



Comprehensive Plan Periodic Review
AB 6393

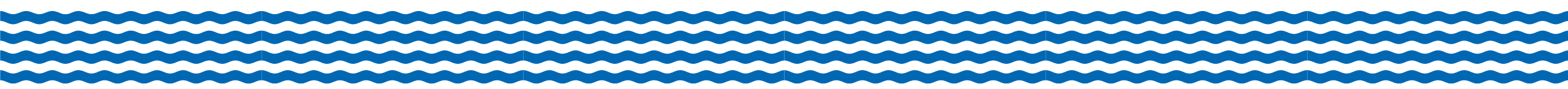
Housing Element – Housing Capacity Direction

January 16, 2024
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Development



Area Median Income (AMI) and Government Transfer Payments

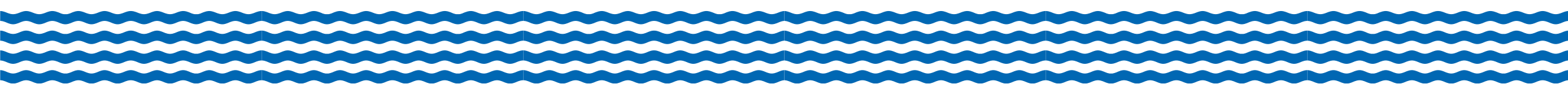
- Government transfer payments are payments by the government which are not made in return for goods or services.
- Includes payment of state pensions, unemployment, and other social security benefits.
- AMI includes most government transfer payments but does not include “in kind” payments such as food stamps or housing vouchers.



Accessory Dwelling Unit (ADU) Data

Between 2006 and 2022:

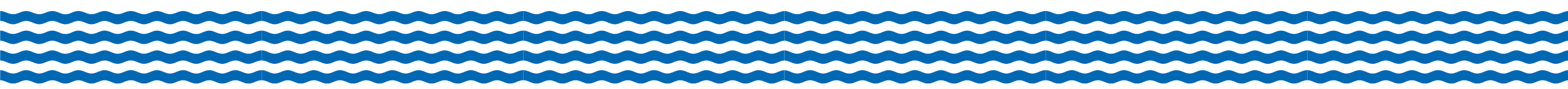
- 104 ADUs were permitted;
- Average of 6.5 ADUs per year; and
- ADUs were around 9% of all dwelling units added to housing stock.



Planned Business Zone (PBZ)

Council asked staff to analyze how much capacity would be added if multifamily/mixed-use were allowed in the PBZ

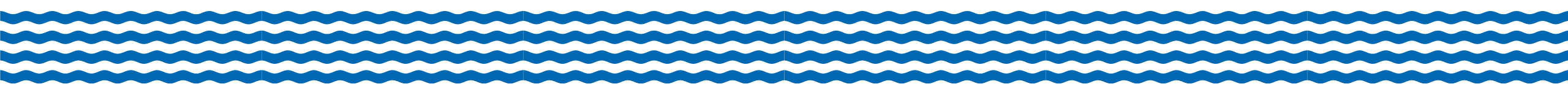
- Staff used the same assumptions from C-O zone analysis;
- 0.7 developable acres;
- Estimated maximum of 74 dwelling units of capacity could be added by allowing multifamily or mixed-use development in PBZ; and
- Capacity could be modulated up/down by development standards.



Racially Disparate Impacts (RDI) Evaluation Exhibit 22

Council asked for the counts from source data for RDI Evaluation Exhibit 22;

- Exhibit 22 shows housing cost burden by race, displayed as percentages; and
- Counts provided in Table 3 of AB 6393.



Three Options for Addressing Capacity Deficit



A. Increase Height in Town Center



B. Allow Multifamily in C-O



C. Increase Density in MF-3

Options are discussed in detail beginning on Page 23 of the Land Capacity Analysis Supplement.

Additional Reference



Racially Disparate Impacts (RDI) Evaluation Exhibit 22

	Asian	Black or African American	Hispanic or Latino (of any race)	Other Race	Persons of Color	White	Total
Not Cost Burdened	1,225	25	155	155	1,560	5,705	7,265
Cost-Burdened (30-50% income on housing)	160	0	15	25	200	1,180	1,380
Severely Cost-Burdened (>50% income on housing)	385	45	75	50	555	900	1,455
Not Calculated	30	0	0	0	30	80	110
Total	1,800	70	245	230	2,345	7,865	10,200



Three Options for Addressing Capacity Deficit



Increase Height in Town Center



Allow Multifamily in C-O



Increase Density in MF-3

Options are discussed in detail beginning on Page 23 of the Land Capacity Analysis Supplement.

