

Mandatory Housing Affordability (MHA) legislation Impact on the MoCA Permanently Affordable Housing (PAH) Proposal

This summarizes the MHA legislation as it was passed in March 18, 2019.

Council Bill 119443 / Ordinance 125790 for Comp Plan Amendments & boundary changes

This bill modified 2 of the Morgan Junction Neighborhood Plan Policies and added a third one. The modifications and new policy are the best we could negotiate, given that the city was not willing to conduct a more complete neighborhood planning type process to create revised wording. But they are both very supportive of the PAH concept.

MJ-P13 revised to: Maintain the physical character and scale of historically single-family housing areas within the urban village by encouraging housing choices such as cottages, townhouses, and low-rise apartments, in these areas.

MJ-P14 revised to: Encourage a mix of housing stock to promote generational wealth creation through the retention or creation of affordable, entry-level, family-sized housing units that provide homeownership opportunities in the historically single-family housing areas of the urban village.

MJ-P23.1 new policy: Use community engagement and neighborhood planning tools to identify potential solutions for land use and housing affordability issues when more than 25 percent of the urban village could be affected by proposed zoning changes.

Council Bill 119444 / Ordinance 125791 for MHA package

As advertised, all the single family parcels inside the MJUV were upzoned to multifamily. The pressure is now on as developers look for good bargains and eager sellers. This is the whole reason we felt we needed to explore the PAH concept.

There was an amendment that helps with the funding of PAH stock citywide:

“This amendment would prescribe a 5% minimum for use of revenue from the payment option for development of homeownership housing.”

Other than that one amendment, the rest of MHA passed as generally proposed.

Resolution 31870 / Ordinance 125792 MHA companion resolution

This resolution is where we have the most leverage for PAH. It adds a specific resolution item that requests the Office of Housing to work with Morgan Junction to find an enacting or enabling mechanism for PAH. It will likely be our responsibility to ensure that the Office of Housing works on this.

Section 8.B.4 - OH is requested to explore the creation of a pilot program that encourages homeowners to provide notice of the sale of their property to the City and non-profit partners to create more affordable homeownership opportunities.

NOTE: This legislation will go into effect soon. Progress will depend on if there are lawsuits or appeals filed. After we see if that happens, Cindi will reach out to the Office of Housing to see if we can still proceed with discussion for this item.

Summary prepared by Cindi Barker. Information reported on at the April 17, 2019 MoCA meeting.

Links for reference:

CB 119443 for Comp Plan Amendments & boundary changes
<http://seattle.legistar.com/LegislationDetail.aspx?ID=3840744&GUID=7C5FF04D-86B5-48F5-9CA4-3567EE037141>

CB 119444 for MHA package
<http://seattle.legistar.com/LegislationDetail.aspx?ID=3840745&GUID=7E5F305E-10DA-41F3-AE5D-66E3CAEB81B1>

and the full 400 plus page ordinance itself
is <http://seattle.legistar.com/View.ashx?M=F&ID=7107428&GUID=DF534001-39D2-46BF-9FF8-A1B650A5C041>

Resolution 31870 MHA companion resolution
<http://seattle.legistar.com/LegislationDetail.aspx?ID=3881345&GUID=3FB1D1A4-A9D9-4739-A789-EC7DB5621491>