

**JOHN W. HEMPELMANN**

**CH&** CAIRNCROSS&HEMPELMANN  
ATTORNEYS AT LAW

*presents*

**LOCUS LEADERSHIP SUMMIT 2017**



TWO SEATTLE STRATEGIES 2017  
JOHN W. HEMPELMANN  
APRIL 25, 2017

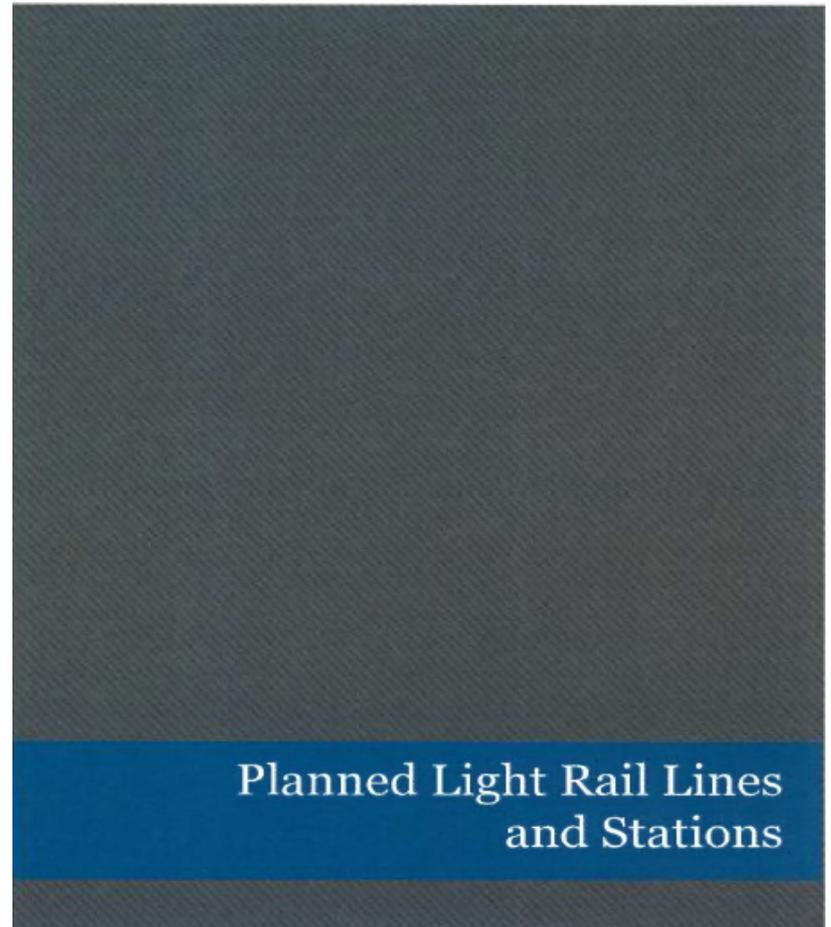
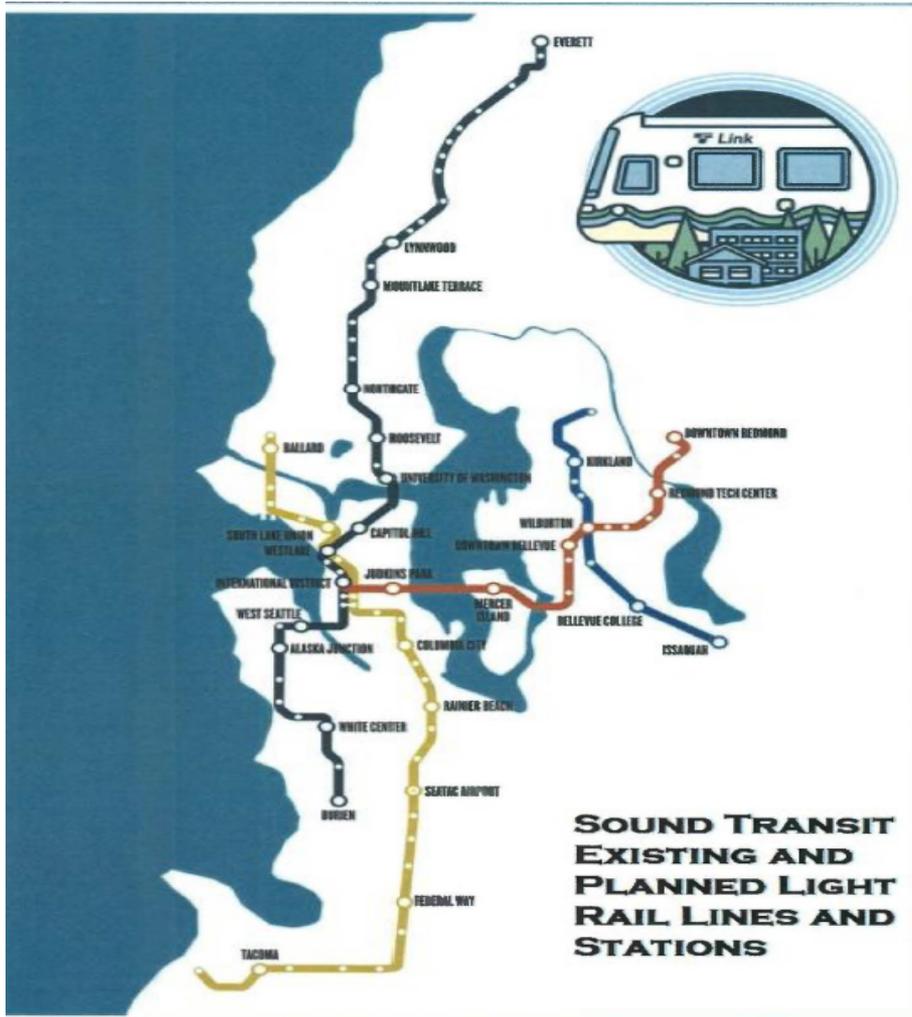


