

# U District Urban Design Alternatives

## EIS Addendum

Prepared Consistent with  
State Environmental Policy Act of 1971, Chapter 43.21C Revised Code of Washington;  
Chapter 197-11 Washington Administrative Code  
Seattle's Environmental Policies and Procedures Code (Chapter 25.05 SMC),

**Date of Issuance: May 27, 2016**  
**City of Seattle**  
**Office of Planning and**  
**Community Development**



## Fact Sheet

**Project Title:** University District Urban Design Alternatives

**Proposed Action:** The City issued an EIS in 2015 which included 3 alternatives that evaluated the impacts of different distributions of the estimated next 20 years of growth in the U District study area. The study area is approximately 405 acres bounded by Portage Bay on the south, Interstate-5 on the west, 15<sup>th</sup> Avenue NE on the east, and Ravenna Boulevard on the north (Figure 1.1: DEIS p. 1.1; FEIS p. 1-1).

The EIS's two Action Alternatives included zoning recommendations that would allow for increased height and development intensity for residential and commercial development within the study area. The zoning recommendations included incentive zoning (IZ) as a mechanism to earn bonus floor area for property owners that incorporated affordable housing and amenities.

Subsequent to EIS issuance, the Mayor's Housing Affordability and Livability Agenda (HALA) Advisory Committee forwarded recommendations for Mandatory Housing Affordability (MHA) that will be incorporated into the proposed U District rezones.

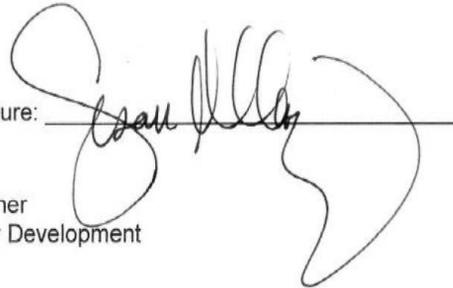
Therefore, this EIS Addendum modifies the two Action Alternatives by requiring compliance with the MHA programs for the areas subject to the proposed U District rezones. MHA will replace the affordable housing component of incentive zoning at 23.58A SMC, but incentive zoning will continue to be used for other amenities. The addition of MHA into the proposed U District rezones does not affect the growth projections in the EIS. This Addendum updates the analysis to estimate affordable housing that would be created through MHA under the proposed Action Alternatives.

**Lead Agency** City of Seattle, Office of Planning and Community Development<sup>1</sup>

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<sup>1</sup> The Office of Planning and Community Development (OPCD) was formerly known as the City Planning Division of the Department of Community Development (DPD).

**Environmental Review:** Consistent with the SEPA Rules, WAC 197-11-600, -625 and -706, this EIS addendum modifies the proposed Action Alternatives and adds new information to the U District Urban Design Alternatives Draft Environmental Impact Statement (April 24, 2014) and the U District Urban Design Alternatives Final EIS (January 2015) (hereafter both will be referred to as the U District Urban Design EIS). The modification does not result in any new significant adverse impact, and therefore a Supplemental Environmental Impact Statement (SEIS) is not required.

**Required Approvals** The following actions would be required to adopt a preferred approach to text and map amendments to the Comprehensive Plan and Land Use Code:

- Identification of a preferred approach; and
- Development of specific Land Use Code and Comprehensive Plan amendments<sup>1</sup> to implement the preferred approach.

At such time as project-specific development is proposed, a broad range of approvals/permits pertaining to construction and operation of site-specific development would be required from agencies with jurisdiction.<sup>2</sup> These approvals may include the following:

#### **Seattle Department of Construction and Inspections**

- Land Use
- Master Use Permit
- Seattle Design Commission Review
- Construction
- Demolition Permit(s)
- Building Permit
- Grading/Shoring Permit
- Mechanical Permits
- Electrical Permits
- Plumbing Permits
- Utility Extension Agreements
- Water Service Availability Certification
- Sewer Service Availability Certification
- Comprehensive Drainage Control Plan Approval
- Large-Parcel (possibly) Drainage Control Plans with Construction Best Management Practices and Erosion and Sediment Control Approval
- Street improvement Approval (e.g. curb-cut and/or sidewalk modifications)
- Signage Approvals
- Occupancy Permit

#### **Authors and Principal Contributors to this EIS Addendum**

The EIS Addendum has been prepared by the Office of Planning and Community Development.

