

# Getting Good Projects in the Ground

**Rob Johnson**

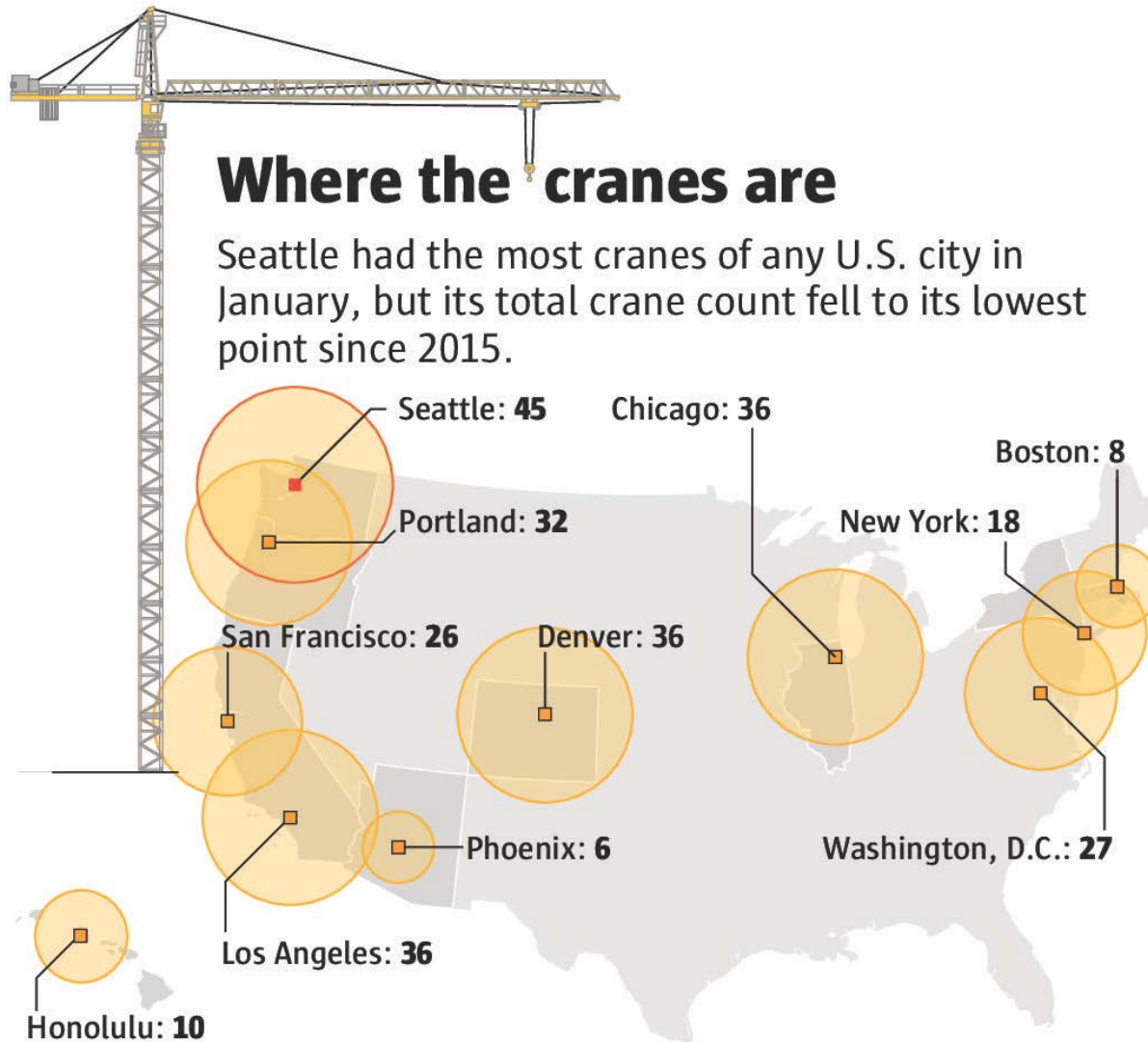
DISTRICT 4 NORTHEAST SEATTLE



New Partners for Smart Growth Conference  
February 2, 2018

# Growth in Seattle

Seattle has led US crane-count since 2016



