SEATTLE CITY COUNCIL

Legislative Summary

CB 118471

Record No.: CB 118471 **Type:** Ordinance (Ord) **Status:** Passed

Version: 1 **124886** **In Control:** City Clerk

File Created: 07/27/2015

Final Action: 10/16/2015

Title: AN ORDINANCE relating to land use and zoning; amending the Seattle Comprehensive Plan to incorporate changes relating to housing affordability proposed as part of the 2014-2015 Comprehensive Plan annual amendment process.

Date

Notes:

Filed with City Clerk:

Mayor's Signature:

Sponsors: O'Brien

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

Attachments: Att 1 - Proposed Changes to Comp Plan Related to Housing Affordability

Drafter: Mike Podowski

Filing Requirements/Dept Action:

History of Legislative File

Legal Notice Published: ☐ Yes ☐ No

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor	07/28/2015	Mayor's leg transmitted to Council	City Clerk			
	Action Text: The Council Bill (CB) was Mayor's leg transmitted to Council. to the City Clerk **Notes:**						
1	City Clerk	07/28/2015	sent for review	Council President's Office			
	Action Text: The Council Bill (CB) was sent for review. to the Council President's Office **Notes:**						
1	Council President's Office	07/29/2015	sent for review	Planning, Land Use, and Sustainability Committee			
	Action Text: The Council Bill (CB) was sent for review. to the Planning, Land Use, and Sustainability Committee **Notes:**						

1	Full Council	08/10/2015	referred	Planning, Land Use, and Sustainability Committee	
1	Planning, Land Use, and Sustainability Committee	09/15/2015	discussed		

Action Text: The Council Bill (CB) was discussed and a public hearing was held.

1	Planning, Land Use, and Sustainability Committee	09/29/2015	pass		Pass

Action Text: The Committee recommends that Full Council pass the Council Bill (CB).

Notes:

In Favor: 3 Chair O'Brien, Vice Chair Burgess, Member Licata

Opposed: 0

1	Full Council	10/12/2015	passed		Pass

Action Text: The Council Bill (CB) was passed by the following vote and the President signed the Bill:

In Favor: 9 Councilmember Bagshaw, Council President Burgess, Councilmember Godden, Councilmember Harrell, Councilmember Licata, Councilmember O'Brien, Councilmember Okamoto, Councilmember Rasmussen, Councilmember Sawant

Opposed: 0

1	City Clerk	10/13/2015	submitted for Mayor's signature	Mayor	

Action Text: The Council Bill (CB) was submitted for Mayor's signature. to the Mayor

Notes:

1	Mayor	10/16/2015	Signed		

Action Text: The Council Bill (CB) was Signed.

Notes:

1	Mayor	10/16/2015	returned	City Clerk	

Action Text: The Council Bill (CB) was returned. to the City Clerk

Notes:

1	City Clerk	10/16/2015	attested by City Clerk		

Action Text: The Ordinance (Ord) was attested by City Clerk.

Notes:

CITY OF SEATTLE

ORDINANCE 124886

COUNCIL BILL 118471

AN ORDINANCE relating to land use and zoning; amending the Seattle Comprehensive Plan to incorporate changes relating to housing affordability proposed as part of the 2014-2015 Comprehensive Plan annual amendment process.

WHEREAS, The City of Seattle (City) adopted a Comprehensive Plan through Ordinance 117221 in 1994; and

WHEREAS, the City last amended the Comprehensive Plan through the Ordinance introduced as Council Bill 118470; and

WHEREAS, the City has identified certain changes to be made to the Comprehensive Plan relating to housing affordability; and

WHEREAS, these proposed amendments have been reviewed as part of a programmatic environmental review and a determination of non-significance was issued June 11, 2015, beginning a 21-day public review period of draft changes to the Comprehensive Plan relating to housing affordability; and

WHEREAS, these amendments will be considered for adoption simultaneously in 2015 with bills containing other Comprehensive Plan amendments proposed as part of the annual amendment process and still other amendments proposed as part of the periodic review required by the Growth Management Act; and

WHEREAS, the Council's Planning, Land Use and Urban Sustainability Committee held a public hearing on September 15, 2015; and