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<sup>1</sup> *Comprehensive Plan amendments were approved by the Seattle City Council on October 12, 2015 (Ordinance No. 124888)*

<sup>2</sup> *An agency with jurisdiction is "an agency with authority to approve, veto, or finance all or part of a nonexempt proposal (or part of a proposal)" [WAC 197-11-714(3)]. Typically, this refers to a local, state or federal agency with licensing or permit approval responsibility concerning the proposed project.*

## **Location of Background Data**

City of Seattle  
Office of Planning and Community Development  
700 Fifth Avenue, Suite 1900  
PO Box 34019  
Seattle, WA 98124-4019  
[www.seattle.gov/dpd/udistrict](http://www.seattle.gov/dpd/udistrict)

## **Date of Issuance of this EIS Addendum**

May 27, 2016

## **EIS Addendum Comments are due:**

~~June 13, 2016~~

**June 30, 2016\***

## **Written Comments are to be submitted to:**

Seattle Office of Planning and Community Development  
Attn: Janet Shull, Senior Planner  
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P.O. Box 34019 Seattle, WA 98124-4019  
Or via e-mail: [Janet.Shull@seattle.gov](mailto:Janet.Shull@seattle.gov)

## **Availability of the EIS Addendum**

This EIS Addendum has been distributed to the recipients of the final EIS and notice of availability has been circulated to interested persons.

The EIS Addendum is also available online at: [www.seattle.gov/dpd/udistrict](http://www.seattle.gov/dpd/udistrict)

**\*OPCD has elected to extend the public comment period on the EIS addendum to June 30, 2016, to align with the public comment deadline for other documents related to U District draft zoning recommendations that were released on May 27, 2016.**

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# Section 1 – Summary and Proposed Action

## 1.1 EIS Addendum

According to the SEPA Rules, an Addendum to an EIS provides additional analysis and/or information about a proposal or alternatives where their significant environmental impacts have been disclosed and identified in a previous environmental document (WA 197-11-600(3)(b)(ii)). An Addendum is appropriate when the impacts of the new proposal are the same general types as those identified in the prior document, and when the new analysis does not substantially change the analysis of significant impacts and alternatives identified in the prior environmental documents (WAC 197-11-600(4)(e), WAC 197-11, 706).

This Addendum to the U District Urban Design Alternatives EIS is being issued pursuant to WAC 197-11-625 to meet the City's SEPA responsibility. The EIS evaluated alternatives and impacts of various distributions of growth in the U District study area over the next 20 years. The proposal has been modified to include Mandatory Housing Affordability (MHA) requirements for affordable housing, rather than Incentive Zoning (IZ) standards at SMC 23.58A for both multifamily residential and commercial development. The proposal does not affect use of the IZ program for open space, childcare, green streets improvements, transfer of development rights (TDR), or provision of other amenities as allowed at SMC 23.58A.

No additional significant impacts beyond those identified in the City's U District Urban Design Alternatives EIS are expected to occur. No additional programmatic level environmental review will be required of the existing environmental documents listed in the addendum, or other published documents have analyzed such changes.

## 1.2 Summary

Between 2013 and 2015, the City of Seattle completed an Environmental Impact Statement for the U District neighborhood. This study analyzed several different alternative scenarios for growth over the next 20 years. It identified environmental impacts of each zoning scenario and suggested possible mitigations for those impacts.

The Draft EIS (DEIS) for the *U District Urban Design Alternatives* was issued on April 24, 2014. On January 8, 2015, DPD issued a Final EIS (FEIS). The FEIS fully incorporated the information contained in the DEIS, comments received on the DEIS during the public review period, responses to those comments, and additional information developed in response to comments.

Two parties appealed the EIS to the Seattle Hearing Examiner. The Hearing Examiner upheld the adequacy of the EIS on June 19, 2015.

