

Exp = Expansion Area Urban Village Focus Group member

Hub = Hub Urban Village Focus Group member

LD = Lower Density Focus Group member

MD = Medium Density Focus Group member

Observers:

- Tawny Bates
- Dave Barber
- Jim Benthey
- Karen Dalton
- Mary Pat DiLeva
- Beverly Harrington
- Gregory Hill
- Kathryn Keller
- Grace Kim
- Susanna Lin
- Pam Longstom
- Steve Nielsen
- Leigh Pate
- Emmet Spaulding

City Staff:

- Geoffrey Wentlandt, OPCD
- Nick Welch, OPCD
- Vinita Goyal, OPCD
- Brennon Staley, OPCD

Facilitation Team:

- Susan Hayman, EnviroIssues
- Justin McCaffree, EnviroIssues
- Erin Tam, EnviroIssues
- Brett Watson, EnviroIssues
- Jentlen Pan, EnviroIssues

HALA Community Focus Groups Expansion Area Urban Villages



Time: Monday, October 17, 2016, 6:00 – 8:00 p.m.
Location: Seattle City Hall, Bertha Knight Landes Room
600 4th Avenue, Seattle, WA

Meeting Goals:

- Review and discuss proposed zoning maps for the urban villages in each Focus Group
 - Provide Focus Group members with the opportunity to share specific zoning feedback
 - Clarify approach to zoning changes to implement Mandatory Housing Affordability (MHA) and other City efforts to address displacement
-

Welcome and Meeting Overview

EnviroIssues Facilitator

- Welcome, ground rules, schedule, and meeting goals
- Announcements and updates

Zoning Map Activity

Purpose: Review MHA zoning maps for Focus Group urban villages and indicate priorities for discussion.

Consider the following questions:

- Does the draft zoning map reflect the MHA principles?
- In commercial and multifamily areas, are the location, placement, height, and scale of future development reasonable and appropriate to implement MHA in this neighborhood?
- Is Residential Small Lot (RSL) zoning proposed in the right places? Are the places where Single Family is changed to Lowrise (LR) appropriate to allow multifamily housing options?
- Do the draft boundary expansions reflect an approximately 10-minute walk to the transit hub? Does the draft urban village boundary reflect local factors and features?

Large Group Discussion

EnviroIssues Facilitator and Office of Planning and Community Development

Purpose: Discuss Focus Group members' feedback on draft zoning maps.

Observer Comment Opportunity

Next Steps

EnviroIssues Facilitator and Office of Planning and Community Development

- November Focus Group meetings
- Overall Focus Group products and outcomes
- Additional opportunities for community input on MHA and HALA
- Closing remarks

Adjourn

Mandatory Housing Affordability (MHA) Implementing Zoning Maps



**PRELIMINARY Summary of input from
the HALA Community Focus Groups**

November 2016

HALA
HOUSING AFFORDABILITY
AND LIVABILITY AGENDA



Introduction

Background

As part of the Housing Affordability and Livability Agenda (HALA), the City of Seattle is committed to a goal of building or preserving 20,000 affordable homes over 10 years. A critical part of achieving this goal is the implementation of Mandatory Housing Affordability (MHA). MHA will create 6,000 homes affordable for 75 years to households earning no more than 60% of the area median income (AMI). Under MHA, multifamily and commercial development will be required to contribute to affordable housing, with additional development capacity allowed to minimize the impact of MHA requirements on the cost of new housing. These housing contributions are consistent with a state-approved approach for similar programs. (See <http://tinyurl.com/MHA-overview> for background on MHA.)

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The Community Focus Groups comprise resident volunteers from neighborhoods across the city, who informed the HALA process. A key topic for the Community Focus Groups is land use and zoning changes that can affect neighborhoods.

- Community Focus Groups meet monthly, March–November 2016.
- Each of the four groups is composed of 20–40 people.
- Groups include representatives of every urban village and neighborhood area in Seattle.
- The meetings are intended to elicit constructive dialogue about housing programs.
- Meetings are open for other members of the public to observe and provide comment during a set time on the agenda.

The City values participation by a broad range of community members who reflect our City's diverse population. Focus

Groups are assembled to provide balanced representation from a range of different demographics and perspectives including:

- Traditionally under-represented groups, including minorities, immigrants, refugees, and non-native English speakers
- Renters
- Households with children
- Experienced neighborhood advocates

PRELIMINARY Focus Group Input on Draft MHA Maps

To implement MHA, the city is seeking community input on a set of zoning changes in existing commercial and multi-family zones and in urban villages and centers. In March through June, Focus Group members provided input on a set of Principles to guide the possible zoning changes. (See the summary of Focus Group input on principles, and the principles statements on page 4.)

Based on the principles, city staff prepared Draft MHA zoning maps for review, releasing a set of maps for an example urban village for each Focus Groups in September. In October, draft maps for all remaining urban villages and centers were provided for comment to Focus Group members and other community members. The draft maps are online for dialogue at HALA.Consider.it.

This document is a preliminary summary of Focus Group member input on the Draft MHA maps. We collected input in the following ways:

- **September 2016 Meeting:** Focus Group members reviewed one example map from each Focus Group.

- **Distribution Online:** Participants received the draft MHA Maps for review online via e-mail in advance of the October meeting.

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- **Individual Focus Group Member Comments:** Some Focus Group members communicated in e-mails, phone calls or informal dialogues with city staff.

- **November online meeting and drop-in hours:** Focus Group members will review this preliminary summary and provide additional input.

While this preliminary summary does not reproduce every specific comment received, it seeks to summarize themes, and attempts to capture all specific MHA zoning map suggestions. During discussion of the maps, many comments addressed broader MHA program concepts. General input about MHA is summarized as part of the discussion themes for each Focus Group.

MHA Principles

The MHA Implementation Principles

The City developed a set of Principles to help guide MHA implementation choices. The statements reflect what the City heard during months of in-person and online conversations in neighborhoods. The Principles guide choices about future changes to zoning or urban village boundaries for MHA implementation in neighborhoods.

Principles that form the foundation of MHA

- 1 Contribute to the 10-year HALA goal of 20,000 net new units of rent- and income-restricted housing. Specifically, the MHA goal is at least 6,000 units of housing affordable to households with incomes up to 60% of the area median income (AMI), units that will remain affordable for 50 years. In 2016, 60% of the AMI is \$37,980 for an individual and \$54,180 for a family of four.
- 2 Require multifamily and commercial development to contribute to affordable housing.
- 3 Contributions to affordable housing will be provided by including affordable housing on site or by providing a payment to the Seattle Office of Housing for creation of new affordable housing.
- 4 Ensure MHA creates affordable housing opportunities throughout the city.
- 5 In alignment with a state-approved affordable housing based incentive zoning approach (37.70A.540), new affordability requirements are linked to allowing some additional development capacity in commercial and multifamily zones (in many cases this includes one additional floor).

- 1 Allow a variety of housing types in existing single-family zones within urban villages.
- 2 Expand the boundaries of some urban villages to allow for more housing near high-frequency transit hubs.
- 3 Maintain Seattle as an inclusive city by providing housing opportunities for everyone: people of all ages, races, ethnicities, and cultural backgrounds and households of all sizes, types, and incomes.
- 4 Evaluate MHA implementation using a social and racial equity/justice lens.

