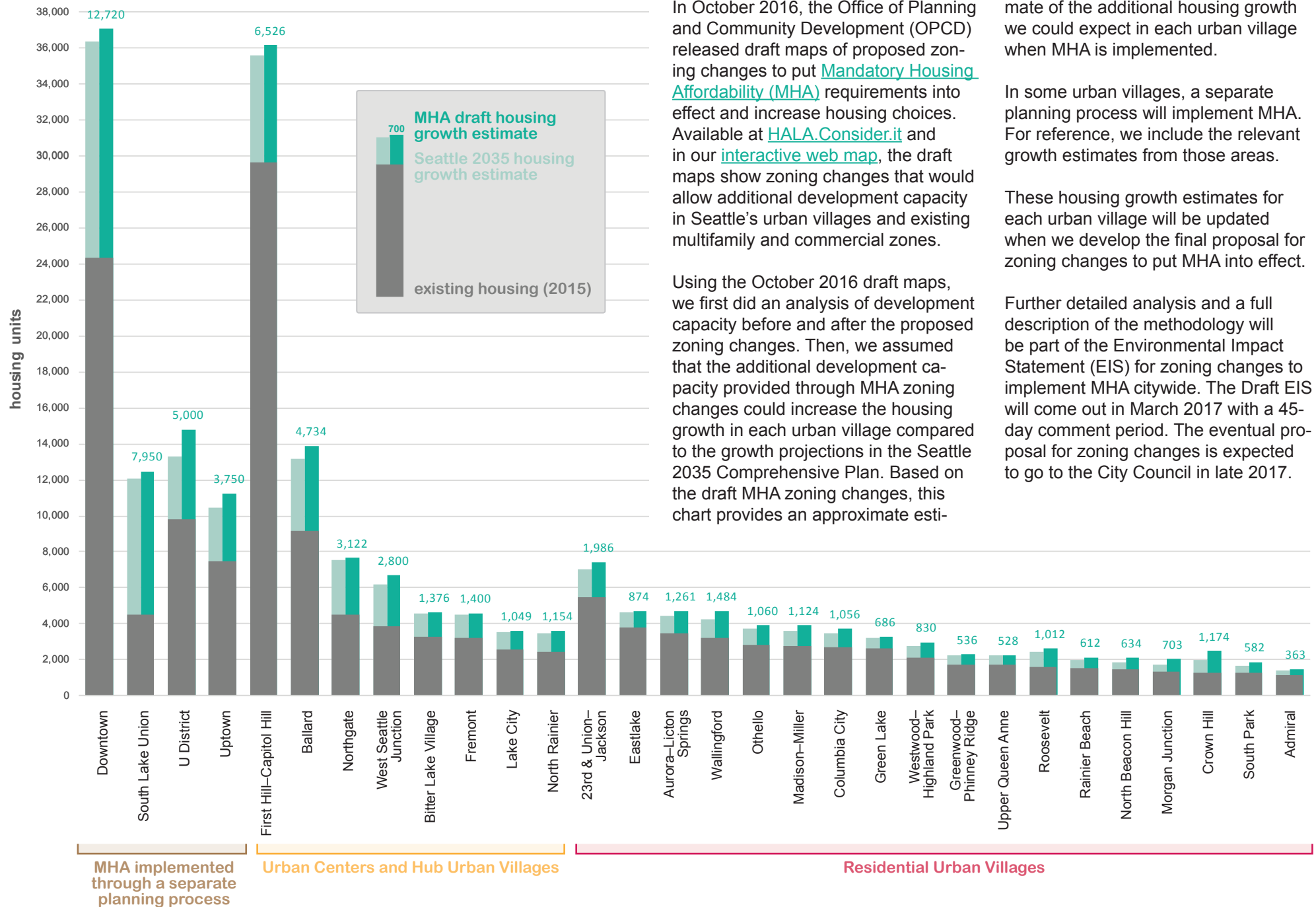


20-year housing growth estimates for draft MHA zoning changes



In October 2016, the Office of Planning and Community Development (OPCD) released draft maps of proposed zoning changes to put [Mandatory Housing Affordability \(MHA\)](#) requirements into effect and increase housing choices. Available at [HALA.Consider.it](#) and in our [interactive web map](#), the draft maps show zoning changes that would allow additional development capacity in Seattle’s urban villages and existing multifamily and commercial zones.