U District Urban Design EIS [Addendum](#)

The Draft and Final EIS for the *U District Urban Design Alternatives* are available for review at [www.seattle.gov/dpd/udistrict](http://www.seattle.gov/dpd/udistrict).

The DEIS and FEIS documents were prepared prior to release of the July 2015 Housing Affordability and Livability Agenda (HALA) recommendation to apply MHA in areas where commercial and residential development capacity is increased. The analysis contained in the DEIS and FEIS provided estimates for the creation of affordable housing through voluntary incentive zoning provisions<sup>3</sup>, similar to those available currently for developments in certain zones.

The purpose of this EIS Addendum is to incorporate the Mandatory Housing Affordability (MHA) recommendations of HALA in the upzone portion of the proposed Action. This EIS Addendum updates information on affordable housing tools and policies, and modifies the estimates for production of affordable housing units<sup>4</sup> in the Draft, and Final EIS documents that were prepared for the *U District Urban Design Alternatives*. Specifically, this Addendum modifies the EIS estimates for production of affordable housing by replacing the estimates of affordable housing produced through the existing voluntary incentive zoning with estimates based on the proposed MHA requirements. This EIS Addendum is not an authorization for an action, nor does it constitute a decision or a recommendation for action.

#### THE ADDENDUM UPDATES THE EIS AT THE FOLLOWING LOCATIONS:

**Updates to DEIS:** In the DEIS, Section 1.4 *Alternatives* is updated to incorporate MHA along with incentive zoning in the future decision making regarding U District zoning (DEIS p. 1-3). Section 1.5 *Summary of Impacts and Mitigating Measures* is updated to replace Table 1-1 Incentive Zoning and Affordable Housing (DEIS p. 1-12) with MHA and Units of Affordable Housing as presented in Table 2.2 of this Addendum. Section 2.1 *Introduction* is updated to replace references to affordable housing incentive program with MHA (DEIS p. 2-2). Section 2.3 *Proposed Action and Alternatives* is updated to specify that MHA requirements will address affordable housing and incentive zoning will address other mitigating measures for additional height or floor area (DEIS p. 2-13). Section 3.2.5 *Housing Affordability* is updated to update information on housing affordability tools and incentives, and to replace the affordable housing component of incentive zoning with MHA as the means to create affordable housing (DEIS pp. 3.2-14 – 3.2-21)

**Updates to FEIS:** In the FEIS, Section 1.4 *Alternatives* is updated to reflect the proposed Comprehensive Plan amendments being adopted and to incorporate MHA along with incentive

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<sup>3</sup>For rental housing, the existing incentive zoning program is intended to provide housing that is affordable to households with incomes up to 80% of area median income. The U.S. Department of Housing and Urban Development (HUD) defines a housing unit as affordable if a household spends 30% or less of its gross income on rent and basic utilities (adjusted for household size). (reference DEIS pp. 3.2-9 and 3.2-16)

<sup>4</sup> For rental housing, MHA will require that units of affordable housing provided be rent and income restricted for households with incomes of 60% of area median income or less.

zoning in the future decision making regarding U District zoning (FEIS pp. 1-4 – 1-5). Section 1.5 *Summary of Impacts and Mitigating Measures* is updated to replace Table 1-1 Incentive Zoning and Affordable Housing (FEIS p. 1-14) with MHA and Units of Affordable Housing as presented in Table 2.2 of this Addendum. Section 2.1 *Introduction* is updated to replace references to affordable housing incentive program with MHA (FEIS p. 2-2). Section 2.3 *Proposed Action and Alternatives* is updated to specify that MHA requirements will address affordable housing and incentive zoning will address other mitigating measures for additional height or floor area (FEIS pp. 2-18 – 2-19). Section 3.1 *Additional Analysis* is updated to replace incentive zoning with MHA as the means to create affordable housing (DEIS pp. 3.3 – 3.4)

## 1.3 Proposal

The DEIS and FEIS contemplated text and map amendments to the Seattle Comprehensive Plan and Land Use Code (Seattle Municipal Code Chapter 23) to allow development and design standards that permit greater height and density in the U District study area (DEIS pp.2-1 – 2-3 and FEIS pp. 1-1 – 1-5). The City adopted the proposed Comprehensive Plan map and text amendments on October 12, 2015.