WHEREAS, these proposed amendments have been reviewed and analyzed by the Department of Planning and Development and considered by the Council; and

WHEREAS, the City has provided for public participation in the development and review of these proposed amendments; and

WHEREAS, the Council has reviewed and considered the Executive's report and recommendations, public testimony made at the public hearing, and other pertinent material regarding the proposed amendments; and

WHEREAS, the Council finds that the amendments to be adopted are consistent with the Growth Management Act, and will protect and promote the health, safety, and welfare of the general public; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The Seattle Comprehensive Plan, as last amended by the Ordinance introduced as Council Bill 118470, is amended to change the Land Use Element, Housing Element, and Neighborhood Planning Element as shown in Attachment 1, Proposed Changes to Comprehensive Plan Related to Housing Affordability.

Section 2. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the 12th day of OCTOBER, 2015, and signed by me in open session in authentication of its passage this 12th day of OCTOBER, 2015.

President _____ of the City Council

Approved by me this 16th day of October, 2015.

Edward B. Murray, Mayor

Filed by me this 16th day of OCTOBER, 2015.

for Monica Martinez Simmons, City Clerk

(Seal)

Attachments:
Attachment 1 - Proposed Changes to Comprehensive Plan Related to Housing Affordability

Attachment 1 - Proposed Changes to Comprehensive Plan Related To Housing Affordability

Land Use Element

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A-1 The Future Land Use Map ((&))and the Location of Zones

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policies

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LU5

1. Consider, through neighborhood planning processes, recommendations for the revision of zoning to better reflect community preferences for the development of an area, provided that consistency between the zoning and this Plan is maintained. Consider relevant goals and policies in adopted neighborhood plans when evaluating a rezone proposal.
2. Seek opportunities in rezones or changes in development regulations to ((~~incorporate incentive programs for~~))require or encourage development of housing that is affordable for the longest term practical.
3. Consider development regulations that condition higher-density development on the provision of public benefits((~~ when such public benefits will help mitigate impacts of development attributable to increased development potential~~)).

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Housing Element

A Accommodating Growth ((&))and Maintaining Affordability

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goals

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HG2.5 Seek to reduce involuntary housing cost burden for households by supporting the creation and preservation of affordable housing.

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policies

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H8 Consider ((~~providing incentives~~))using programs that require or encourage public agencies, private property owners, and developers to build housing that helps fulfill City policy objectives.((~~Examples of development incentives include height and density bonuses, minimum densities and transferable development rights. Consider programs that make maximum use of City resources such as bridge loans, credit enhancement, and tax exemptions.~~))

H8.5 Encourage a shared responsibility among the private and public sectors for addressing affordable housing needs.

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B Encouraging Housing Diversity ((&))and Quality

discussion

((~~The demographic make-up of households in both King County and the City of Seattle is changing. The average age of city residents is increasing, and fewer households have children. Household size has continued to shrink, though more slowly in the 1990's than in previous decades. At the same time, single-family houses, the preferred housing type of many households, have become increasingly expensive and, because of a finite land supply, constitute a declining share of the county's housing stock.~~))Policies in this section address both the development of new housing and the adaptation of existing housing to meet the needs and preferences of the current and expected residents of the city. ((~~Despite trends, t~~))The City wants to ((~~encourage~~))help ensure that middle-income households continue to find opportunity for home ownership ((~~opportunities in order to promote a sense of community~~))in Seattle, encourage investment in housing, and ((~~to~~))minimize displacement of low-income residents due to gentrification of neighborhoods. The City also has an interest in safeguarding the condition and quality of the housing stock and in maintaining attractive and livable neighborhoods.

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C Providing Housing Affordable to Low-Income Households

discussion

Safe, habitable, and affordable housing is a fundamental human need. ((~~According to the 2000 U.S. Census, about 32 percent of the city's households pay more than 30 percent of their income for housing.~~))Providing housing affordable to low-income households is critical to ensuring that low-income households can have access to the diverse opportunities that exist in our city and that existing disparities are reduced, rather than exacerbated. Research shows that investing in affordable housing for low-income households yields a host of positive social and economic outcomes in areas such as education, employment, and physical and mental health, especially for children and families. Protecting our environment and sustaining a strong economy requires a sufficient affordable housing supply for households throughout the income spectrum.

