

City of Seattle
COMPREHENSIVE PLAN AMENDMENT APPLICATION

Use this application to propose a change in the policies, future land use map, appendices, or other components of the adopted City of Seattle Comprehensive Plan. Applications are due to the Seattle City Council no later than **5:00 p.m. on May 15th** for consideration in the next annual review cycle. Any proposals received after May 15th will be considered in the review process for the following year.

(Please Print or Type)

Date: 5/14/14

Applicant: Chris Leman

Mailing Address: 2370 Yale Avenue E.

City: Seattle State: WA Zip: 98102-3310 Phone: (206) 322-5463

Email: cleman@oo.net

Name of general area, location, or site that would be affected by this proposed change in text (attach additional sheets if necessary) **Seattle as a whole**

If the application is approved for further consideration by the City Council, the applicant may be required to submit a State Environmental Policy Act (SEPA) checklist.

Acceptance of this application does not guarantee final approval.

Applicant signature



Date: 5/14/14

Attachment A

REQUIRED QUESTIONNAIRE: Comprehensive Plan Amendment Application

Please answer the following questions in text and attach them to the application. Supporting maps or graphics may be included. Please answer all questions separately and reference the question number in your answer. The Council will consider an application incomplete unless all the questions are answered. When proposing an amendment, you must show that a change to the Comprehensive Plan is required.

1. Provide a detailed description of the proposed amendment and a clear statement of what the proposed amendment is intended to accomplish. Include the name(s) of the Comprehensive Plan Element(s) (Land Use, Transportation, etc) you propose to amend.

Add two policies regarding congregate housing to the section C-1, "Encouraging Housing Affordable to Low-Income Households," of the Comprehensive Plan's Housing element. The policies would read respectively as follows:

Policy H-x. Congregate housing that is not for special needs populations or for assisted living will be limited to college and university major institution overlay areas unless it is called for in an approved neighborhood plan.

Policy H-y Congregate housing will be designed to reflect the true meaning of congregating—that is, to come together and share together. To ensure convenience, safety, and overall affordability, the common areas (kitchen, dining room, living room, laundry room) of congregate housing will be of sufficient size to comfortably serve the needs of all residents. The residents will be assured of sufficient common areas to minimize their need to cook in their rooms and their need to resort to off-premises locations for cooking, dining, laundry, and other living needs.

2. Describe how the issue is currently addressed in the Comprehensive Plan. If the issue is not adequately addressed, describe the need for it.

The issues addressed in the proposed two policies are not yet addressed in the Comprehensive Plan. As a result, congregate housing that is not for special needs populations or assisted living is not well located; it should be located in college and university major institution overlay areas or in neighborhoods that have called for it in their adopted neighborhood plan. Also, congregate housing that is not for special needs populations or assisted living is not currently required to meet minimum living needs or authentic affordability standards. Congregate housing units that lack adequate shared kitchens, dining rooms, living rooms, and laundry rooms are not truly congregate or affordable because the residents must resort to less convenient and less affordable off-premises alternatives.

Attachment A

3. Describe why the proposed change meets the criteria adopted in Resolution 31402 for considering an amendment to the Comprehensive Plan. The criteria are listed at the end of this application form. Is a Comprehensive Plan amendment the best means for meeting the identified public need? What other options are there for meeting the identified public need?

The City's current approach to congregate housing lacks sufficient policy direction from the Comprehensive Plan or anywhere else. The Comprehensive Plan is a good place to address the purposes, expectations, and preferred locations for congregate housing, and it is long past time for it to do so.

4. What do you anticipate will be the impacts caused by the change in text, including the geographic area affected and the issues presented? Why will the proposed change result in a net benefit to the community?

The proposed policies will lead to more appropriate location of those congregate housing projects that are not for assisted living or special needs populations. And for all congregate housing, the policies will provide to the residents of congregate housing developments the sufficient common areas (kitchen, dining room, living room, laundry room) for them to be able to come together and share together, and for them to have authentic affordability that is reflected not just in the rent, but in the effective cost of living in congregate housing.

5. How would the proposed change comply with the community vision statements, goals, objectives, and policies of the Comprehensive Plan? Please include any data, research, or reasoning that supports the proposed amendments.

The proposed policies would eliminate current incentives to build congregate housing that is not well located and does not live up to housing goals, objectives, and policies in the Comprehensive Plan that seek to promote dignity and true affordability; the proposed policies would create new incentives to realize these goals, objectives, and policies.

6. Is there public support for this proposed text amendments (i.e. have you conducted community meetings, etc.)?

There is substantial public support for this amendment proposal.