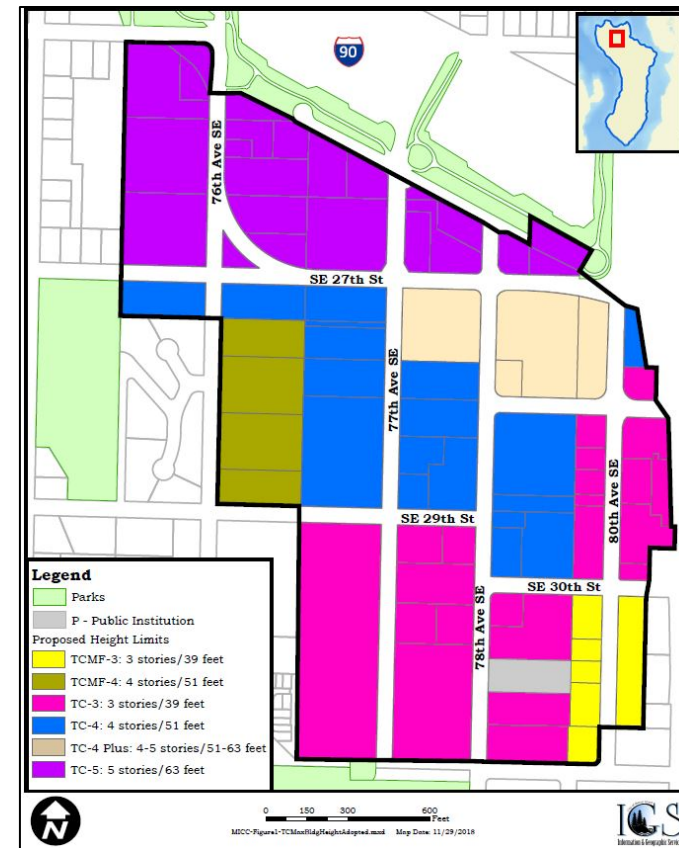


Increase Height in Town Center

Allowing **an additional story of height** in each Town Center subarea could **add 153 units of capacity**.

- TC-3 (pink) and TCMF-3 (yellow) from three to four stories;
 - TCMF-4 (blue), and TC-4 (olive) from four to five stories; and
 - TC-5 (purple) and TC-4 (tan) plus from five stories to six.
- Discussion of this option begins on page 23.

Figure 2. Town Center Subareas and Height Limit.



Source: Mercer Island City Code (MICC) 19.11.015 – Town Center Subareas.

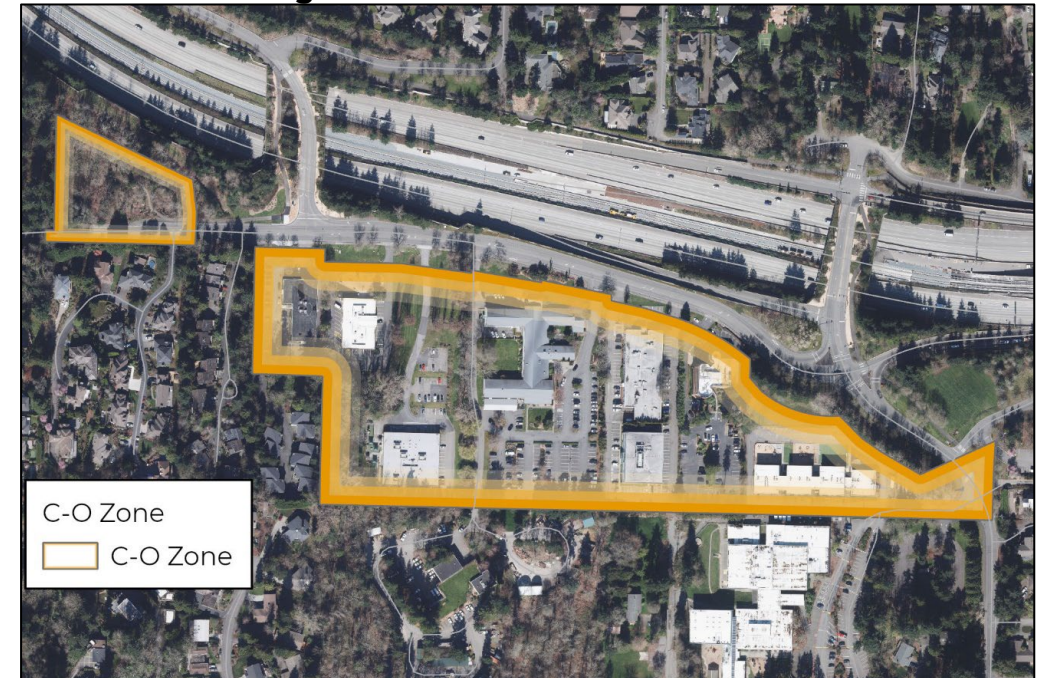


Allow Multifamily in C-O

Allowing **multifamily residential uses in Commercial-Office (C-O) zone** could add **between 143 and 895 units of capacity.**

- Development standards could modulate the total capacity increase.
- Standards could regulate how multifamily uses would interface with nearby single-family zones.
- Discussion of this option begins on page 28.

Figure 3. Commercial Office Zone.



Source: Mercer Island Zoning Map, current through Ordinance 18C-14, Mercer Island City Code (MICC) Appendix D.