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: boyntondavid



# 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

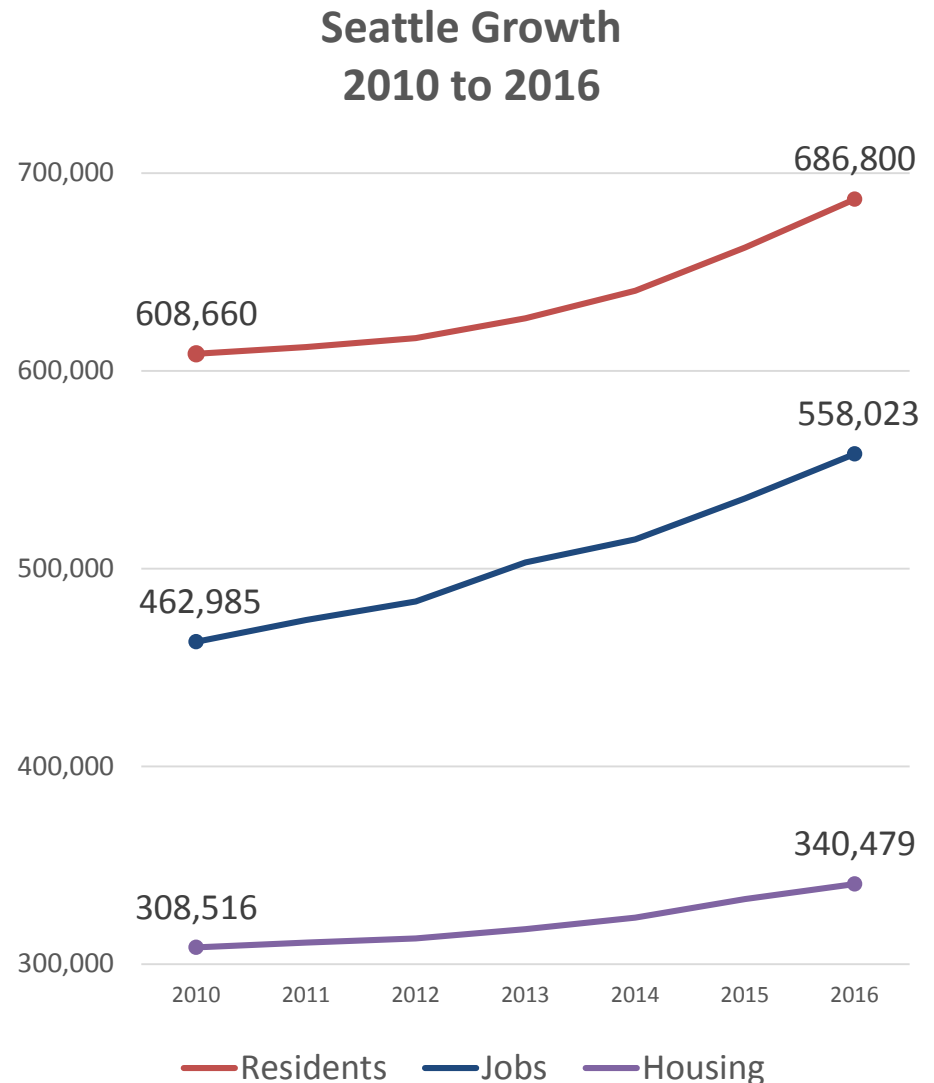
Housing growth is not keeping pace with growth of jobs & residents