Community generated principles that will guide MHA implementation

- 1 Housing Options
 - a Encourage or incentivize a wide variety of housing sizes, including family-sized homes and not just one-bedroom and studio homes.
 - b Encourage more small-scale multi-unit housing that is family friendly, such as cottages, duplexes or triplexes, rowhouses, and townhouses.
- 2 Urban Design Quality: Address urban design quality, including high-quality design of new buildings and landscaping.
 - a Encourage publicly visible green space and landscaping at street level.
 - b Encourage design qualities that reflect Seattle's context, including building materials and architectural style.
 - c Encourage design that allows access to light and views in shared and public spaces.
- 3 Transitions: Plan for transitions between higher- and lower-scale zones as additional development capacity is accommodated.
 - a Zone full blocks instead of partial blocks in order to soften transitions.
 - b Consider using low-rise zones to help transition between single-family and commercial / mixed-use zones.
 - c Use building setback requirements to create step-downs between commercial and mixed-use zones and other zones.

MHA Principles

1 Historic Areas

- 3 In Seattle's Historic districts, do not increase development capacity, even if it means these areas do not contribute to housing affordability through MHA.
- 4 In other areas of historic or cultural significance, do not increase development capacity, even if it means these areas do not contribute to affordability through MHA.

5 Assets and Infrastructure

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

6 Urban Village Expansion Areas

- 3 Implement the urban village expansions using 10-minute walksheds similar to those shown in the draft Seattle 2035 Comprehensive Plan update.
- 4 Implement urban village expansions recommended in Seattle 2035 but with modifications to the 10-minute walkshed informed by local community members. Consider topography, "natural" boundaries, such as parks, major roads, and other large-scale neighborhood elements, and people with varying ranges of mobility.
- 6 In general, any development capacity increases in urban village expansion areas should ensure that new development is compatible in scale to the existing neighborhood context.

7 Unique Conditions

- 3 Consider location-specific factors such as documented view corridors from a public space or right-of-way when zoning changes are made.
- ## 8 Neighborhood Urban Design
- 4 Consider local urban design priorities when zoning changes are made.

Hub Urban Villages

Ballard

First Hill–Capitol Hill

Lake City

Northgate

University District

West Seattle Junction

Delridge
outside area

Discussion themes

Transportation

Focus Group members emphasized the importance of transportation in making land use decisions. Some were concerned about parts of their neighborhood where missing sidewalks, inadequate bike infrastructure, and busy roads make it hard or unsafe for people to walk or bike.

Density near transit

There was generally strong support for allowing more people to live near major transportation investments in light rail and bus rapid transit.

Support for (M1) and (M2) zoning

In several Hub Urban Villages, Focus Group members suggested increasing zoning changes so that development there would have higher MHA requirements at the (M1) and (M2) levels.

Transitions

Focus Group members noted that, as Hub Urban Villages welcome more people and jobs, it is important to provide transitions between areas allowing taller buildings and single-family areas outside the urban village.

Open space

Focus Group members generally agreed that with greater density comes a need for parks and open spaces.

Provide notice

Focus Group members emphasized the importance of communicating directly with people who will be affected by the zoning changes and who may not yet be involved in the MHA process, especially people living in single family areas.

Other urban villages

Focus Group members were interested in discussing the maps not only for Hub Urban Villages but for MHA citywide. This would allow them to take stock of how all neighborhoods will share in the need to increase housing choices and create affordable housing — an important part of what makes MHA an effective program.

University District

Focus Group members from the University District participated in the discussion about the draft MHA zoning maps. The U District planning process, begun several years ago, has resulted in legislation that would make zoning changes that would implement MHA. Therefore, the Focus Group discussion did not cover map changes for the U-District area.

Ballard

ESTABLISHED URBAN VILLAGES
Multi-Urban Villages
Health, Safety, and Quality
About Center City and Villages



Comments & Suggestions — Generally Supported

- 1 At the east side of the urban village, the transition between single-family areas and industrial zones is abrupt.
- 2 Ballard needs more high-quality parks. The City should think holistically about parks as a system. Not all parks serve all people's needs. Some of the existing open spaces aren't appropriate for families with children.
- 3 There was a suggestion to create a continuous commercial corridor along 24th Ave NW between NW 70th St and NW 75th St, where commercial and multifamily areas existing today. This area is outside the urban village and not currently proposed to have zoning changes as part of MHA implementation.
- 4 Consider places for more gradual transitions, where the current or proposed zoning would have Lowrise 2 or Lowrise 3 next to single family areas.

Varied Opinions

- 1 The urban village boundary expansion could go further east along NW Market St than shown in the draft map.

First Hill–Capitol Hill

Englewood Area Urban Village
High-Density Urban Village
Medium-Density Urban Village
Low-Density Urban Village

Comments & Suggestions — Generally Supported

- 1 Along 12th Ave and E John St, consider creating a continuous corridor of Neighborhood Commercial zoning.
- 2 Consider greater density, and therefore higher MHA requirements, near the Capitol Hill light rail station. Aim for mostly (M2) zoning changes to make the most of this transportation investments. The Lowrise 3 (LR3) area east of the station could become Midrise (MR)
- 3 Along E Pine St, incentivize amenities (e.g., parks and other open space) that improve residents' quality of life.
- 4 Explore potential partnerships with Kaiser Permanente (which just purchased Group Health) to include and/or support affordable housing as part of any future expansion.
- 5 Expand housing options more along E Madison St in anticipation of the bus rapid transit (BRT) line planned there.
- 6 Focus Group members from this urban center generally agreed that historic districts should not be exempt from zoning changes and affordable housing requirements, especially the Harvard–Belmont Historic District. One option would be to focus only on landmarked structures, but without exempting the whole district.