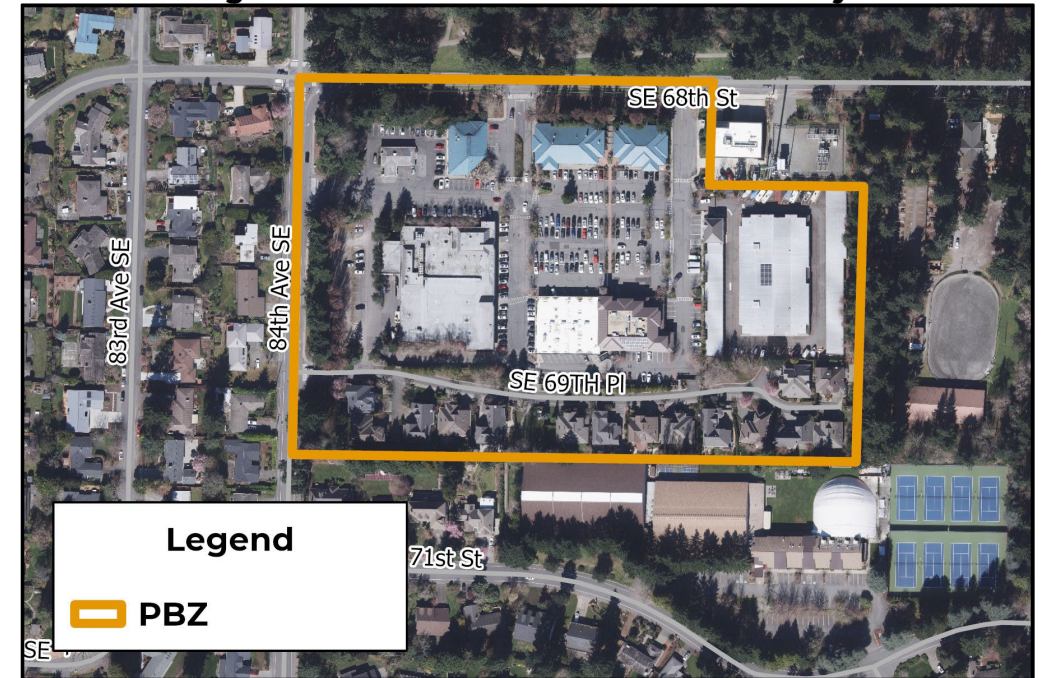


Allow Multifamily in PBZ

Allowing **multifamily residential uses in Planned Business Zone (PBZ)** could **add up to 74 units of capacity.**

- Development standards could modulate the total capacity increase.
- Standards could regulate how multifamily uses would interface with nearby single-family zones.

Figure 1. Planned Business Zone Boundary.



Source: Mercer Island Zoning Map, current through Ordinance 18C-14, Mercer Island City Code (MICC) Appendix D.

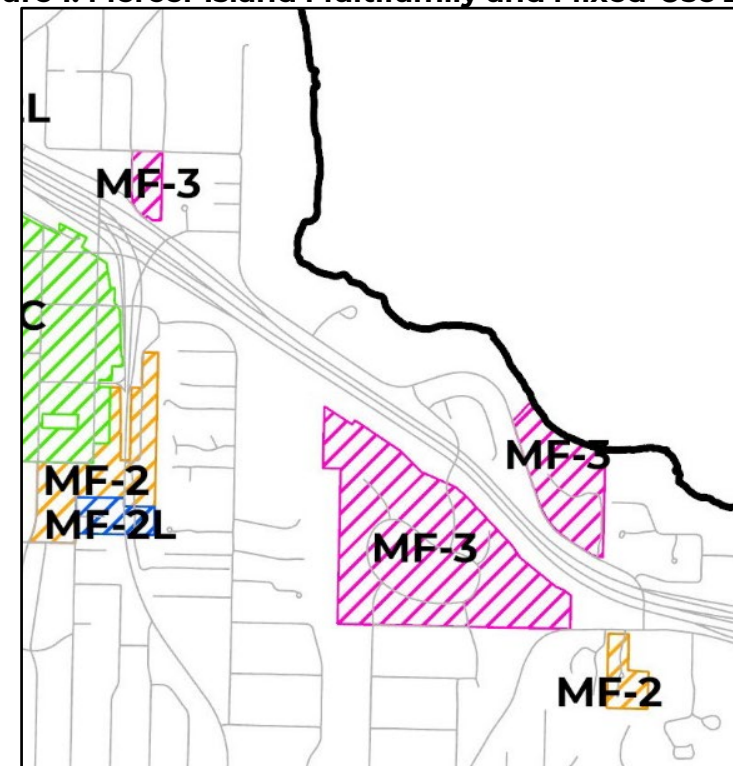


Increase Density in MF-3

Increasing **maximum density in the MF-3 zone from 26 to 30 units/acre** could **add 174 units of capacity**.

- Relatively simple code amendment.
- Small increase of maximum density.
- Would increase capacity in an area with some displacement risks.
- Discussion of this option begins on page 34.

Figure 1. Mercer Island Multifamily and Mixed-Use Zones.



Source: Mercer Island Zoning Map, current through Ordinance 18C-14, Mercer Island City Code (MICC) Appendix D.