## 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



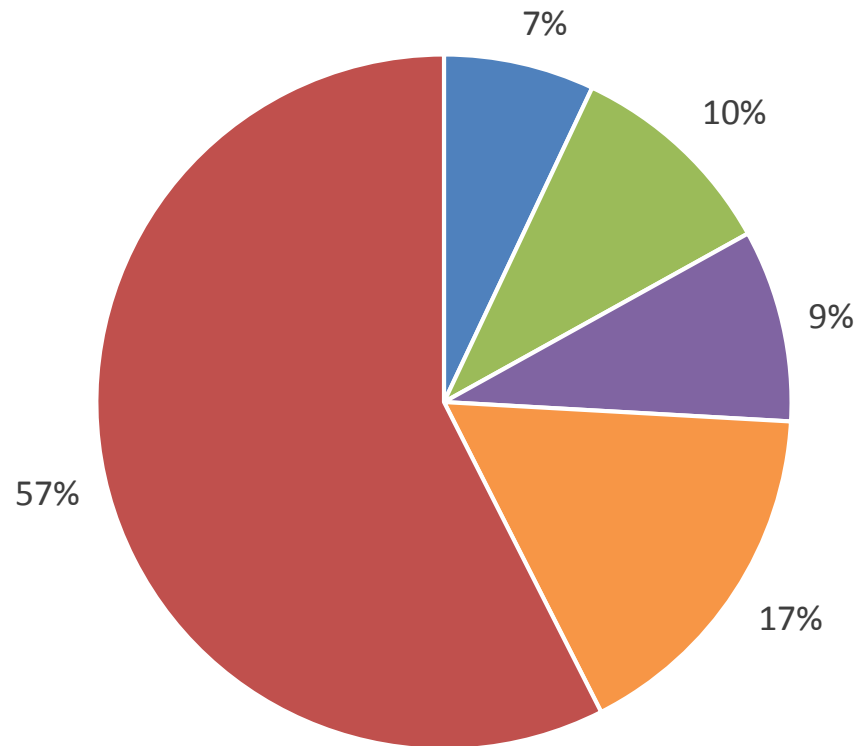
# Growth in Seattle

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

New Units Built by Building Size  
2011 to 2016



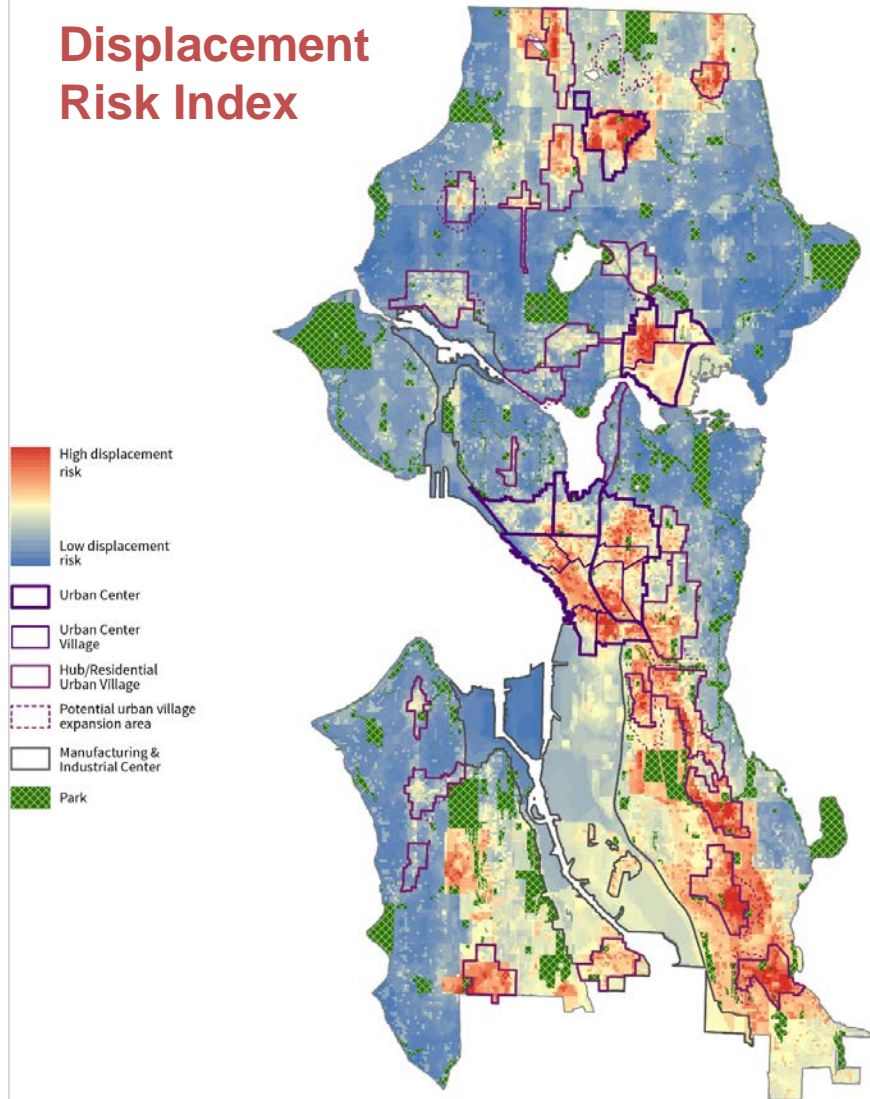
■ 1 unit ■ 2-10 units ■ 11-50 units ■ 51-100 units ■ 101+ units



