



Comprehensive Plan Periodic Review  
AB 6393

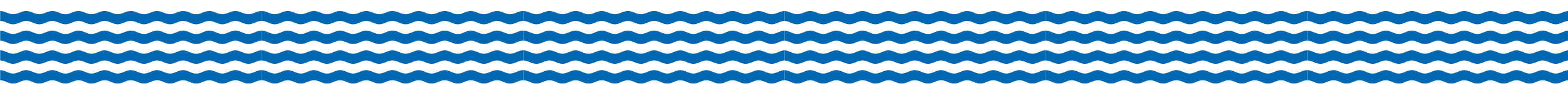
## **Housing Element – Housing Capacity Direction**

January 16, 2024  
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Adam Zack, Senior Planner  
Department of Community Planning and  
Development



# Area Median Income (AMI) and Government Transfer Payments

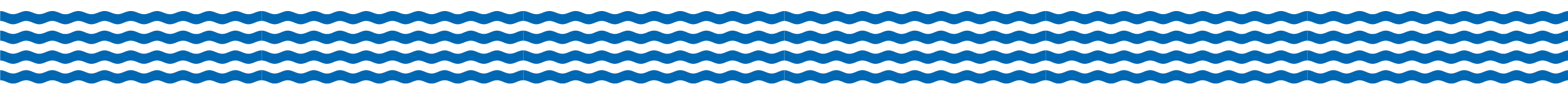
- Government transfer payments are payments by the government which are not made in return for goods or services.
- Includes payment of state pensions, unemployment, and other social security benefits.
- AMI includes most government transfer payments but does not include “in kind” payments such as food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



# Accessory Dwelling Unit (ADU) Data

Between 2006 and 2022:

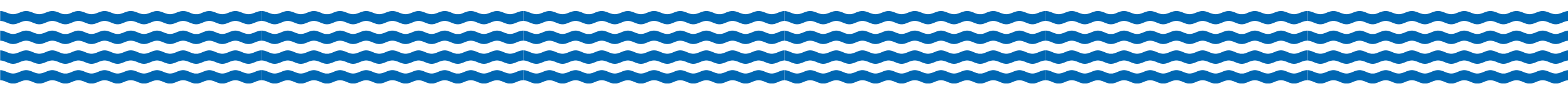
- 104 ADUs were permitted;
- Average of 6.5 ADUs per year; and
- ADUs were around 9% of all dwelling units added to housing stock.



# Planned Business Zone (PBZ)

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

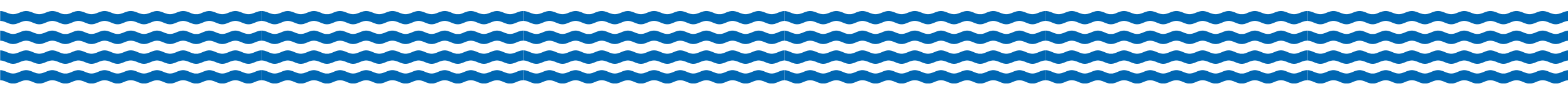
- Staff used the same assumptions from C-O zone analysis;
- 0.7 developable acres;
- Estimated maximum of 74 dwelling units of capacity could be added by allowing multifamily or mixed-use development in PBZ; and
- Capacity could be modulated up/down by development standards.



# 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
<b>Not Cost Burdened</b>	1,225	25	155	155	1,560	5,705	7,265
<b>Cost-Burdened (30-50% income on housing)</b>	160	0	15	25	200	1,180	1,380
<b>Severely Cost-Burdened (&gt;50% income on housing)</b>	385	45	75	50	555	900	1,455
<b>Not Calculated</b>	30	0	0	0	30	80	110
<b>Total</b>	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.

