Getting Good Projects in the Ground
Growth in Seattle
Seattle has led US crane-count since 2016

Where the cranes are
Seattle had the most cranes of any U.S. city in January, but its total crane count fell to its lowest point since 2015.

- Seattle: 45
- Chicago: 36
- Portland: 32
- San Francisco: 26
- Denver: 36
- New York: 18
- Washington, D.C.: 27
- Los Angeles: 36
- Honolulu: 10

Source: Rider Levett Bucknall

MARK NOWLIN / THE SEATTLE TIMES
Growth in Seattle
View from South Lake Union, 2015

Source: David Boynton
Flickr: boyntondavid
Growth in Seattle
Buildings completed in gray

Source: David Boynton
Flickr: boynton_david
Growth in Seattle
Buildings under construction in yellow

Source: David Boynton
Flickr: boyntondavid
Growth in Seattle
Buildings planned in red

Source: David Boynton
Flickr: boyntondavid
Growth in Seattle

Housing growth is not keeping pace with growth of jobs & residents

2010 to 2016

- 78,000 new residents
- 95,000 new jobs
- 32,000 new homes

2016 to 2017

- 26,900 new residents
- 7,600 new homes
Growth in Seattle
New housing mix is dominated by large multifamily

2011 to 2016

• 74% of new homes were in buildings with more than 50 units.

• 19% of new homes were in small scale multifamily

• 7% were new single family homes, predominantly tear-down replacements
Growth in Seattle
Displacement Risk and Access to Opportunity drive policy choices

Displacement Risk Index

Access to Opportunity Index
Housing Affordability and Livability Agenda
65 strategies to increase production of all housing & promote long-term affordable housing

- More Resources for Affordable Housing
- More Housing
- More Support for Communities
- More Innovation

- 10-year goal to build 20,000 affordable homes and 30,000 market rate homes in Seattle.
Housing Affordability and Livability Agenda

Implementation

Multifamily Tax Exemption Program (MFTE)

- 80% Area Median Income (AMI)
- Made program permanent
- Expanded geographic eligibility
- Used primarily by for-profit developers
- Since 1998, 274 projects and 28,580 homes
- In 2016, 28 projects and 3,518 homes
Housing Affordability and Livability Agenda
Implementation

Reform Design Review

• Reserve Full Design Review process for most complex projects

• Reduce proportion of projects required to undergo Full Design Review from 63% to 45%, allowing more projects in streamlined and administrative review

• Exempt affordable housing projects

• Estimated average 28% reduction in review time

• Encourage better design through early outreach and allowing more resources to be allocated to finish materials and design for smaller projects
Housing Affordability and Livability Agenda
Implementation

Off-Street Parking Reform

- Define a new “flexible-use parking” category that allows shared use
- Unbundle parking leases in residential and commercial buildings
- Increased bike parking
- Clarify “Frequent Transit Service” areas with no / reduced parking
- Reduce minimum parking for income-restricted housing
Housing Affordability and Livability Agenda

Implementation

Mandatory Housing Affordability (MHA)

- Will apply in all multifamily and commercial zones
- Implementation includes an increase in zoning capacity coupled with affordable housing requirements
- Program targets 60% AMI for rental units and 80% AMI for owner units
Housing Affordability and Livability Agenda

Implementation

Mandatory Housing Affordability (MHA)

- Affordable housing requirements determined by scale of capacity increase and strength of market

- Allows on-site performance or payment in-lieu

- In place in 6 neighborhoods in 2017, citywide in 2018
Additional Goals
Where do we go after HALA?

- Encourage “missing middle” housing
- Empower community to lead development
- Expand Equitable Development Initiative
- Align capital project investments with land use and growth
- Improve green building program incentives
- Increase GSI spending and partner with transportation investments to encourage private development
Sound Transit Partnership
Sound Transit 3 approved by region’s voters in 2016

• $54B in new transit investment

• New commitment to affordable TOD

• Statutory requirement that 80% of surplus land be offered to qualified entities for projects with 80% of units affordable at 80% of AMI or below
Sound Transit
A new approach to TOD

Roosevelt TOD

• Station opening in 2021

• 53,000 SF site, NC3P-85 zone

• Worked to make site available for development to allow TOD opening with station

• Located in High Opportunity Area, with access to schools, community center and commercial development
Sound Transit
A new approach to TOD

Roosevelt TOD

- Partnered with Roosevelt Neighborhood Association (RNA)
- RNA funded by Enterprise Community Housing to fund additional technical support
- Hosted community workshops to determine neighborhood priorities
- Strong support for affordable housing, deeper affordability and family-sized housing
Sound Transit
A new approach to TOD

Roosevelt TOD

• Joint RFP from ST and Office of Housing, selected partnership between Mercy Housing and Bellwether

• 245 homes, 100% affordable below 60% AMI, 40% affordable below 50% AMI

• 42% of units will be 2- and 3-bedroom

• Retail space, daycare, community room and public space improvements

• Significantly discounted land price of $6.75M from ST, commitment of $15M from Office of Housing
**Future Housing Need**

**We need to do more.**

**King County in 2017**

- In 2017, 11,600 people experiencing homelessness
- In 2017, 290,100 cost burdened households
- Need 156,000 homes to meet current need
- By 2040, we will have an additional 88,000 households at 80% AMI or lower

**We need 244,000 additional homes affordable to low-income households by 2040.**

<table>
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<th>AMI</th>
<th>Cost-Burdened Households</th>
<th>Severely Cost-Burdened Households</th>
<th>All Cost-Burdened Households</th>
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<td>0-30% AMI</td>
<td>25,400</td>
<td>75,700</td>
<td>101,100</td>
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<td>+125% AMI</td>
<td>12,600</td>
<td>1,500</td>
<td>14,100</td>
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<td><strong>All Incomes</strong></td>
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<td><strong>122,700</strong></td>
<td><strong>290,100</strong></td>
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