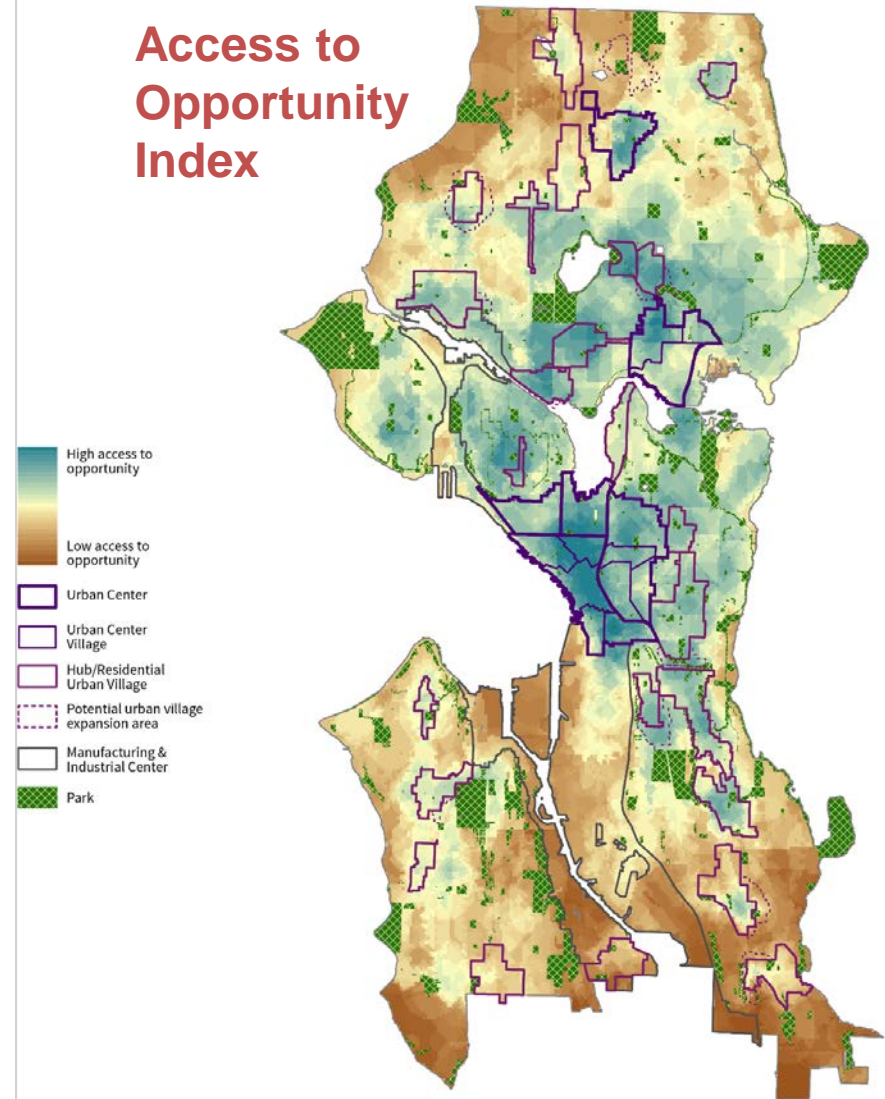
# Growth in Seattle

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.

## Seattle Housing Affordability and Livability Agenda



Final Advisory Committee Recommendations  
To Mayor Edward B. Murray and the Seattle City Council