Using the October 2016 draft maps, we first did an analysis of development capacity before and after the proposed zoning changes. Then, we assumed that the additional development capacity provided through MHA zoning changes could increase the housing growth in each urban village compared to the growth projections in the Seattle 2035 Comprehensive Plan. Based on the draft MHA zoning changes, this chart provides an approximate esti-

mate of the additional housing growth we could expect in each urban village when MHA is implemented.

In some urban villages, a separate planning process will implement MHA. For reference, we include the relevant growth estimates from those areas.

These housing growth estimates for each urban village will be updated when we develop the final proposal for zoning changes to put MHA into effect.

Further detailed analysis and a full description of the methodology will be part of the Environmental Impact Statement (EIS) for zoning changes to implement MHA citywide. The Draft EIS will come out in March 2017 with a 45-day comment period. The eventual proposal for zoning changes is expected to go to the City Council in late 2017.

MHA implemented through a separate planning process

Urban Centers and Hub Urban Villages

Residential Urban Villages

20-year housing growth estimates for draft MHA zoning changes



| | current area (gross acres) | 2015 existing housing units | ADOPTED Seattle 2035 housing growth estimate | PROPOSED MHA draft housing growth estimate (Seattle 2035 + MHA) includes market-rate, MFTE, and MHA performance housing |
|--|-------------------------------|--------------------------------|--|---|
| Urban Centers and Hub Urban Villages | | | | |
| First Hill–Capitol Hill | 916 | 29,619 | 6,000 | 6,526 |
| Ballard | 424 | 9,168 | 4,000 | 4,734 |
| Northgate | 411 | 4,535 | 3,000 | 3,122 |
| West Seattle Junction | 226 | 3,880 | 2,300 | 2,800 |
| Bitter Lake Village | 352 | 3,257 | 1,300 | 1,376 |
| Fremont | 213 | 3,200 | 1,300 | 1,400 |
| Lake City | 142 | 2,836 | 1,000 | 1,049 |
| North Rainier | 456 | 2,454 | 1,000 | 1,154 |
| Residential Urban Villages | | | | |
| 23rd & Union–Jackson | 519 | 5,451 | 1,600 | 1,986 |
| Eastlake | 199 | 3,829 | 800 | 874 |
| Aurora–Licton Springs | 327 | 3,454 | 1,000 | 1,261 |
| Wallingford | 258 | 3,222 | 1,000 | 1,484 |
| Othello | 377 | 2,836 | 900 | 1,060 |
| Madison–Miller | 145 | 2,781 | 800 | 1,124 |
| Columbia City | 313 | 2,683 | 800 | 1,056 |
| Green Lake | 109 | 2,605 | 600 | 686 |
| Westwood–Highland Park | 274 | 2,150 | 600 | 830 |
| Greenwood–Phinney Ridge | 94 | 1,757 | 500 | 536 |
| Upper Queen Anne | 53 | 1,724 | 500 | 528 |
| Roosevelt | 158 | 1,616 | 800 | 1,012 |
| Rainier Beach | 290 | 1,520 | 500 | 612 |
| North Beacon Hill | 131 | 1,474 | 400 | 634 |
| Morgan Junction | 113 | 1,342 | 400 | 703 |
| Crown Hill | 173 | 1,307 | 700 | 1,174 |
| South Park | 263 | 1,292 | 400 | 582 |
| Admiral | 98 | 1,131 | 300 | 363 |
| MHA implemented through a separate planning process | | | | |
| Downtown | 950 | 24,347 | 12,000 | 12,720 ¹ |
| South Lake Union | 340 | 4,536 | 7,500 | 7,950 ¹ |
| U District | 746 | 9,802 | 3,500 | 5,000 ¹ |
| Uptown | 333 | 7,483 | 3,000 | 3,750 ¹ |
| Manufacturing and Industrial Centers | | 1,065 | 0 | 0 |
| total outside urban villages | 37,903 | 188,122 | 11,500 | 12,894 |
| affordable housing from MHA payments | | – | 0 | 6,140 ² |
| grand total | 47,306 | 336,188 | 70,000 | 87,119 |

¹ calculated based on a proposal for, or environmental analysis of, zoning changes in this urban center, not the October 2016 draft maps
² affordable housing created and preserved with MHA payment funding will be distributed throughout Seattle