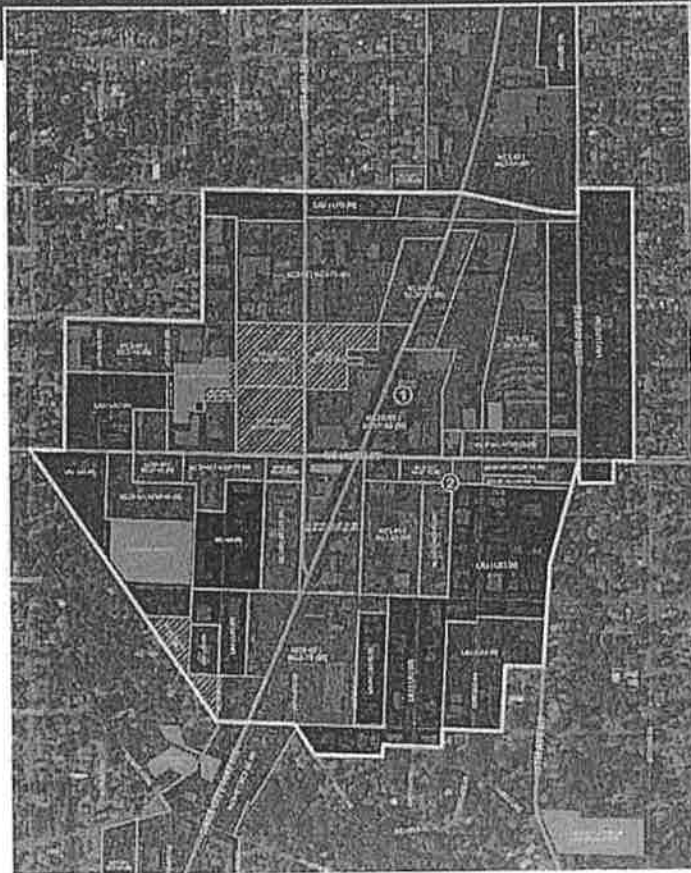
Varied Opinions

- 1 Some Focus Group members suggested expanding Highrise (HR) zoning beyond its current locations in First Hill to other areas in this urban center.
- 2 Several people asked why the draft zoning map proposes no changes to the single-family area surrounded by the First Hill–Capitol Hill, 23rd & Union–Jackson, and Madison–Miller urban villages. Some Focus Group members suggested that this area should be an urban village and MHA should apply there, especially given its proximity to Capitol Hill and downtown.
- 3 There were concerns that First Hill is already dense, and additional growth without creating new open space or improving existing parks is a problem for livability.



Lake City

Report of the Urban Village
and Urban Village
Action Plan for the
Lake County Urban Village



Comments & Suggestions — Generally Supported

- 1 Focus Group members from Lake City were concerned that more people living in Lake City will put additional pressure on transportation infrastructure because streets are too narrow, parking is already challenging, and sidewalks are missing in key places.
- 2 Getting around this urban village is difficult for people with different mobility needs. For example, there's no easy way to get from 35th Ave NE to Lake City Way. Future development needs to improve, not worsen, this issue.
- 3 A detailed planning process was recently completed in Lake City, and it makes sense for these MHA zone changes to be consistent with the recent planning effort.

Varied Opinions

Northgate

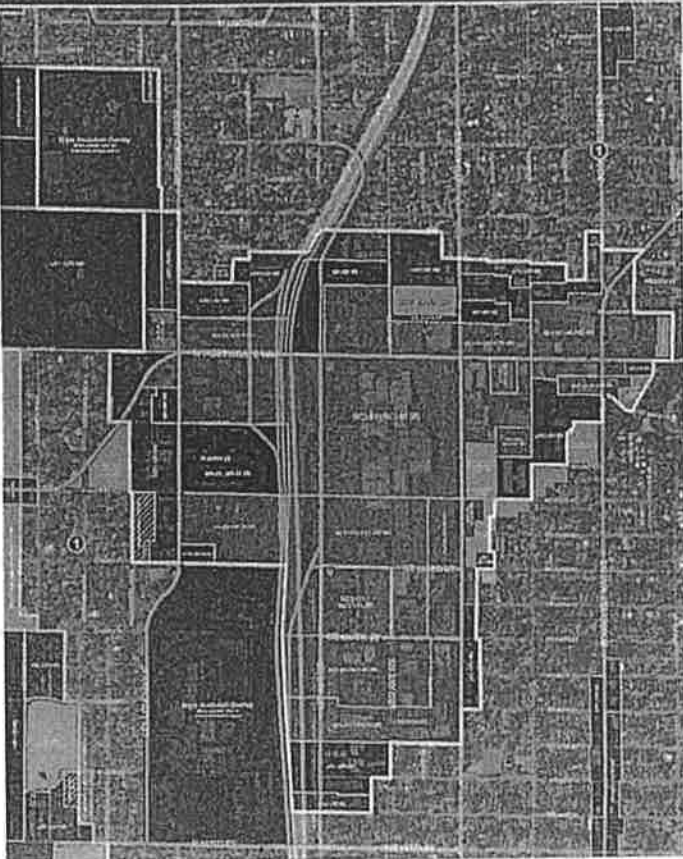
Elmwood Area Urban Village
Hub Urban Village
Linden Square Urban Village
Linden Square Urban Village
Linden Square Urban Village

Comments & Suggestions — Generally Supported

- 1 There was a suggestion to create a continuous commercial corridor along Roosevelt Way NE. This area is outside the urban village and not currently proposed to have zoning changes as part of MHA implementation.

Varied Opinions

- 1 Some Focus Group members suggested including the area between the Northgate and Aurora-Licton Springs urban villages in MHA zoning changes because it is close to transit and schools and therefore would support some MHA Principles. This area is not currently proposed to have zoning changes.



West Seattle Junction

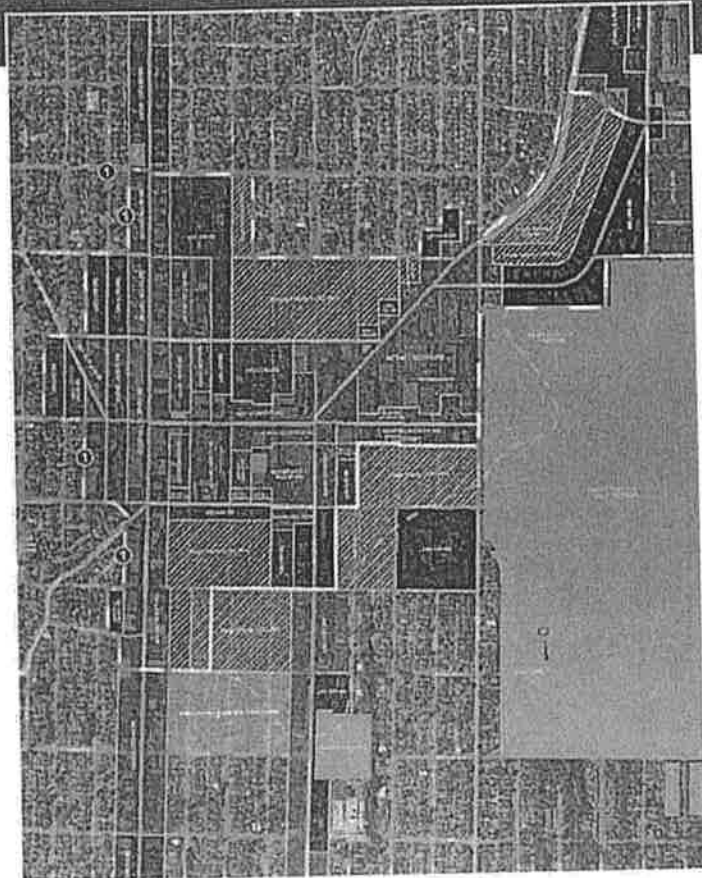
Expansion Area
Future Urban Village
Future Urban Village
Future Urban Village

Comments & Suggestions — Generally Supported

- ❶ Existing zoning creates abrupt transitions between Neighborhood Commercial (NC) zoning and single-family areas.

Varied Opinions

- ❶ Some Focus Group members encouraged making zoning changes outside the current urban village boundary beyond the expansion area shown in the draft zoning map in order to improve transitions between NC areas along arterials and single-family areas.
- ❷ Some Focus Group members are concerned that new development will make existing parking challenges even worse. To address this, some people suggested that new development should be required to have off-street parking.