**2017 – 62 CONSTRUCTION CRANES IN SEATTLE (MORE THAN BOSTON, AND NEW YORK COMBINED)**

# SOUND TRANSIT EXPANSION

- **ST 2 (2008) \$17.8 BILLION**
- **ST 3 (2016) \$54 BILLION**
- **SEATTLE, BELLEVUE, EVERETT, TACOMA**
- **116 MILES**
- **80 STATIONS**
- **600,000 RIDERS EVERY DAY**



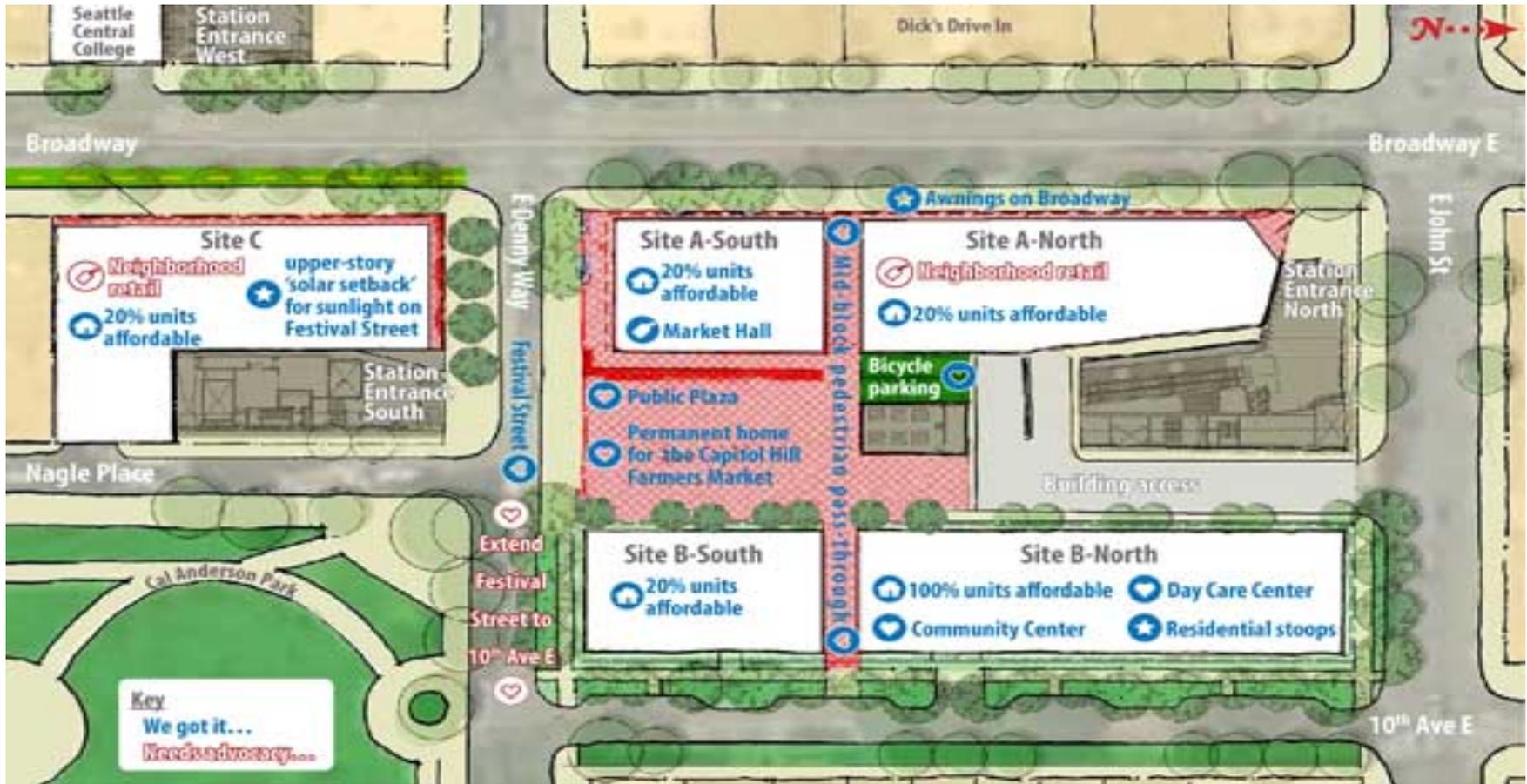




## **Transit-Oriented Development (TOD) Program STRATEGIC PLAN UPDATE**



Puget Sound Regional TOD Opportunities



# SOUND TRANSIT CAPITOL HILL STATION

- ST3 Statute directs Sound Transit to implement equitable TOD.
- RCW 81.112.350 (the 80-80-80) Rule directs Sound Transit to prioritize affordable housing on agency surplus property and enables the agency to discount fair market value in certain circumstances.
- The 80-80-80 Rule requires that **80%** of surplus Sound Transit property suitable for housing development must be offered to a local government, housing authority, or nonprofit developer, and **80%** of the constructed units must be affordable to those making **80%** of the median income for the county in which the property is located.
- The Draft ST3 System Plan incorporates funding for TOD planning and in each capital project.