The remaining components of the proposed action are potential amendments to the Land Use Code. This legislative action, if taken, would apply within the U District study area (see DEIS Figure 1–1).

This Addendum modifies the Proposed Action to incorporate MHA into the proposed multifamily and commercial upzones for the U District study area, and to replace the affordable housing provisions of incentive zoning where incentive zoning would be applicable with the proposed upzones.

## 1.4 Alternatives

Alternatives addressed in the DEIS include **No Action**—growth under *current* Land Use Code standards and development patterns—and **two action alternatives**—growth under *different* land use code standards and development patterns (reference DEIS pp 2-14 – 2-22). The DEIS evaluated the environmental impacts anticipated from each of these action alternatives and assumed an increase of 3,900 new residential units and 4,800 jobs within the next 20 years. The FEIS evaluated two new alternatives (1B and 2B), in response to comments received on the DEIS, that assume a higher housing unit growth estimate than considered in the DEIS (5,000 new housing units). The new housing unit growth estimate was the only difference between the DEIS action alternatives and the FEIS action alternatives. This Addendum does not modify the 20-year growth estimates evaluated in the FEIS.

Following is a brief description of each alternative:

**Alternative 1:** Allows for high-rise towers in the core area with areas of mid-rise development. The maximum building heights would range from 125 to 160 feet. The proposed zoning would generally focus growth around the new transit station, yielding a development pattern more focused than Alternative 3, but more dispersed than Alternative 2.

**Alternative 1B:** The same as Alternative 1, with an additional 1,100 housing units estimated to be developed during the 20 year planning horizon.

**Alternative 2:** Allows for the greatest building heights and concentration of growth in the core area. The maximum building heights would range from 240 to 340 feet. Proposed development standards would reduce building bulk and increase building separation compared to Alternative 1.

**Alternative 2B:** The same as Alternative 2, with an additional 1,100 housing units estimated to be developed during the 20-year planning horizon.

**Alternative 3:** No Action, or growth under current Land Use Code standards and development patterns. New development would be smaller in scale and spread out more broadly in the neighborhood. A growth estimate of 3,900 housing units and 4,800 jobs was assumed in the DEIS and FEIS.

## Section 2 - Additional Analysis, Revisions and Clarification<sup>5</sup>

This section updates Section 3 Environmental Analysis of the U District Urban Design DEIS, and Section 3 Additional Analysis, Revisions and Clarifications of the FEIS.

### 2.1 Affected Environment

This Addendum updates the analysis of impacts to affordable housing and mitigation for impacts to affordable housing with the implementation of HALA recommendations and MHA requirements. The EIS presented information on housing affordability in the study area (DEIS pp 3.2-9 – 3.2-21 and FEIS pp 3-3 – 3-5). This Addendum updates the housing affordability analysis to estimate affordable housing units that would likely be provided under FEIS Alternatives 1B and 2B, assuming implementation of the HALA-recommended MHA requirements in zones where development capacity is increased. MHA will replace requirements for provision of affordable housing that are currently part of the incentive zoning program. Incentive zoning was assumed for the purpose of affordable housing analysis in the EIS.

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<sup>5</sup> The content of this section has been prepared with the objective of minimizing the amount of EIS content that is repeated or summarized in the Addendum. The DEIS and FEIS are available for review at OPCD as shown in the *Fact Sheet* of this EIS Addendum.

## ADDITIONAL RENT/INCOME-RESTRICTED HOUSING

The DEIS (pp 3.2-14 – 3.2-17) provides information on public funding sources, incentive programs, and other tools to address affordable housing challenges. It includes an inventory of rent/income-restricted housing that had been produced via these public programs at the time the EIS was prepared. Subsequent to the issuance of the FEIS, additional rent/income-restricted housing has been created or is in the planning/construction phases in the U District as follows:

- **University District Apartments.** 53 units of affordable housing are currently in development - funded by the City of Seattle (includes Seattle Housing Levy funds)
- **University Commons Apartments.** 37 units of affordable housing are currently under construction – funded by the City of Seattle (includes Seattle Housing Levy funds)
- **Multifamily Tax Exemption (MFTE):** 106 units of affordable housing in new construction multifamily residential developments for up to 12 years in exchange for tax exemption on residential improvements

