

# Housing Choices

Creating more housing options, for more people, in more places

**Seattle Renters' Commission**

June 3, 2019



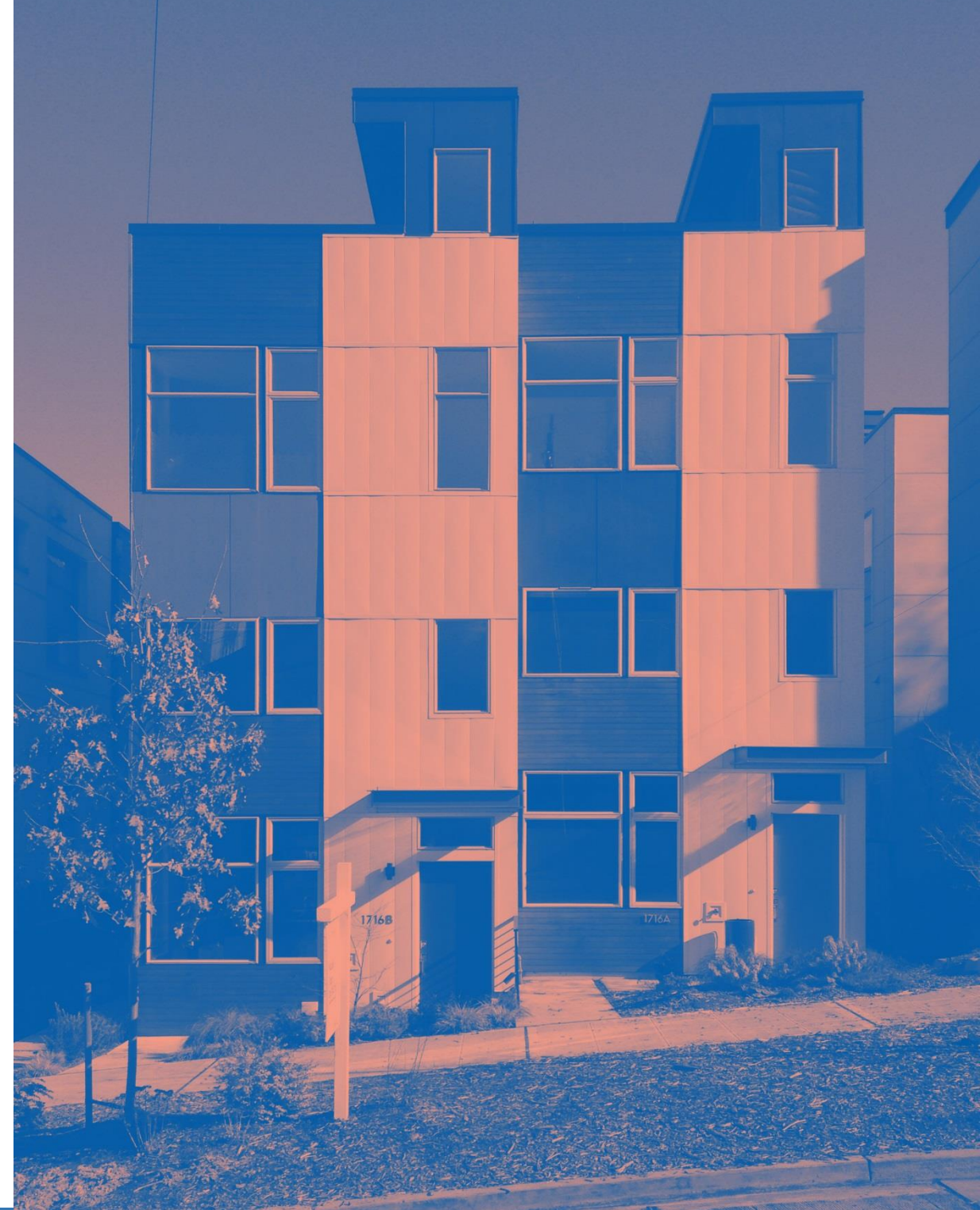
**Seattle**  
Office of Planning &  
Community Development

# THE GOAL OF HOUSING CHOICES

**More market-rate housing  
options, in more places, for more  
people.**

# Why Housing Choices?

- More affordable and suitable housing
- Stability as household needs change
- More inclusive communities
- Wealth-building opportunities through homeownership
- Greater access to jobs, schools, and transit



# Housing Choices is one effort in our overall approach to addressing our housing crisis which includes:

- **Investing in People** to help them gain employment that allows them to afford the housing they want
- **Investing in Communities** to build stability as housing and commercial space becomes increasingly expensive
- **Building more rent- and income-housing** to meet the needs of households that cannot afford market-rate housing
- **Supporting development of market-rate housing** to address increasing demand and provide a broad range of housing options