# City of Seattle Housing Affordability and Livability Agenda

Seattle Office of Planning and Community Development  
Nick Welch



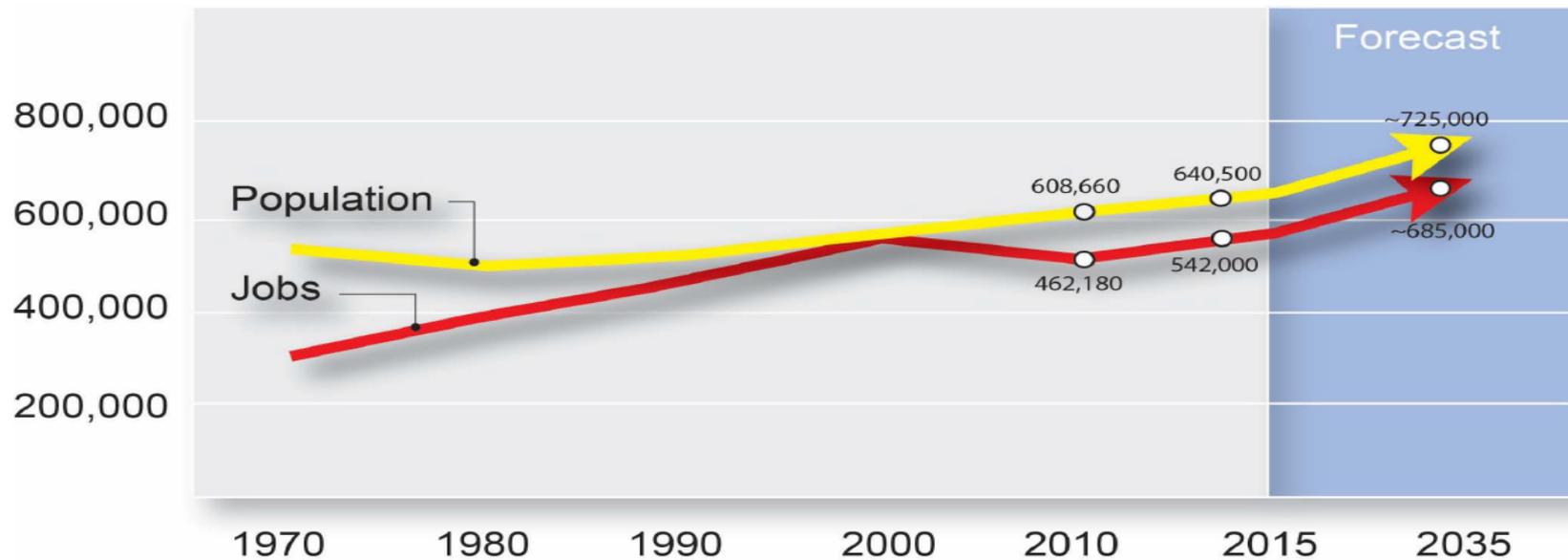
HOUSING AFFORDABILITY  
AND LIVABILITY AGENDA



April 11, 2017



# Seattle is growing



# Seattle's housing reality



2,942 people are living  
**without shelter** in Seattle.



More than 45,000 Seattle  
households pay **more than  
half of their income** on  
housing.

Average rent for a 1-bedroom  
apartment in Seattle **increased 35%**  
in the last five years to \$1,641.



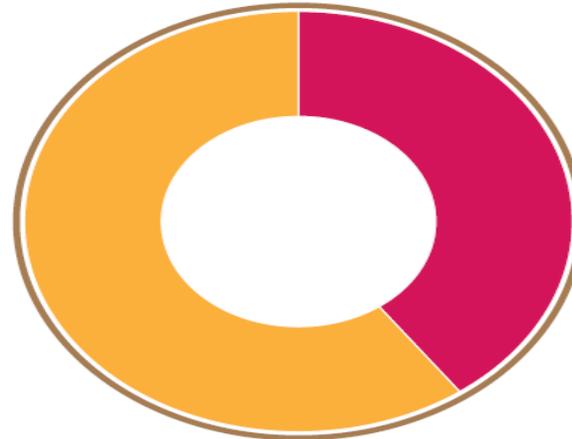
# The HALA goal



In the next 10 years:

**30,000**  
new market-rate homes

- A critical increase in housing options to meet growing demand
- Continue growth in urban centers
- Reduce permitting barriers
- Maximize efficient construction methods
- Provide incentives for family-sized housing