## AFFORDABLE HOUSING TOOLS AND POLICIES

The City uses a variety of regulatory tools to achieve housing affordability. The City's voluntary incentive zoning offers bonus floor area above the base height limit or base FAR limit when certain requirements are met, including provision for affordable housing. At the time of the preparation of the DEIS and FEIS, the City expected that incentive zoning provisions similar to those in effect in the midrise zones in the University District NW Urban Village and in highrise zones in other parts of the city would be incorporated as part of future U District zoning. The DEIS and FEIS provided estimates of the number of units of affordable housing to be produced through incentive zoning over the next 20 years (DEIS pp. 3.2-19 – 3.2-21 and FEIS pp. 3-3 – 3-4).

Following the completion of the FEIS, the City has been developing new affordable housing strategies that were recommended as part of the Housing Affordability and Livability Agenda (HALA). The following section describes two of these programs, Mandatory Housing Affordability for new residential development (MHA-R) and Mandatory Housing Affordability for new commercial development (MHA-C), in more detail and compares them with incentive zoning affordable housing provisions, that were part of the zoning proposal at the time when the DEIS and FEIS were issued.

### **HALA Background:**

Subsequent to the completion of the FEIS, in July, 2015, the Mayor's Housing Affordability and Livability Agenda (HALA) Advisory Committee published a report with 65 recommendations focused on increasing housing supply, strategically preserving housing, providing protections for vulnerable tenants and homeowners, streamlining systems and implementing other reforms to

reduce housing costs, growing resources for production and preservation of affordable housing, and building affordably as Seattle grows.

The HALA recommendation to increase development capacity and require mandatory housing affordability was further developed by the *Statement of Intent for Basic Framework for Mandatory Inclusionary Housing and Commercial Linkage Fee, July 13, 2015* (commonly referred to as the “*Grand Bargain*”), signed by Mayor Murray, Councilmember O’Brien, the Co-Chairs of the HALA Advisory Committee, and six representatives of the for-profit and non-profit development sectors.

Legislation providing a framework for mandatory housing affordability for new commercial development (MHA-C) was developed and adopted in the fall of 2015. Legislation providing a framework for mandatory housing affordability for new residential development (MHA-R) is currently under development. MHA-R and MHA-C are two of a host of strategies that will help Seattle grow affordably. MHA will be implemented in mixed use, commercial and multifamily residential zones in the U District where development capacity is increased by this proposed action.

In areas where development capacity is increased, in applicable zones, MHA-R and MHA-C requirements will apply as part of the permit process to new commercial and new residential development, regardless of whether or not the proposed development attains the maximum development limits allowed for the zone. Both MHA-R and MHA-C include payment and performance options for provision of affordable housing (in the case of rental housing, for households with incomes no higher than 60% of area median income).

For incentive zoning, the amount of affordable housing provided through either the payment option or performance option is calculated based on bonus floor area or a portion of bonus floor area. For MHA, the amount of affordable housing required is based on total gross floor area in residential use or live-work units (MHA-R payment), total dwelling units (MHA-R performance), or total chargeable floor area in commercial use (MHA-C payment and performance). In zones with height limits above 85 feet, a portion of bonus floor area will continue to be achieved through incentive zoning by such means as provision of amenities, transfer of development rights, and other options specified in the Land Use Code. However, all requirements for bonus floor area that were formerly met specifically through affordable housing will now be satisfied through MHA.

## **2.3 Impacts – Demolition and Production of Affordable Housing**

### **Potential Loss of Affordable Housing**

The EIS estimated the potential for loss of existing housing units would be about 40 housing units under the Action Alternatives and 60 housing units under the No Action Alternative as sites

with residential buildings redevelop from 2015-2035 (see DEIS p 3.2-19 and FEIS p 1-13). Over a longer term, the EIS estimated the potential loss of 256 to 278 housing units for the three Alternatives (DEIS p 3.2-5, Table 3.2-3). The Addendum does not modify these estimates.