In order to meet existing and future housing needs, the City can use a variety of methods, including: new construction of low-income housing, rehabilitation of existing low-income housing, conversion of existing non-residential structures, home-sharing, subsidizing or incentivizing low-income units in market-rate buildings, requiring new development to provide low-income housing, and rent subsidy vouchers that eligible households could use to rent housing in the open market. A range of housing types may be produced, including larger apartment buildings, smaller garden apartment structures, single-room occupancy hotels, townhouses, duplexes and single-family houses. Housing may be provided by the public sector (the Seattle Housing Authority and public development authorities), non-profit housing development organizations and social service agencies, private property owners and developers and through other mechanisms such as land trusts and limited-equity cooperatives. Specific strategies and programs for the production and preservation of low-income housing are developed ((~~and implemented~~))through the City of Seattle's Consolidated Plan and other programmatic plans.

Income levels referred to in this Housing Element are defined as follows: (1) a "low-income household" is any household earning up to 80 percent of the area median income, as defined by the federal Department of Housing and Urban Development; (2) a "very low-income household" is any household earning ((–))up to 50 percent of the area median income; and (3) an "extremely low-income household" is any household earning up to 30 percent of the area median income.((")) "Assisted housing" generally means owner-occupied or rental housing that is subject to restrictions on rent or sales prices as a result of one or more project-based governmental subsidies.

Although the average inflation-adjusted prices of for-sale housing in submarket areas of Seattle have not yet surpassed peaks hit in 2006-2007, Seattle's rental housing costs are at their highest to date. Rent prices are susceptible to sharp increases during periods of high demand, and this particularly impacts low-income households. Indeed, the Housing Needs Assessment (see Housing Appendix) includes ample data demonstrating that Seattle's low-income households have disproportionately high housing needs.

Housing costs unduly affect people of color. Thirty-one percent of black households are severely housing cost burdened, compared with 17 percent of all Seattle households.

Seattle's demographic patterns trace back to its history of racial segregation, urban renewal, and displacement of communities of color caused by market pressures. As in other U.S. cities, the consequences in terms of housing cost burden, generational wealth gained from homeownership, and access to amenity-rich neighborhoods has resulted in chronic inequity and racial disparities. Addressing these inequities and protecting marginalized populations is a primary focus of the Housing Element.

In order to address these issues, it is important for the City to periodically monitor and evaluate the supply of housing affordable to low-income households and the effectiveness of existing programs that provide housing affordable to low-income households in order to understand whether existing programs are sufficient to meet our goals.

goals

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HG15 Disperse housing opportunities for low-income households throughout the city and throughout King County to support inclusion and opportunity.

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policies

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H29.2 Consider using substantive authority available through the State Environmental Policy Act to require that new development mitigate adverse impacts on housing affordable to low-income households.

H29.4 Consider requiring that new development provide housing affordable to low-income households. Consider adopting such an approach either with or without rezones or changes in development standards that increase development capacity.

H29.6 Consider implementing programs to preserve or enhance currently affordable housing in order to retain opportunities for low-income households to live in Seattle.

H29.8 Recognize that the provision of housing affordable to low-income households can help provide low-income households with access to education, employment, and social opportunities; support the creation of a more inclusive city; and reduce displacement of households from their neighborhoods or the city as a whole.

C-1 Encouraging Housing Affordable to Low-Income Households

policies

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H31 Consider using incentive programs to encourage the((~~Promote the continued~~)) production and preservation of low-income housing((~~ through incentive zoning mechanisms, which include density and height bonuses and the transfer of development rights. Consider expanding the use of incentive zoning for affordable housing in neighborhoods outside downtown, particularly in urban centers~~)).

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Neighborhood Planning Element

B-6 Central Area

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Madison-Miller policies

CA-P34 Provide development incentives or requirements((~~to multi-family housing developers~~)) for the provision of affordable housing units within market rate housing projects.