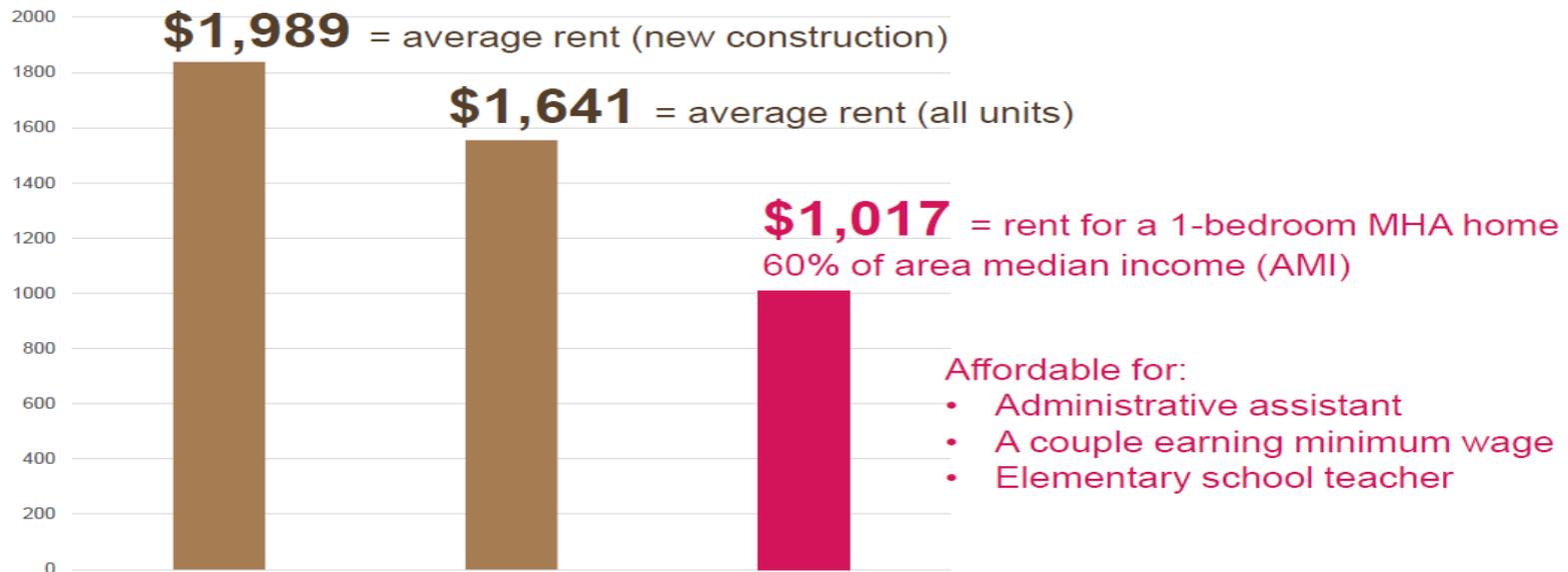
**20,000**  
affordable homes

- Net new rent- and income-restricted homes
- Includes new construction and acquisition rehab
- About 3x current production
- New and expanded public and private resources
- Funding programs primarily serve  $\leq 60\%$  AMI households
- Incentive programs primarily serve 60-80% AMI households

# MHA and affordability



## Market Rents and Affordable MHA Rents one-bedroom unit

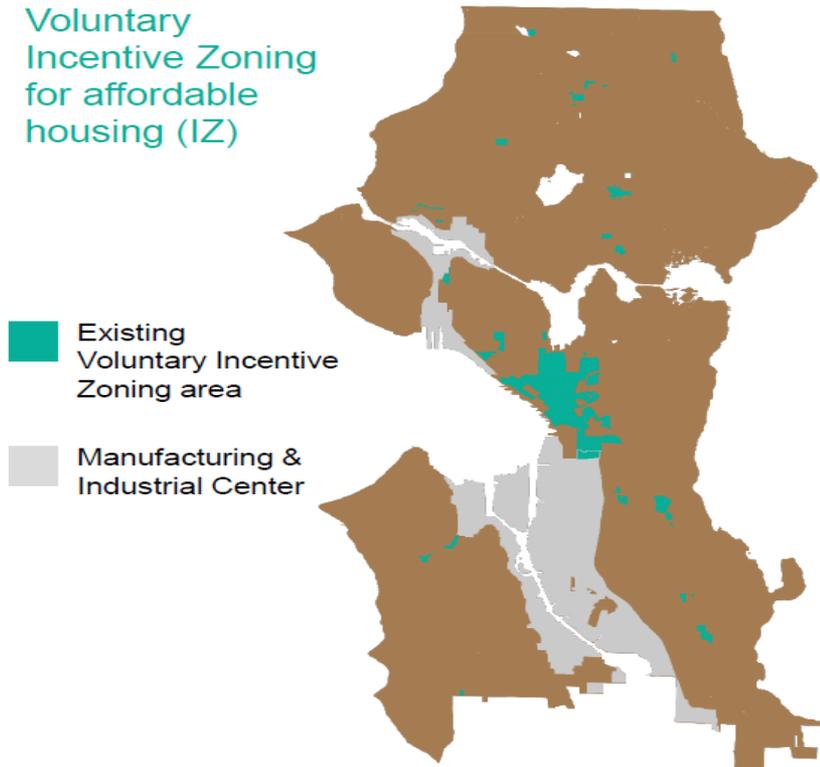


Sources: Dupre+Scott Apartment Advisors, Apartment Vacancy Report, 20+ unit buildings, Fall 2016, Seattle-14 market areas; WA Employment Security Department, Occupational Employment & Wage Estimates, Seattle-Bellevue-Everett, WA MD, 2014.