HALA Community Focus Groups Expansion Area Urban Villages November Online Meeting Agenda



Date: Monday, November 21, 2016
Time: 6:00 – 7:00 p.m.

To register for the online meeting:

- Follow this [link](#) and type your first name, last name, and email address in the provided spaces.
- Click "Register."
- Once registered, a confirmation email will be sent to the email address that you provided. This email will include instructions for joining the online meeting on November 21. Please save this email! It includes a special link that you will use to access the meeting. The email will also provide you with a toll-free number and an access code for calling into the meeting.
- You will receive a reminder email that includes the above information one day before the online meeting is scheduled to begin.

Meeting Goals:

- Share feedback received on draft zoning maps and provide Focus Group members with the opportunity to ask questions and make additional comments

Welcome and Meeting Overview

EnviroIssues Facilitator

- Welcome, how webinar will be conducted, schedule, and meeting goals
- Announcements and updates

Zoning Maps – Q&A

Purpose: Provide opportunity to ask clarifying questions about the MHA zoning maps.

Zoning Maps – Summary of Feedback Received

Purpose: Review feedback received on MHA zoning maps and share how input received will be considered and incorporated

Consider the following questions:

- Does the summary of feedback received reflect the input provided by your Focus Group?
- Are any key feedback themes missing or not accurately characterized?

Observer Comment Opportunity

Next Steps

EnviroIssues Facilitator and Office of Planning and Community Development

- Drop-in office hours on **Saturday, December 10, 9:00 a.m. – noon, at City Hall's Bertha Knight Landes Room**
- Next steps in the Focus Group process
- Upcoming opportunities for community input on MHA and HALA
- Closing remarks

Adjourn

HALA Community Focus Groups Wrap-up and Acknowledgment

Date: Tuesday, February 07, 2017
Time: 6:00 – 8:30 p.m.
Location: Seattle City Hall, Bertha Knight Landes Room
600 4th Avenue, Seattle, WA



Meeting Goals:

- Present an overview of feedback and Focus Group products
- Receive final feedback from each Focus Group on the City's input summary
- Enable combined Focus Groups to reflect and share perspectives on their experience over the past 10 months
- Share information on next steps and how Focus Group members can stay engaged
- Acknowledge Focus Group contributions!

6:00 p.m. Welcome Meeting Overview

Envirolssues Facilitator and Office of Planning and Community Development

- Announcements

6:15 p.m. Focus Group Products

Purpose: Receive an overview of Focus Group feedback from City staff and how it was incorporated into the final three Focus Group products: Principles, MHA Development Examples, and Summary of Focus Group input. Provide final Focus Group feedback opportunity on the input summary.

- Product overview – City staff
- Individual Focus Group review and discuss input summary: Are any key concepts missing?

7:15 p.m. Large Group Reflection on the Focus Group Process

Envirolssues Facilitator, Department of Neighborhoods, and Office of Planning and Community Development

Purpose: Provide Focus Group members an opportunity to discuss the overall Focus Group process

- Opening remarks – City staff
- Reflection process – Envirolssues Facilitator

7:45 p.m. Next Steps and Acknowledgment

- Office of Planning and Community Development
- Upcoming milestones
- Upcoming opportunities for community input
- Closing remarks

8:00 p.m. Adjourn

8:00 – 8:30 p.m. Mixer

Purpose: Informal opportunity for Focus Groups members and observers to share thoughts and network with one another and City staff after the meeting. Refreshments provided.



HOUSING AFFORDABILITY
AND LIVABILITY AGENDA

**HALA Community Focus Groups
Hub Urban Village | Meeting #7**
Tuesday, November 22, 6:00 - 7:00 p.m.
Online Meeting

Due to audio technical difficulties experienced this evening, there is no recording available for this webinar. The following captures key questions, comments, and clarifications from the webinar participants.

Discussion Summary

Housing Affordability and Livability Agenda (HALA) Focus Group members provided the following key questions, comments, and clarifications during their webinar review of the preliminary summary of Focus Group feedback, compiled by the Office of Planning and Community Development (OPCD) following the Hub Urban Village Focus Group's October meeting:

- Under "varied opinions" on the **First Hill–Capitol Hill map**, the preliminary summary of Focus Group feedback indicates the need for additional open space. This comment should instead be categorized as "generally supported," as there was no Focus Group resistance to that issue at the October meeting.
- In the **First Hill–Capitol Hill map**, will the City work to balance historical preservation with zoning changes along Harvard Avenue E and Belmont Avenue E? Will the City promote the preservation of facades, at least?
- In all Hub urban villages containing a current or future Link station, all surrounding zoning should be highrise.
- In general, Hub urban village zoning should support greater density in these areas.
- In Hub urban villages, parking is not always necessary. It is important for residents to use other modes of transportation to get from place to place, and the answer is not always additional space for personal vehicles.
- Is an Urban Design Workshop scheduled for the First Hill–Capitol Hill area? How does an Urban Design Workshop differ from the five community meetings?
- The City should create "posting ready" notices for social media that get the word out in advance of upcoming public meetings and Urban Design Workshops.

Observers participating in the webinar made the following comments:

- Are all comments on MHA zoning maps due by January 2017, with City Council action occurring in summer 2017? It seems like a very tight timeline for public input.
- West Seattle Junction has had several huge apartment buildings recently constructed or are still under construction, and these will add new traffic to the urban village. Are zoning changes realistic without first seeing how current developments affect West Seattle?
- Which Seattle neighborhoods received postcards about upcoming meetings rolling out draft MHA zoning maps? It is important to educate, involve, and solicit input from as many residents as possible.

Online Meeting Attendees

Focus Group members:

- Katharine Kurfurst
- Dean McBee
- Scott McGee
- Beatrice Peaslee
- Jennifer Price
- Sue Shaw
- Hannah Tang

Observers:

- Jeannine Elms
- Diane Haddock
- Jim Schwartz

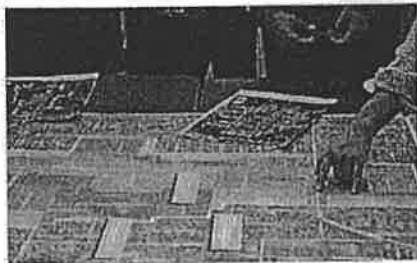
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November 2016

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- c In general, any development capacity increases in urban village expansion areas should ensure that new development is compatible in scale to the existing neighborhood context.

7 Unique Conditions

- a Consider location-specific factors such as documented view corridors from a public space or right-of-way when zoning changes are made.
- ## 8 Neighborhood Urban Design
- a Consider local urban design priorities when zoning changes are made.

Hub Urban Villages

Ballard

First Hill–Capitol Hill

Lake City

Northgate

University District

West Seattle Junction

Delridge
outside area

Discussion themes

Transportation

Focus Group members emphasized the importance of transportation in making land use decisions. Some were concerned about parts of their neighborhood where missing sidewalks, inadequate bike infrastructure, and busy roads make it hard or unsafe for people to walk or bike.