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B-10 Downtown

Downtown Urban Center

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housing goal

DT-G10 Seek to significantly expand housing opportunities in downtown Seattle for people of all income levels with the objectives of:

1. accommodating household growth;
2. ((~~at a minimum, maintaining the~~))preserving existing ((~~number of occupied~~))low-income units; and
3. developing a significant supply of affordable housing opportunities in balance with the market resulting from the growth in downtown employment.

Allow housing in all areas of the Downtown Urban Center except over water and in industrial areas, where residential use conflicts with the primary function of these areas. Target public resources, requirements imposed on new

development, and private development incentives((~~, such as density regulations and development standards that encourage housing,~~)) to promote the amount and type of housing development necessary to achieve downtown neighborhood housing goals. Address((~~, in part, the impact of high-density commercial development on the downtown housing supply by allowing increased development density through voluntary agreements to produce and/or preserve housing through cash contributions, floor area bonuses or the transfer of development rights~~)) the need for affordable housing through a range of strategies including both incentive-based and non-incentive-based strategies.

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land use regulation policies

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DT-LUP8 Generally limit the density of uses that generate employment through a floor area ratio (FAR), and the density of residential uses generally through the combination of height and bulk regulations.

((~~Apply a base and maximum limit on permitted density, as expressed by a floor area ratio (FAR), in areas able to accommodate more intensive development provided that impacts associated with the added density are addressed. Reflect in the base FAR limit the density of employment that the City will accommodate without additional mitigation measures.~~

~~Reflect in the maximum FAR limit the additional density above the base that may be allowed through bonuses or TDR, or both, as appropriate for the zone or district, if appropriate measures are taken to mitigate specified impacts.~~)) Consider density incentives to encourage development on smaller lots to add diversity to the scale of development in high density office core areas.

Floor ((~~A~~))area ((~~L~~))limit ((~~E~~))exemptions. Allow exemptions from ((~~floor area ratio~~))FAR limits to recognize the lower impacts of certain uses and encourage certain uses that generate minimal peak period commute trips, support pedestrian activity, and transit use, and contribute to the overall diversity of activity downtown, increasing its attractiveness as a place to live, work, and recreate.

DT-LUP9 Allow additional floor area((~~ above the base densities~~)), and consider adding greater height where appropriate, up to maximum limits, in specified downtown areas where it is desirable to accommodate growth.((~~, through bonuses and transfer of development rights. In determining conditions for bonus floor area, c~~))Consider measures to mitigate impacts of higher density development on ((~~the~~))downtown ((~~environment, including such~~))resources such as affordable housing, public open space, child care, human services, and pedestrian circulation.

Allow transfer of development potential from one site to another in certain circumstances, consistent with policy ((~~LU 11~~))**DT**-LUP11. When transferable, development potential is referred to for convenience as "transferable development rights," or "TDRs," but such terms do not mean that there is any legal right vested in the owner of TDRs to use or transfer them. The conditions and limitations on the transfer or use of TDRs may be modified from time to time as the City may find appropriate to implement the policies of the Comprehensive Plan in light of experience and changing conditions.

Allow transfer of development rights from eligible sending sites to project sites in combination with the use of bonuses. Consider allowing TDRs to be used for all floor area above the base FAR under some conditions.

Recognize different impacts associated with density increases achieved through different options for increasing floor area.

((~~Priorities for granting floor area increases~~))

Consider allowing greater use of incentives for open space and other neighborhood amenities in mixed use residential areas where floor area incentive programs apply to respond to the greater impact of growth on these public resources in high density residential environments.

DT-LUP10 Consider allowing((~~Allow~~)) voluntary agreements to mitigate the impact of development((~~earn floor area increases above the base density~~)) in certain downtown zones, and also consider adopting non-mitigation-based strategies for the provision of low-income housing. Consider allowing such options as:

1. providing low-income housing,
2. providing child care facilities,
3. making payments to the City to fund such facilities,
4. providing certain amenity features, combined with the use of options 1 and 2 or with the use of TDRs, or both.
   - Consider allowing ((~~bonus~~))floor area for certain amenity features, such as open space, on or near the development site that directly benefit both the public and the project by serving the increased employment population and improving conditions in the immediate environment to support the increased density allowed.