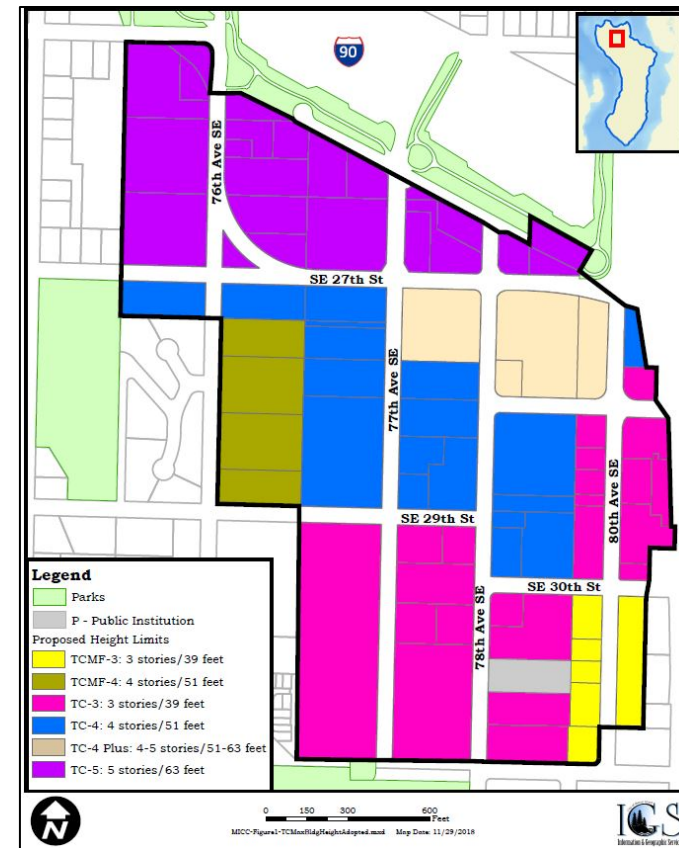


# Increase Height in Town Center

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.

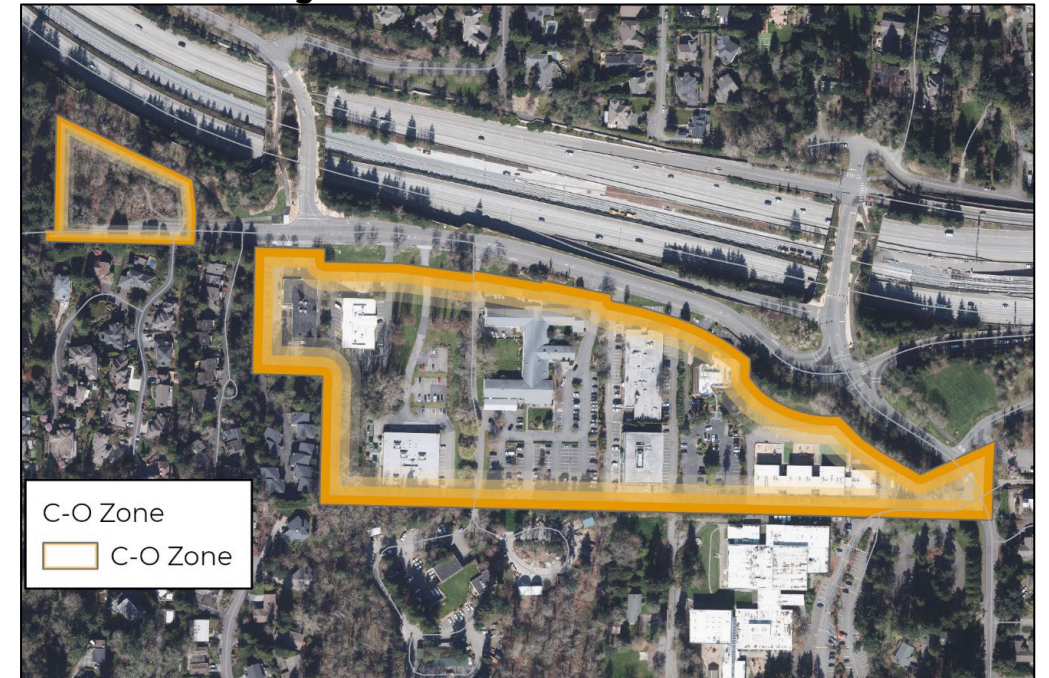


# Allow Multifamily in C-O

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.