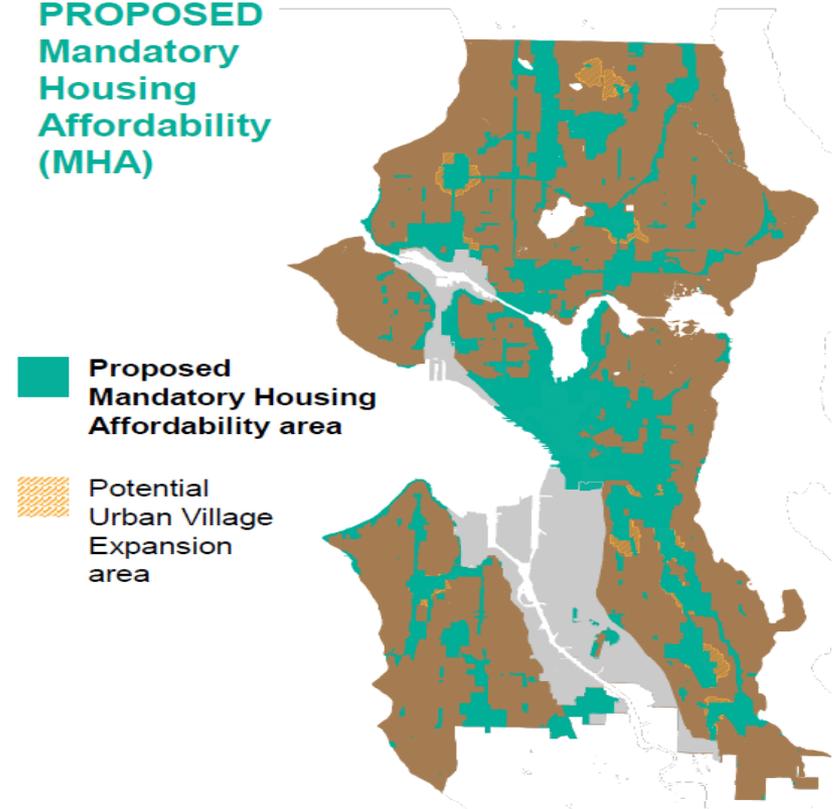


# A mandatory program

EXISTING  
Voluntary  
Incentive Zoning  
for affordable  
housing (IZ)



PROPOSED  
Mandatory  
Housing  
Affordability  
(MHA)

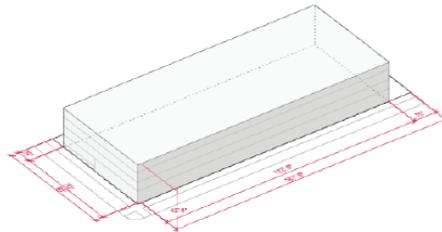


# MHA zone changes – typical



## EXISTING NC-40

Floor Area Ratio (FAR) Max	3.25
Height Limit	40'
Setbacks	
Front	First floor dwellings must be 4' above or 10' back from street
Rear	10' next to residentially zoned lot
Sides	15' next to residentially zoned lot
Parking	1 per unit; No min. in Urban Villages

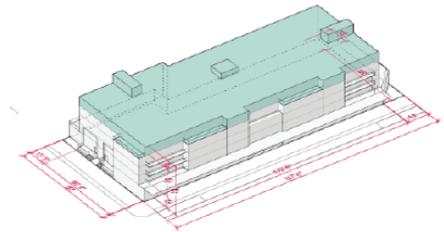


Lot Size	15,000sf
Total Allowed GSF	48,750sf
Efficiency Factor	.8
Ground Floor Commercial GSF	5,000sf
Total Net Residential	35,000sf
Total Units	40
Average Net Unit Size	875sf
Parking Spaces Provided	underground

**Affordable housing:**  
none required

## PROPOSED MHA NC-55

Floor Area Ratio (FAR) Max	3.75
Height Limit	55'
Setbacks	
Front	First floor dwellings must be 4' above or 10' back from street
Upper	Avg. depth of 5', max. depth of 15' above 45'
Rear	10' next to residentially zoned lot
Sides	15' next to residentially zoned lot
Facade Modulation	Change of materials or a min. 18" deep setback at a min. of every 50' ft.
Parking	1 per unit; No min. in Urban Villages



typical floor



Example Floorplan ground floor

Lot Size	15,000sf
Total Allowed GSF	56,250sf
Efficiency Factor	.8
Ground Floor Commercial GSF	5,000sf
Total Net Residential	41,000sf
Total Units	52
Average Net Unit Size	788sf
Parking Spaces Provided	underground

**Affordable housing:**  
3-4 low-income homes or  
\$364K to \$1.1M towards  
affordable housing

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