((~~Some facilities and amenity features that may be eligible for bonuses are identified under the following Policies:~~

~~1. Policy HO 3: Housing Bonus Program~~

~~2. Policy OS-5: Open Space Bonus Amenity Features~~

~~3. Policy HS-1: Child Care Bonus~~))

- If ((~~bonus~~))cash contributions are provided under a mitigation rationale, they should be used to address impacts associated with downtown development, such as impacts on housing resources and child care.

Amount of ((~~B~~))benefits((~~ for Floor Area Increases~~)). The nature and quantity of housing and child care facilities or contributions for such facilities under voluntary agreements, in relation to the ((~~additional~~))floor area allowed, should generally reflect a portion of what is necessary to mitigate the impacts of increased development and the cost to provide these facilities. Facilities provided ((~~for bonuses~~))are not expected to fully mitigate such impacts. Additional types of facilities or amenity features may be added to address future needs, and existing types of facilities or features may ((~~be~~))no longer be eligible ((~~for bonuses,~~))based on changing assessments of impacts, needs, capacity, and public priorities.

Special ((~~C~~))criteria. Because of their complexity and the need to adapt them to special circumstances, subject certain bonus features to special criteria and review by the Director of DPD. Include among bonus features subject to special criteria urban plazas, transit station access, and public atriums.

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housing policies

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DT-HP3 Address the demand for housing for low-income households downtown, including that generated by downtown growth that is not being met by the private market, and help offset the pressure of downtown growth on existing affordable housing resources, through provisions to encourage or require the development of affordable housing, especially for households with incomes between 0 percent and 80 percent of the median income for the region. To this end, within downtown office, retail, mixed use commercial, and mixed use residential areas ((~~with established base and maximum density limits, generally allow bonus floor area~~)), consider, among other strategies, condition((~~ed~~))ing floor area upon a voluntary agreement for the provision of lower-income housing or a payment to a fund for that purpose. To further downtown housing goals, limit housing developed through ((~~the bonus~~))such a program to areas permitting housing within the boundaries of the Downtown Urban Center, except that additional areas may be included if such an expansion of the program would be consistent with the goals of both the Downtown Urban Center Plan and the adopted policies of other relevant neighborhood plans. Density bonuses shall not be granted for any housing developed within the Pike Market Mixed zone, where other

mechanisms are available to achieve the housing objectives of this land use district.

Require that housing provided ((~~for density bonuses~~))serve a range of lower-income households, particularly those with incomes below 80 percent of median income((~~,~~)). Where housing is provided under a mitigation rationale, it should be based on the estimated additional needs resulting from new commercial or residential development. ((~~Take into account, in determining the amount of housing to be provided, the value of the increased development potential in relation to the cost to the developer, and the extent to which use of bonus floor area is desirable in light of the City's planning goals. Review bonus provisions for housing periodically to consider changes in impacts on housing need, land prices, housing production costs, progress towards planning goals, and other factors.~~))

DT-HP4 Promote the integration of downtown residents of different income levels by encouraging new development that includes units affordable to households with a range of incomes, including low-income residents. Seek through the administration of funds available for new low-income housing to encourage projects with units affordable to households with a range of incomes, and consider additional incentives or requirements for promoting this type of development.

DT-HP5 Pursue ((~~the following~~))strategies for maintaining existing downtown housing resources, including but not limited to the following:

((~~Housing Transfer of Development Rights (TDR). Allow the transfer of unused development rights from structures providing at least a minimum amount of low-income housing, which may be mixed with low-moderate income housing and/or other uses, to sites located elsewhere in the downtown to provide an incentive for maintaining this housing resource. Condition the use of this mechanism to address issues such as the use of subsidies or tax benefits that may reduce or eliminate the need for preservation incentives, required rehabilitation and compliance with housing and building codes, and the length of time the housing is to be maintained at specified affordability levels.~~))

Preservation of ((~~P~~))project-((~~B~~))based Section 8 Housing. Seek to promote preservation of federally-assisted housing units in downtown Seattle that are at risk of conversion to market rate rentals or other uses.

Minimum ((~~H~~))housing ((~~M~~))maintenance. To prevent the deterioration and abandonment of sound downtown housing units, consider and evaluate alternatives for a minimum maintenance program including incentives to discourage the neglect of sound housing.