Density near transit

There was generally strong support for allowing more people to live near major transportation investments in light rail and bus rapid transit.

Support for (M1) and (M2) zoning

In several Hub Urban Villages, Focus Group members suggested increasing zoning changes so that development there would have higher MHA requirements at the (M1) and (M2) levels.

Transitions

Focus Group members noted that, as Hub Urban Villages welcome more people and jobs, it is important to provide transitions between areas allowing taller buildings and single-family areas outside the urban village.

Open space

Focus Group members generally agreed that with greater density comes a need for parks and open spaces.

Provide notice

Focus Group members emphasized the importance of communicating directly with people who will be affected by the zoning changes and who may not yet be involved in the MHA process, especially people living in single family areas.

Other urban villages

Focus Group members were interested in discussing the maps not only for Hub Urban Villages but for MHA citywide. This would allow them to take stock of how all neighborhoods will share in the need to increase housing choices and create affordable housing — an important part of what makes MHA an effective program.

University District

Focus Group members from the University District participated in the discussion about the draft MHA zoning maps. The U District planning process, begun several years ago, has resulted in legislation that would make zoning changes that would implement MHA. Therefore, the Focus Group discussion did not cover map changes for the U-District area.

Ballard

Ballard Urban Village
Historic District
Manufacturing and Industrial District

Comments & Suggestions — Generally Supported

- 1 At the east side of the urban village, the transition between single-family areas and industrial zones is abrupt.
- 2 Ballard needs more high-quality parks. The City should think holistically about parks as a system. Not all parks serve all people's needs. Some of the existing open spaces aren't appropriate for families with children.
- 3 There was a suggestion to create a continuous commercial corridor along 24th Ave NW between NW 70th St and NW 76th St, where commercial and multifamily areas existing today. This area is outside the urban village and not currently proposed to have zoning changes as part of MHA implementation.
- 4 Consider places for more gradual transitions, where the current or proposed zoning would have Lowrise 2 or Lowrise 3 next to single family areas.

Varied Opinions

- 1 The urban village boundary expansion could go further east along NW Market St than shown in the draft map.



First Hill–Capitol Hill

City of Portland
Department of Planning and
Community Development
Urban Center
Lower Downtown Urban Village

Comments & Suggestions — Generally Supported

- 1 Along 12th Ave and E John St, consider creating a continuous corridor of Neighborhood Commercial zoning.
- 2 Consider greater density, and therefore higher MHA requirements, near the Capitol Hill light rail station. Aim for mostly (M2) zoning changes to make the most of this transportation investments. The Lowrise 3 (LR3) area east of the station could become Midrise (MR)
- 3 Along E Pine St, Incentivize amenities (e.g., parks and other open space) that improve residents' quality of life.
- 4 Explore potential partnerships with Kaiser Permanente (which just purchased Group Health) to include and/or support affordable housing as part of any future expansion.
- 5 Expand housing options more along E Madison St in anticipation of the bus rapid transit (BRT) line planned there.
- 6 Focus Group members from this urban center generally agreed that historic districts should not be exempt from zoning changes and affordable housing requirements, especially the Harvard–Belmont Historic District. One option would be to focus only on landmarked structures, but without exempting the whole district.

Varied Opinions

- 1 Some Focus Group members suggested expanding Highrise (HR) zoning beyond its current locations in First Hill to other areas in this urban center.
- 2 Several people asked why the draft zoning map proposes no changes to the single-family area surrounded by the First Hill–Capitol Hill, 23rd & Union–Jackson, and Madison–Miller urban villages. Some Focus Group members suggested that this area should be an urban village and MHA should apply there, especially given its proximity to Capitol Hill and downtown.
- 3 There were concerns that First Hill is already dense, and additional growth without creating new open space or improving existing parks is a problem for livability.

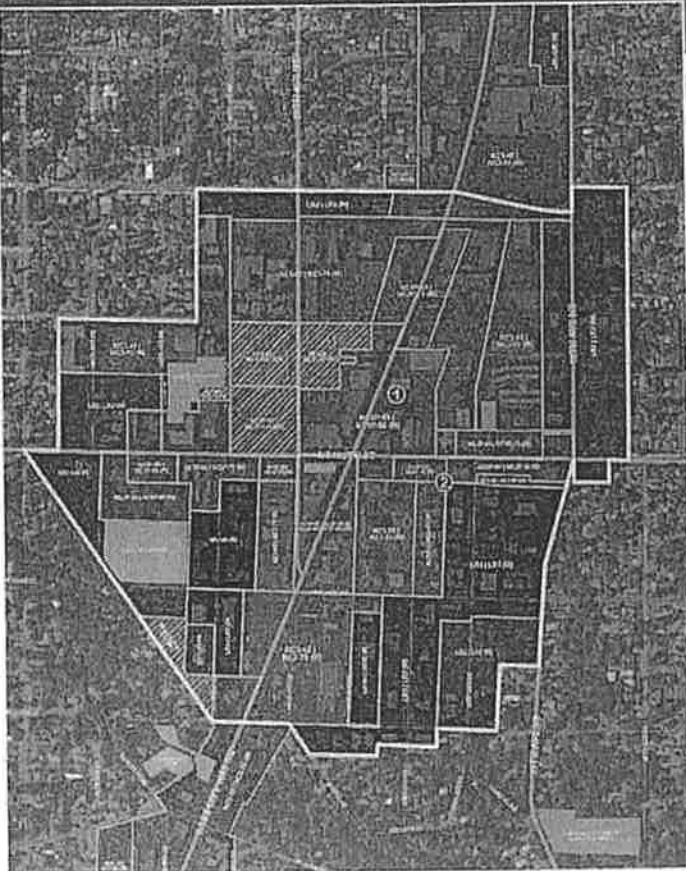
Lake City

Engineering & Planning
1000 Lakeside Village
Portland, Oregon 97204
Phone: 503.281.1000

Comments & Suggestions — Generally Supported

- 1 Focus Group members from Lake City were concerned that more people living in Lake City will put additional pressure on transportation infrastructure because streets are too narrow, parking is already challenging, and sidewalks are missing in key places.
- 2 Getting around this urban village is difficult for people with different mobility needs. For example, there's no easy way to get from 35th Ave NE to Lake City Way. Future development needs to improve, not worsen, this issue.
- 3 A detailed planning process was recently completed in Lake City, and it makes sense for these MHA zone changes to be consistent with the recent planning effort.