July 13, 2015



# 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

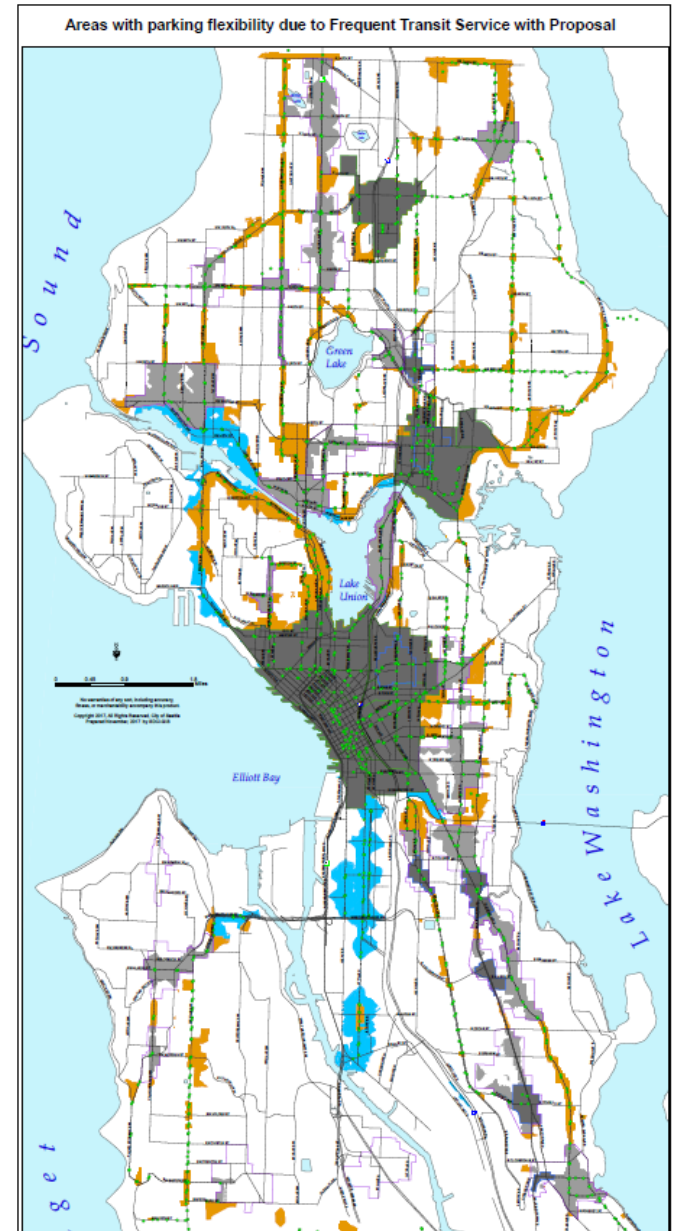


# Housing Affordability and Livability Agenda

## Implementation

### Off-Street Parking Reform

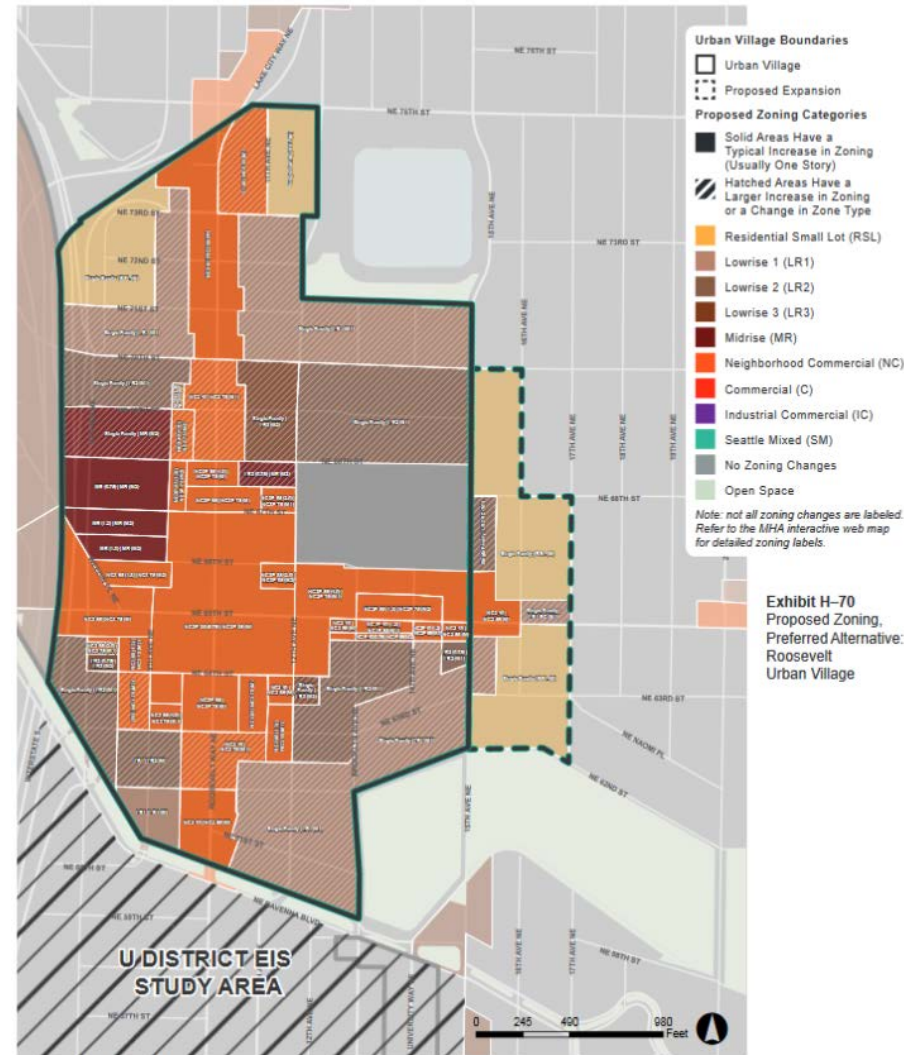
- Define a new “flexible-use parking” category that allows shared use
- Unbundle parking leases in residential and commercial buildings
- Increased bike parking
- Clarify “Frequent Transit Service” areas with no / reduced parking
- Reduce minimum parking for income-restricted housing