Publicly Supported Housing Programs. Aggressively seek funds and target programs as appropriate to rehabilitate existing structures, construct new low and

low-moderate income units and provide rent subsidies. Review annually public housing resources and the findings of the housing monitoring program and programs targeted to the most cost-effective actions to achieve goals for the number of low-income units to be provided by the ((~~Y~~))year 2014.

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B-13 Fremont

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housing policies

F-P14 Make use of existing tools ((~~in striving to assure that the impacts of new growth are mitigated~~))to address affordable housing needs.

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B-19 North Beacon Hill

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land use ((~~&~~))and housing policies

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NBH-P3 Encourage a mix of unit prices and sizes through ((~~active~~))use of incentives, requirements on development, direct City funding, and/or surplus property programs.

NBH-P4 Encourage affordable, family-sized homes through incentives, requirements on development, direct City funding, and/or surplus property programs. In particular, strive to preserve, or when needed, replace affordable family-sized apartments.

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B-21 North Rainier

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housing policies

NR-P13 Encourage a mix of home prices and sizes through ((~~active~~))use of incentives, requirements on development, and/or funding.

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B-26 Rainier Beach

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housing policies

RB-P12 Seek to preserve the economic, racial/ethnic, and cultural diversity of Rainier Beach's population by providing affordable housing, including home-ownership opportunities, through capital funding, ((~~and~~))incentive programs (e.g. Multifamily Tax Exemption), and/or land ((~~use / zoning~~))use/zoning tools, including, where appropriate, rezones and other measures encouraging or requiring provision of affordable housing by new development.

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RB-P16 Encourage affordable family-sized units through incentives, requirements on development, direct City funding, and/or reuse of publicly owned property.

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B-28 South Lake Union

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housing policies

SLU-P33 Provide incentives ((~~to encourage~~))or requirements for provision of housing for people across a range of incomes in a variety of housing types, particularly in mixed-income buildings.

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STATE OF WASHINGTON -- KING COUNTY

--ss.

330260 No.

CITY OF SEATTLE,CLERKS OFFICE

Affidavit of Publication

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:124884-124888 TITLE

was published on

11/06/15

The amount of the fee charged for the foregoing publication is the sum of $77.50 which amount has been paid in full.

JENNIFER A. BARNES
COMMISSION
STATE OF WASHINGTON

Subscribed and sworn to before me on

11/06/2015

Notary public for the State of Washington,
residing in Seattle

Affidavit of Publication

State of Washington, King County

City of Seattle

The full text of the following legislation, passed by the City Council on October 12, 2015 and published below by title only, will be mailed upon request, or can be accessed at http://clerk.seattle.gov. For information on upcoming meetings of the Seattle City Council, please visit http://www.seattle.gov/council/calendar. Contact: Office of the City Clerk at (206) 684-8344.

Ordinance 124884

AN ORDINANCE appropriating money to pay certain audited claims and ordering the payment thereof.

Ordinance 124885

AN ORDINANCE relating to land use and zoning; amending Section 25.05.800 of the Seattle Municipal Code to repeal the categorical exemption for SEPA review of proposed "infill" development.

Ordinance 124886

AN ORDINANCE relating to land use and zoning; amending the Seattle Comprehensive Plan to incorporate changes relating to housing affordability proposed as part of the 2014-2015 Comprehensive Plan annual amendment process.

Ordinance 124887

AN ORDINANCE, relating to land use and zoning, amending the Seattle Comprehensive Plan to reflect changes needed as part of the periodic review and to incorporate changes proposed as part of the 2014-2015 Comprehensive Plan annual amendment process and amending Section 23.52.004 of the Seattle Municipal Code.

Ordinance 124888

AN ORDINANCE, relating to land use and zoning, amending the Seattle Comprehensive Plan to reflect changes to the University Community Urban Center goals and policies, as well as the Future Land Use Map, as part of the periodic review and to incorporate changes proposed as part of the 2014-2015 Comprehensive Plan annual amendment process.

Date of publication in the Seattle Daily Journal of Commerce, November 6, 2015.

11/6(330260)