Varied Opinions



Northgate

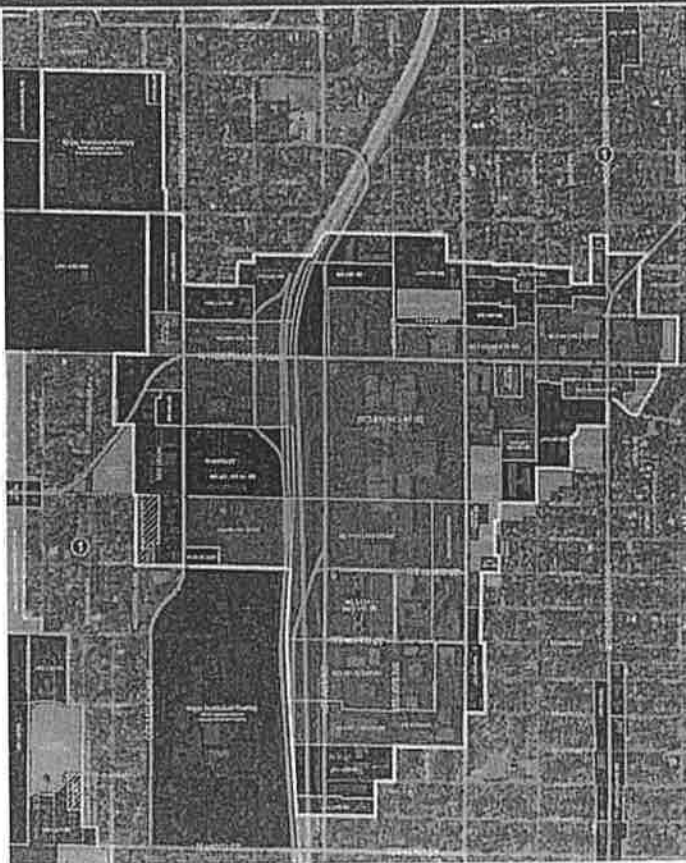
Urban Village
High Density Village
Medium Density Village
Green Density Village

Comments & Suggestions — Generally Supported

- 1 There was a suggestion to create a continuous commercial corridor along Roosevelt Way NE. This area is outside the urban village and not currently proposed to have zoning changes as part of MHA Implementation.

Varied Opinions

- 1 Some Focus Group members suggested including the area between the Northgate and Aurora-Llcton Springs urban villages in MHA zoning changes because it is close to transit and schools and therefore would support some MHA Principles. This area is not currently proposed to have zoning changes.



West Seattle Junction

City of Seattle
Department of Planning & Development
Urban Village Study

Comments & Suggestions — Generally Supported

- ❶ Existing zoning creates abrupt transitions between Neighborhood Commercial (NC) zoning and single-family areas.

Varied Opinions

- ❶ Some Focus Group members encouraged making zoning changes outside the current urban village boundary beyond the expansion area shown in the draft zoning map in order to improve transitions between NC areas along arterials and single-family areas.
- ❷ Some Focus Group members are concerned that new development will make existing parking challenges even worse. To address this, some people suggested that new development should be required to have off-street parking.

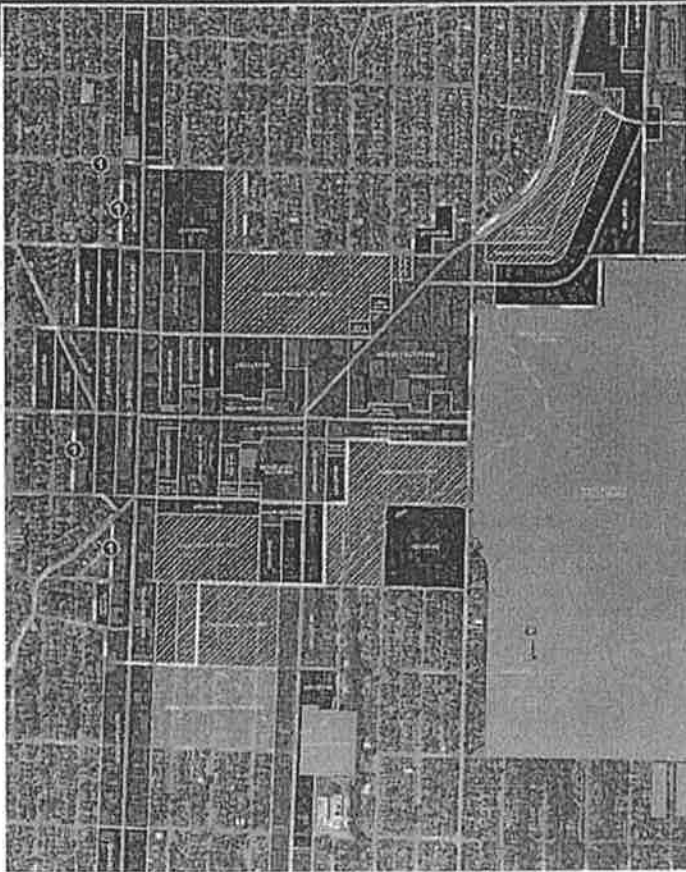


EXHIBIT RR

Attached is a copy of an article from the Seattle Transit Blog which can also be viewed at <https://www.seattletransitblog.com/2017/01/25/call-to-action-hala-online-feedback-needs-your-input/>.

EXHIBIT I

Seattle Transit Blog

⇒ Navigate



Call to Action: HALA Online Feedback Needs Your Input

This is a guest post.

JANUARY 25, 2017 AT 8:10 AM BY ADAM SCHECHTER



West Seattle from the Air (Jeremy Reding – Flickr)

Seattle Mayor Ed Murray's Housing Affordability and Livability Agenda (HALA) initiative is advancing through the cycles of public comment and feedback. One of the major venues is an online tool hosted at <http://hala.consider.it>, where each neighborhood's proposing zoning c are detailed and commented on individually.

EXHIBIT RR

Unfortunately, a quick trip last weekend through the current opinion “levels” in some of the pages was disappointing — a whole lot of neutral or negative opinions in many of the places. ST train lines are already coming, and sooner (Roosevelt, Northgate) rather than later (Ballard).

One in particular deserves special mention for its markedly negative responses: the West Junction proposal, which roughly covers the two denser areas of the Triangle and Alaska . The future of this area is unambiguous, thanks to the passage of ST3; there will be Link station in the not-quite-so-distant future that can be predictably ballparked to center around the busy intersections of 35th/Avalon and Alaska/California — the two densest parts of the neighborhood. But looking at the zoning proposal’s response pages you’d never know it — a whole lot of ranting and raving about how density will ruin neighborhood “character” and destroy their values (?). West Seattle has a chance to be truly prepared for the arrival of the train lines in the ST3 time horizon, and a lot of people aren’t seeing it.

My point is simple: Seattle needs HALA, and now, HALA needs us, the urbanist, density-supporting community. Those opinion pages won’t be ignored; online comments (especially negative ones) tend to be taken pretty seriously by agencies around here. I want to call on the community to act, to take a few minutes and write comments in support of HALA’s proposals. The links below will take you directly to the response page for each neighborhood proposal.

West Seattle: <https://hala.consider.it/west-seattle-junction-in-general-the-draft-zoning-changes-for-west-seattle-junction-accurately-reflects-the-principle>

Roosevelt: <https://hala.consider.it/northgate-in-general-the-draft-zoning-changes-for-northgate-accurately-reflects-the-principle>

Northgate: <https://hala.consider.it/northgate-in-general-the-draft-zoning-changes-for-northgate-accurately-reflects-the-principle>

Ballard: <https://hala.consider.it/ballard-in-general-the-draft-zoning-changes-for-ballard-accurately-reflects-the-principle>

Share this:



EXHIBIT SS

EXHIBIT J

6/19/2017

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Are you new to Seattle and want to ensure that those that come here for a job after you have a shot at housing without displacing existing residents?