### Production of Affordable Housing

A discussion of housing affordability was included in Section 3.2 of the DEIS - *Population, Employment, Housing*, and in Section 3.1 of the FEIS - *Additional Analysis*. In both the DEIS and FEIS, the assumptions and methodology for estimating affordable housing units that could be created under each alternative were based on application of incentive zoning standards located at Ch. 23.58A SMC (DEIS p. 3.2-20). Table 2-1 below shows the estimated number of affordable housing units under that approach.

**Table 2-1 Incentive Zoning and Affordable Housing**

(Information from Table 3.2-11 in the DEIS and Table 3-2 in the FEIS)

|                          | Alternative 1B <sup>6</sup><br>Mixed Use Zones |            | Alternative 2B <sup>6</sup><br>Mixed Use Zones |              | Alternative 3 <sup>6</sup><br>MR Zone |
|--------------------------|--|------------|--|--------------|---------------------------------------|
|                          | Residential                                    | Commercial | Residential                                    | Commercial   |                                       |
| Bonus Floor Area         | 1,301,118 sf                                   | 981,212 sf | 1,646,504 sf                                   | 1,269,803 sf | 52,417 sf                             |
| Affordable Housing Area  | 182,157 sf                                     | 153,069 sf | 230,510 sf                                     | 198,089 sf   | 7,338 sf                              |
| Affordable Housing Units | 214  | 180        | 271  | 233          | 8                                     |

The EIS affordable housing analysis resulting in the estimated units of affordable housing provided through incentive zoning, as shown in Table 2-1 above, considered the 20-year housing and employment growth estimates, translated those into gross square footage estimates, and apportioned that floor area to an estimated number of potential redevelopment sites. Since incentive zoning is voluntary, a site-specific approach that incorporated development modelling was necessary to calculate units of affordable housing based on the estimated amount of bonus floor area earned. The outcomes were difficult to predict – not only did the original approach depend on assumptions about growth, but also on assumptions about what proportion of those developments would use incentive zoning.

Assessing the potential effect of MHA-R and MHA-C requirements in the recommended upzone areas for the U District is more straightforward, because MHA will be mandatory where applicable. Therefore, estimated affordable housing units under MHA are based on the FEIS 20-

<sup>6</sup> See Section 1.4 of this Addendum for a description of alternatives.

year growth estimate of 5,000 new housing units and 4,800 new jobs. Table 2-2 shows the estimated potential range of MHA affordable housing units for Alternatives 1B and 2B.

The MHA affordable housing calculations are the same for Alt 1B and Alt 2B because they are based on the total housing and employment growth projections rather than development modelling. MHA would not apply under the No-Action alternative, so the projected number of affordable housing units under the No-Action alternative is the same as estimated for the DEIS and FEIS. Following Table 2-2 is an explanation of the MHA assumptions. All gross floor area estimates for this Addendum utilize the EIS average square footage assumptions of 850 square feet for each new housing unit, and 300 square feet for each new job. The ranges being considered for MHA dollar per square foot payments and percentage set-asides for the U District were utilized in the calculations<sup>7</sup>.

**Table 2-2 HALA Mandatory Housing Affordability (MHA) and Units of Affordable Housing**

|  | Alternative 1B<br>Mixed Use Zones |                    | Alternative 2B<br>Mixed Use Zones |                    | Alternative 3<br>(No Action)<br>MR Zone |
|--|-----------------------------------|--------------------|-----------------------------------|--------------------|---|
|  | MHA-<br>Residential               | MHA-<br>Commercial | MHA-<br>Residential               | MHA-<br>Commercial |   |
| Units of Affordable Housing  | 311 – 494                         | 126- 216           | 311 – 494                         | 126- 216           | 8 <sup>8</sup>                          |
| TOTAL Units of Affordable Housing–<br>MHA-Residential plus<br>MHA-Commercial | 437 to 710                        |                    | 437 to 710                        |                    | 8                                       |

**MHA-RESIDENTIAL: UNITS OF AFFORDABLE HOUSING**

The FEIS growth estimate is 5,000<sup>9</sup> new residential units will be built in the U District in the next 20 years under Alternatives 1B and 2B (FEIS p. 1-4). OPCD has estimated that use of payment versus performance is expected to be half and half for MHA-R.