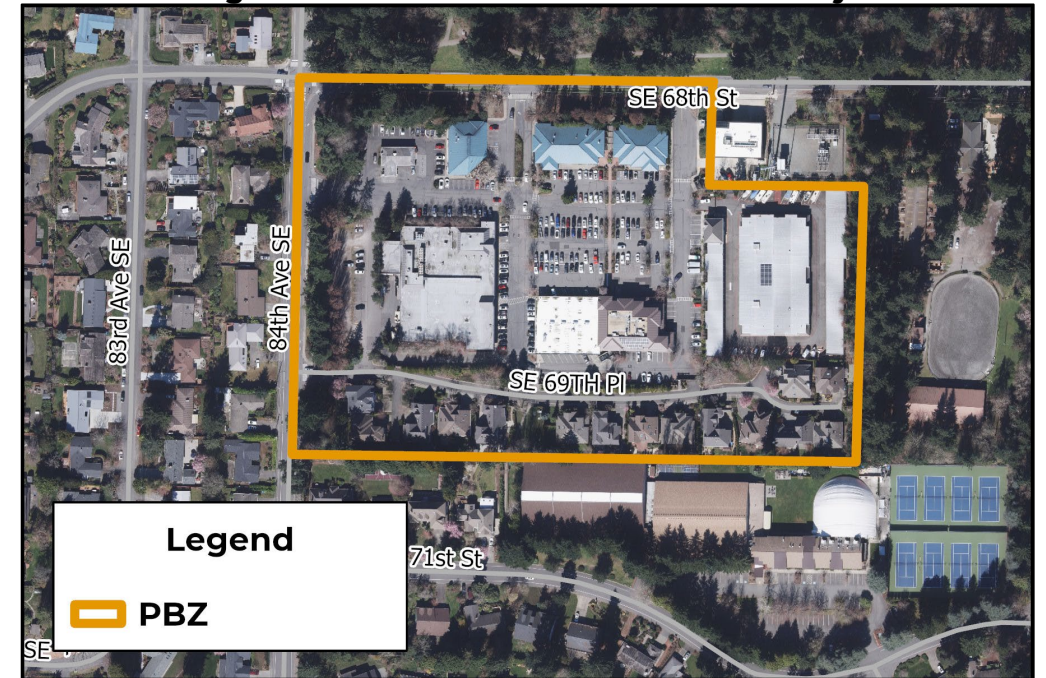


# Allow Multifamily in PBZ

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.

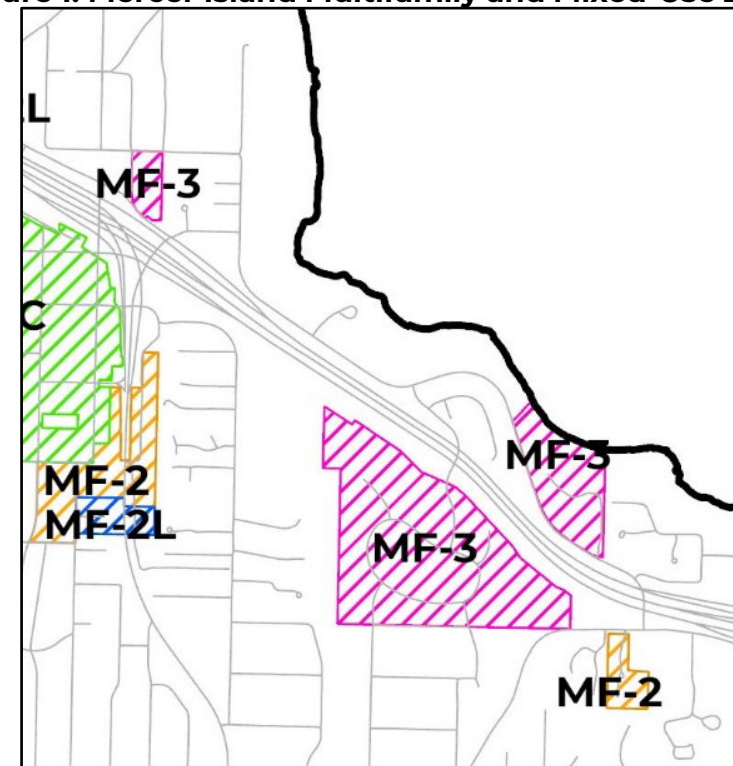


# Increase Density in MF-3

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.