Are you a homeowner who believes that we should allow those who want to live here more housing opportunities across the board, and in all parts of the city?

Consider signing up for a HALA consider.It account on <https://hala.consider.it/>. Slide note: Is it just me, or does everyone else keep thinking this is an Italian website?



HALA AIMS TO PRODUCE 20,000 NEW AFFORDABLE UNITS AND 30,000 MARKET-RATE UNITS IN TEN YEARS. (CITY OF SEATTLE)

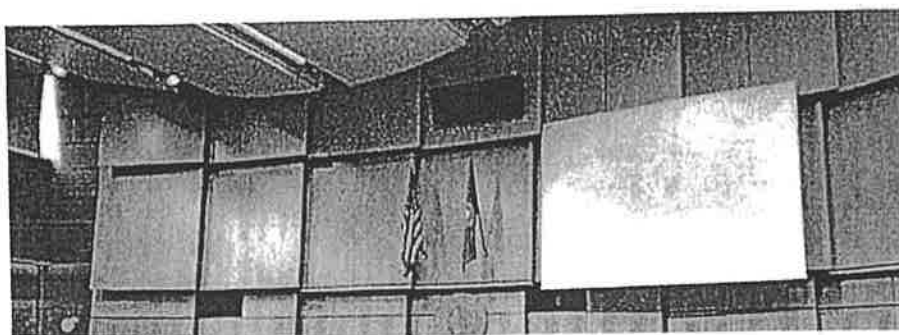
Maps of proposed zoning changes for Mandatory Housing Affordability in Urban Villages are available on the site—I recommend downloading the maps instead of waiting for them to load or trying the online interactive map version. Yes, the site is helnous and buggy, and you have to pledge not to mock absurd comments (awww), but it's easy to set up an account. You can (and should) comment on neighborhoods across the city, not just where you live, which is useful because though we've rented in Fremont since we moved here, what happens in other neighborhoods affects us, and could affect where we have to move if and when that day comes.

Perhaps we'd like to move to Madlson Miller, where anti-housing activists recently held a meeting devoted to preventing affordable housing rezones and preserving single-family zoning from being rezoned to allow more housing options.

Advertisement

Did you sign up and provide "feedback on key principles" but skipped out on commenting on the draft rezone maps because they weren't finished? Well, what better time than now to get out your thoughts on expanding that boundary of the urban villages to help shape what a welcoming city should look like.

The City has said that June 30th is the "drop dead" date for comments, so comment now, comment later, comment while riding on an escalator. Your voice matters, is having an effect, and the anti-housing activists that have historically dominated City land use decisions are noticing and attempting to tilt it back in the 'no affordable housing rezone' category. And please stay tuned to *The Urbanist* to follow HALA's progress.



King County's Comprehensive Plan Major Update Finds Approval

COMMENTS

MrSteve007 on Seattle Urbanists Should Be Rooting For The 99 Tunnel's Success

Cristofer Horbelt on Seattle Urbanists Should Be Rooting For The 99 Tunnel's Success

Scott on Seattle Urbanists Should Be Rooting For The 99 Tunnel's Success

Cristofer Horbelt on Seattle Urbanists Should Be Rooting For The 99 Tunnel's Success

Scott on Seattle Urbanists Should Be Rooting For The 99 Tunnel's Success

TWITTER



The Urbanist

@urbanistorg

2017 Endorsement Questionnaire: Ryan Calkins <https://t.co/lpf6HQ0w00> about 48 mins ago

In New York City, Bike Share Is Faster Than Cal When It Matters <https://t.co/XzsdjXzyl1> about 49 mins ago

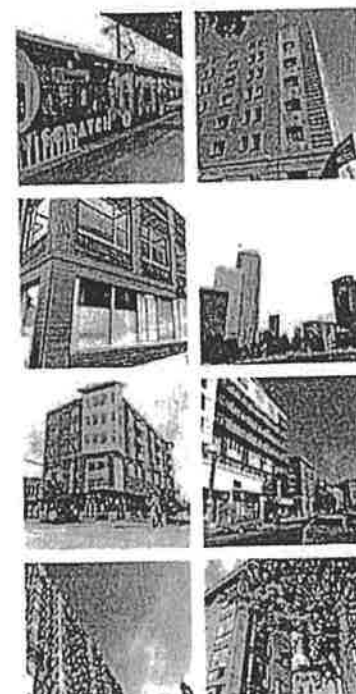
A Look Inside Nepal's Abandoned Railway India <https://t.co/lV2pnlvglp> about 50 mins ago

INSTAGRAM

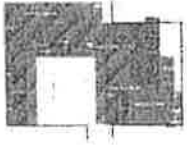


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Examining urban policy to improve city and quality of life. Twitter @UrbanistO



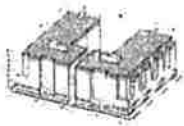
Map Of The Week: Seattle's Interactive MHA Rezone Map



The Seattle Office of Planning and Community Development (OPCD) has launched an interactive map to see where each draft Mandatory Housing Affordability (MHA) rezone is proposed. The MHA rezones would increase development capacity across commercial, mixed-use, multi-family residential, and some single-family residential areas in the city by allowing additional building height and total building floor area. Most ... Continue reading

The Urbanist

Mayor Murray Unveils MHA Implementation Requirements



Breaking late yesterday, Mayor Ed Murray released new information on targeted proposals to strengthen and complete the Mandatory Housing Affordability (MHA) requirements which will deliver affordable housing units through new residential (MHA-R) and commercial (MHA-C) development. The big news here is the affordability range will reach higher than initially thought: a 5-11% range rather than the earlier ... Continue reading

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PREVIOUS POST

Sunday Video: Bellevue Light Rail Tunnel Portal

NEXT POST

Did Seattle Just Cross The 700,000 Population Mark?



Mike Ellason

Mike is a certified passivhaus designer, energy geek, and design nerd with an almost fetishistic interest in prefab wood buildings, low-energy architecture, social housing, and all things German. He has lived in Fremont for nearly a decade, and wants Seattle to become a greater version of Freiburg so his wife doesn't force him to return to live in Vauban. He's also begun the process of forming a baugruppe.



2 Comments The Urbanist

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Join the discussion...

Danial Hodun • 4 months ago
Given the Urbanist success with changing the landscape, do you think there is going to be enough will to push for a denser Northgate?

I feel 125 feet is completely inadequate for a destination I feel could rival Burnaby's Metrotown. I want to go bold and push for 300 feet within the I-5 vicinity.

Reply Share

Matt the Engineer • 4 months ago
The survey questions are so hard to answer and say so little. Looking at my neighborhood: Do I think a tiny upzone on top of Queen Anne is appropriate? Expand by several blocks in each direction, zone for towers on the main strip, allow rowhouses everywhere, and expand the commercial strip down Galer and McGraw. That would be appropriate.

Of course I'm afraid a "no" answer will be seen as saying the tiny upzone is too much. Then again "yes" is rubber-stamping a super weak upzone.

Are there any areas I should look at that have a "real" upzone? I can give feedback there.

