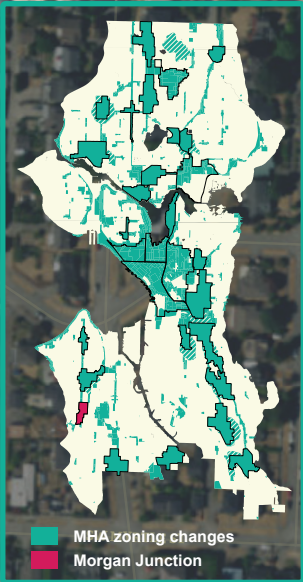


DRAFT ZONING CHANGES to implement Mandatory Housing Affordability (MHA)



zoning changes

- Solid areas indicate a typical increase in zoning (usually one story)
- Hatched areas indicate a larger increase in zoning or a change in zone type.

MHA requirements
residential proposal shown

	zoning change	affordable homes	payment-in-lieu
(M)	typical zoning increases	5-7%	\$7-21
(M1)	larger increases	8-10%	\$11-30
(M2)	largest increases	9-11%	\$12-33

zone categories

- Residential Small Lot (RSL)
- Multifamily (LR/MR/HR)
- Seattle Mixed (SM)
- Neighborhood Commercial (NC)
- Commercial (C)
- Industrial Commercial (IC)

MHA does not apply

- Historic Preservation Districts
- Major Institutions
MHA applies only to non-institutional uses
- Industrial zones
MHA applies only to commercial uses in IC zones

urban villages

- Existing boundary
- Proposed boundary
- Seattle 2035 10-minute walkshed

Other features:

- Open space
- Public school
- Light rail
- Bus stop

HALA
HOUSING AFFORDABILITY AND LIVABILITY AGENDA
October 19, 2016