Assuming that MHA-R requires an affordable housing set aside equivalent to 5-7% of total new units, or a payment-in-lieu of \$7 to \$12 per square foot of new residential floor area, it is estimated that approximately 125-175 affordable residential units could be created under the performance option and approximately 186-319 new affordable units could be created via the payment option.

<sup>7</sup> Proposal details are still in development – OPCD will recommend specific numbers for MHA-R and MHA-C for the proposed U District zoning before transmitting legislation to Council.

<sup>8</sup> MHA does not apply in the “No Action” alternative – this number is based on assumptions about development in the U District’s MR zones which already have a version of incentive zoning.

<sup>9</sup> The DEIS analysis was based on a growth estimate of 3,900 housing units. The FEIS increased the housing growth estimate to 5,000 units in response to comments received on the DEIS.

Adding the MHA-R units of affordable housing provided, under both the performance option and payment option in the U District study area, results in an estimated range of 311 to 494 units of new MHA-R affordable housing.

#### MHA-COMMERCIAL: UNITS OF AFFORDABLE HOUSING

The DEIS/FEIS growth estimate is 4,800 new jobs in the U District in the next 20 years (DEIS p. 1-3 and FEIS p. 1-4). It is assumed that all MHA-C requirements will be met through the payment option.

Assuming an MHA-C payment amount of \$7 to \$12 per square foot of chargeable floor area in new commercial use in the U District study area, it is estimated that approximately 126 to 216 units of new affordable housing could be created.

#### MHA: TOTAL UNITS OF AFFORDABLE HOUSING

Summing the total units of affordable housing to be provided through MHA-R and MHA-C yields an estimated 437 – 710 units of new affordable housing over a 20 year period (Table 2.2).

## 2.4 Mitigating Measures

The EIS includes potential code and programmatic steps that the City could take to address housing affordability. Please see pp. 1-14 to 1-15 of the FEIS and p. 3.2-21 of the DEIS.

This Addendum updates the list of potential mitigating measures to incorporate the HALA Advisory Committee recommendations. The HALA Advisory Committee recommended a total of 65 potential strategies that address the need for affordable housing, including implementation of MHA-R and MHA-C discussed in this Addendum. The following are HALA recommendations that the City has recently implemented or is currently working on, in addition to MHA, that have potential to address housing affordability in the U District:

- **Renew the Multifamily Tax Exemption (MFTE) Program** – The Seattle City Council adopted legislation renewing the MFTE program in November 2015. MFTE was expanded to all multifamily-zoned areas and now provides increased incentives for the provision of affordable housing units with 2 or more bedrooms.
- **Renew the Seattle Housing Levy** - A key HALA recommendation is to renew and expand the Seattle Housing Levy. The current levy expires in 2016, and the Mayor has called for a renewal and doubling of the Housing Levy.
- **Create a Preservation Property Tax Exemption Program** – The City and other affordable housing advocates are working in support of state legislation that would create a local option for a 15-year tax exemption for property owners who agree to set aside 25 percent of their units for low-income tenants. With the passage of this

legislation, property owners would have added incentive to retain and preserve existing affordable housing units. Bills introduced during the 2016 legislative session were not passed, but the City intends on continue to support creation of this program in next year's legislative session.

- **Create a Voluntary Employers Fund:** - The City is leading an effort to establish a program where the City will partner with local employers and major institutions to contribute to a City fund that builds and preserves affordable housing.
- **Source of Income Discrimination Ordinance:** - The Seattle City Council is considering legislation that expands fair housing protections for renters using subsidies or alternative sources of income to pay their rent.
- **Tenant Protection Ordinance –** Mayor Murray and Councilmember Sawant recently introduced an ordinance that would prohibit landlords from increasing the rents charged for units that do not meet basic maintenance standards and enhance protections for tenants who experience retaliation or other prohibited landlord-led actions.

### **Significant Unavoidable Adverse Impacts**

No significant unavoidable adverse impacts to affordable housing were identified as a result of the alternatives.