Reply Share

ALSO ON THE URBANIST

Seattle Urbanists Should Be Rooting For The 99 Tunnel's Success

6 comments • 12 hours ago

Avatar Michael Schuler — The premise that 99 will be beneficial "if it can be proven as an effective bypass for people trying to get somewhere other than ...

Everett Transit Kicks Off Long-Range Planning Process

1 comment • 11 days ago

Avatar Bruce Nesmith — Cedar Rapids, Iowa, which is about the same size as Everett, and with the same aspirations for growth (not sure what else these ...

Sound Transit Brings Two Lynnwood Link Stations To 80% Design

1 comment • 3 days ago

Avatar SquitRings — Regarding the sound barriers, I do wish that WADOT and DOT would add sound barriers in the state's most dense neighborhoods ...

Sound Transit And Los Angeles County Metro Reject Proposed Federal Transit Funding Cuts

2 comments • 25 days ago

Avatar Benjamin Ploike — I disagree with the cuts to starts and tiger, but I think the cuts to amtrak and essential air service are more understandable. I ...

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The Urbanist was founded in early 2014 in order to examine and influence urban policies. We believe cities provide unique opportunities for addressing many of the most challenging social, environmental, and economic problems. We serve as a resource for promoting and disseminating ideas, creating community, increasing political participation, and improving the places we live.

Join us each month in Downtown Seattle for a social gathering to talk about urban issues and hear from local thought leaders.

When: Second Tuesday / 5.30pm - 7.30pm
Where: Elephant & Castle / 1415 Fifth Avenue, Seattle

Questions: info@theurbanist.org



Seattle for Everyone

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Seattle for Everyone
January 26, 2017

A call to action to get engaged in support of housing options near future light rail stations from Seattle Transit Blog. #HALAYes
https://www.seattletransitblog.com/.../call-to-action-hala-o...



Call to Action: HALA Online Feedback Needs Your Input

Call to Action: HALA Online Feedback Needs Your Input

EXHIBIT K

Seattle For Everyone

A Seattle that Works for All



Seattle for Everyone is a broad coalition of affordable housing developers and advocates, for-profit developers and businesses, labor and social justice advocates, environmentalists and urbanists, all united to build an equitable, prosperous, thriving, and inclusive Seattle by ensuring that the benefits of the city's growth are shared by all current and future residents – from those struggling with homelessness to wage-earners and families.

The Seattle for Everyone coalition is built on a foundation of support for the Housing Affordability and Livability Agenda (HALA) and the "Grand Bargain" provisions that will produce and preserve critically needed affordable and market-rate housing in Seattle and is the first ever comprehensive package of affordable housing policies that will provide for a growing, inclusive city over the coming decades.

Through education, mobilization and advocacy, we are using our collective voice and resources to ensure that this groundbreaking set of innovative recommendations are adopted and implemented – to make sure we are truly building a Seattle for everyone.

Join us in building a Seattle that works for everyone! Sign up (<http://seattleforeveryone.us12.list-manage1.com/subscribe?u=2a44d7af3464ab6230556e8ac&id=a37d800e4a>) now to get information about events, actions, and opportunities to show your support for housing affordability and livability in Seattle.

Blog at WordPress.com.

EXHIBIT L

Christy Tobin-Presser

From: Christy Tobin-Presser
Sent: Friday, October 13, 2017 1:59 PM
To: 'Brand, Jesseca'
Subject: RE: Comprehensive Plan Amendment - Consider.it

Thank you for your response.

From: Brand, Jesseca [mailto:Jesseca.Brand@seattle.gov]
Sent: Friday, October 13, 2017 1:44 PM
To: Christy Tobin-Presser <ctobin@bskd.com>
Subject: Re: Comprehensive Plan Amendment - Consider.it

Hi Christy,

I have read the letter and believe I understand where you are coming from. In general we do not limit public comment to only those that are verified to live, work or play in the area. We do not have the ability to comprehensively track that in any format that we take public comment. We do not require it of in person meetings, online, via email, or on the phone. Neither is it a goal of the City to make any such request in the future. It is our hope that individuals weigh in on any neighborhood they feel affinity to or are interested in the outcome.

Thanks,
Jesseca

Sent from my iPhone

On Oct 12, 2017, at 3:44 PM, Christy Tobin-Presser <ctobin@bskd.com> wrote:

Good Afternoon Jesseca:

I received your notice regarding the 2018 Comprehensive Plan Amendments. With respect to the [Consider.it](#) tool, would you please advise how the City will ensure that the parties commenting actually "live, work or play" in the neighborhood about which they are commenting?

Hopefully you have had an opportunity to review the JuNO Land Use Committee's analysis of community feedback relating to MHA in which JLUC provided specific evidence of developer-backed efforts to influence the feedback provided with respect to the West Seattle Junction on the [Consider.it](#) platform. The analysis was included in JLUC's comments to the EIS relative to community outreach.

Armed with this information, please let me know what steps, if any, you are taking to make sure that the impacted community's voice is not being diluted by special interest groups from outside of the geographical area.

Thanks.

Christy

Christy Tobin-Presser
Bush Kornfeld LLP
601 Union Street, Suite 5000

EXHIBIT M

Seattle, WA 98101
Tel. 206-292-2110
Fax 206-292-2104
e-mail: ctobin@bskd.com

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HALA Stakeholder Meeting

- DATE:** April 23, 2015
- TIME:** 4:30-5PM
- LOCATION:** Mayor's Office
- PURPOSE:** HALA Stakeholder engagement
- PARTICIPANTS:** 4 HALA Members plus a co-chair:
- **Alan Durning**, Executive Director of Sightline Institute
 - **Betsy Braun**, Administrative Director, Facilities at Virginia Mason
 - **David Neiman**, Architect, Neiman Taber Architects
 - **Catherine Benotto**, Seattle Planning Commissioner, Architect at Weber Thompson
 - **David Wertheimer**, Co-Chair of HALA
- AGENDA:** To discuss the Zoning recommendations coming out of HALA and ways to balance market rate production with affordability.
- STAFF:** Robert Feldstein and Leslie Price
- CONTACTS:** Leslie 6-9316 or 206-375-2625
- BACKGROUND:** This group of HALA members have been instrumental in crafting the zoning recommendations (see attached for full list). The recommendations center around 4 main themes:
1. Flexibility and variety in Single Family zones
 2. Increasing multifamily zoning and rev
 3. Family-friendly housing
 4. Parking policies to support housing affordability
- These can be seen in two ways:
- As "wins" or "gives" to the development community
 - As important structural changes to the city's land use that will allow it to grow more affordably and equitably over time.
- TALKING POINTS:**
- The zoning strategies will face neighborhood resistance. What partnerships or alliances to you see in creating the momentum to move these forward? Opportunities for messaging?

EXHIBIT N

- There is push back from the housing community that a lot of HALA energy is being spent on market rate solutions. The zoning recommendations look like significant 'gives' to the developers.
 - What are your thoughts on balancing this out?
 - What are your biggest ideas for income restricted units?

ATTACHMENTS:

- **Graphic Overview of Zoning Recommendations**
- **List of Zoning Recommendations**