# 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



Source: City of Seattle, 2017.



# 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

#### MHA requirements

for residential and highrise commercial

		low area		medium area		high area	
		%	\$	%	\$	%	\$
scale of zoning change	(M)	5%	\$7.00	6%	\$13.25	7%	\$20.75
	(M1)	8%	\$11.25	9%	\$20.00	10%	\$29.75
	(M2)	9%	\$12.50	10%	\$22.25	11%	\$32.75

for non-highrise commercial (up to 95 feet)

		%	\$	%	\$	%	\$
scale of zoning change	(M)	5%	\$5.00	5%	\$7.00	5%	\$8.00
	(M1)	8%	\$8.00	8%	\$11.25	8%	\$12.75
	(M2)	9%	\$9.00	9%	\$12.50	9%	\$14.50

# 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

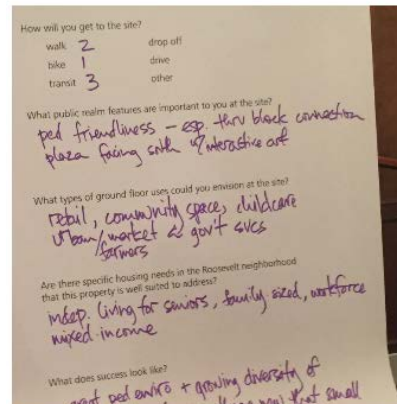
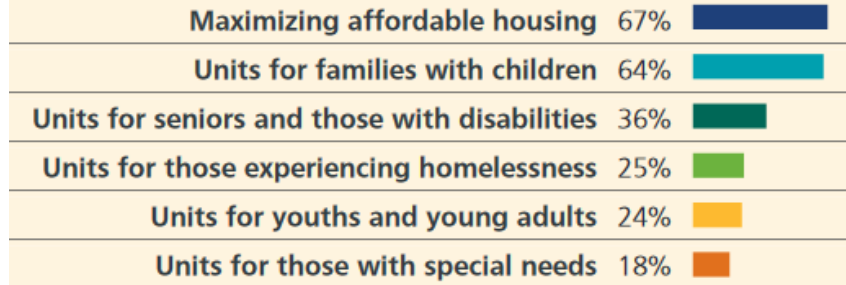
## A new approach to TOD

### 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

#### QUESTION 7

*What principles do you perceive to be the most important when creating affordable housing on this land adjacent to Roosevelt Station? (Select three).*



# 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-bedrooms
- 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



AMI	Cost-Burdened Households	Severely Cost-Burdened Households	All Cost-Burdened Households
0-30% AMI	25,400	75,700	101,100
>30-50% AMI	43,300	28,900	72,200
>50-80% AMI	53,900	13,100	67,000
>80-125% AMI	32,200	3,500	35,700
+125% AMI	12,600	1,500	14,100
All Incomes	167,400	122,700	290,100

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