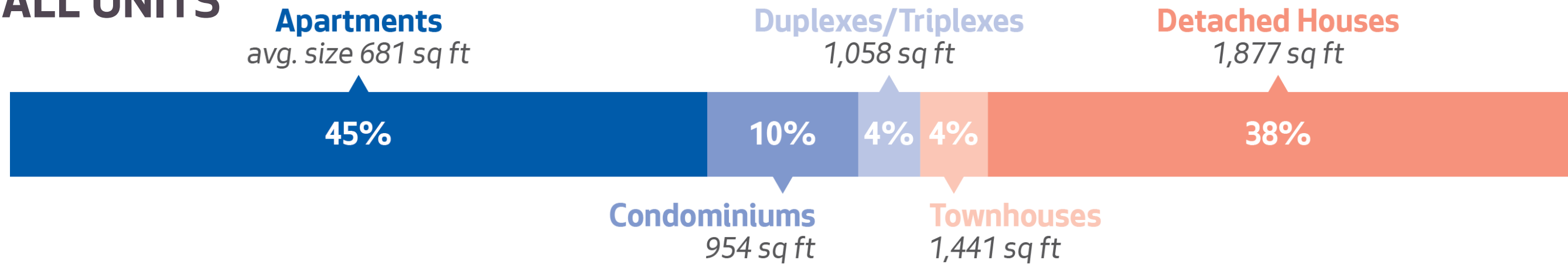
# **Housing Choices supports the Mayor's Affordable Middle-Income Housing Advisory Council by:**

- Providing rigorous data analysis and community-generated ideas to inform the Advisory Council's work
- Developing proposals to advance the Advisory Council's recommendations on reducing cost and regulatory barriers

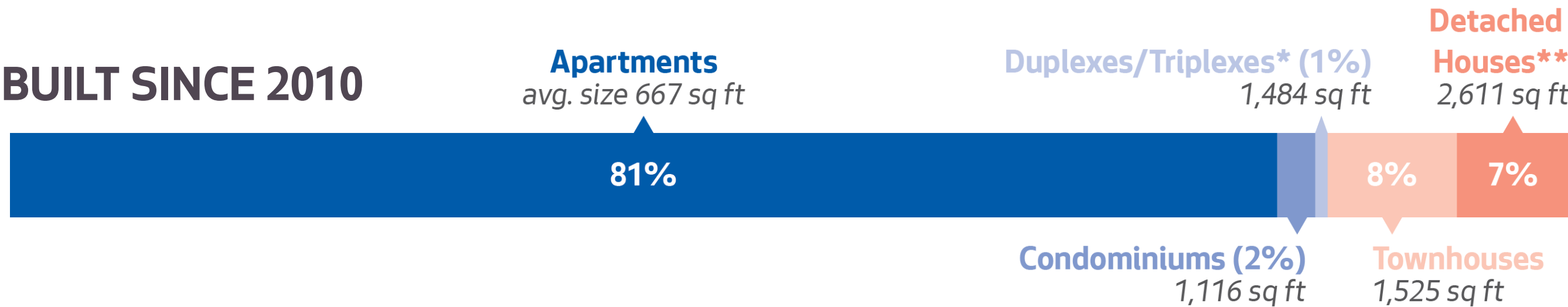
# STATE OF THE HOUSING MARKET

# Existing homes are predominately small apartments and detached houses.

## ALL UNITS



## BUILT SINCE 2010



# Rental housing is unaffordable for most renters, particularly larger households.

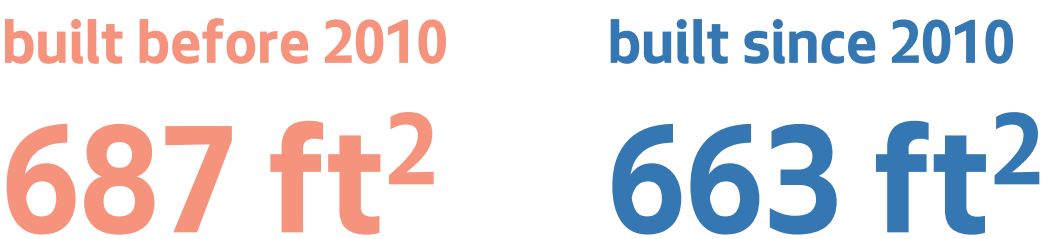
	Studio	1 Bedroom	2 Bedroom	3 Bedroom
Average gross rent	\$1,410	\$1,750	\$2,310	\$2,800
Annual income needed to afford	\$56,300	\$70,100	\$92,600	\$112,200
Income as % of area median income	78% of AMI for 1 person	85% of AMI for 2 people	100% of AMI for 3 people	109% of AMI for 4 people

Figures are for all units in apartment complexes with 20 or more units



# Rental units built since 2010 have fewer bedrooms, but are only slightly smaller.

Average unit size by year built



Unit share by number of bedrooms



Homeownership is increasingly out of reach for a large portion of the population.

Detached homes are no longer affordable to most middle-income buyers.

	Detached Houses	Townhouses	Condominiums
Median sales price (2018)	\$795,000	\$730,000	\$520,000
Annual income needed to afford	\$198,000	\$182,000	\$139,000
Income as % of area median income	213% of AMI for 3 people	195% of AMI for 3 people	169% of AMI for 2 people

# For-sale units built since 2010 are larger and more expensive than existing homes.

- The average size of a new detached house is 2,611 square feet, 41% larger than the average older home.
- Townhouse size and price have not changed significantly.
- New condos are 6% larger but 44% more expensive than older condos.



# The supply of accessible housing is even more limited.

- No tally of all accessible units
- 45% of Seattle apartments and condos built after 1990, when Fair Housing Act began requiring basic accessibility in new multifamily buildings
- New apartment buildings increase accessible units overall, but accessible ownership opportunities remain scarce

# Many people in different stages of life struggle to find housing that works for them

- People in entry-level jobs
- First-time homebuyers
- Families with children
- Intergenerational households
- Older adults downsizing from larger homes
- People with disabilities





# We need more homes — especially these five housing types in particularly short supply:

Townhouses, duplexes, triplexes, and cottages



Condominiums & co-ops



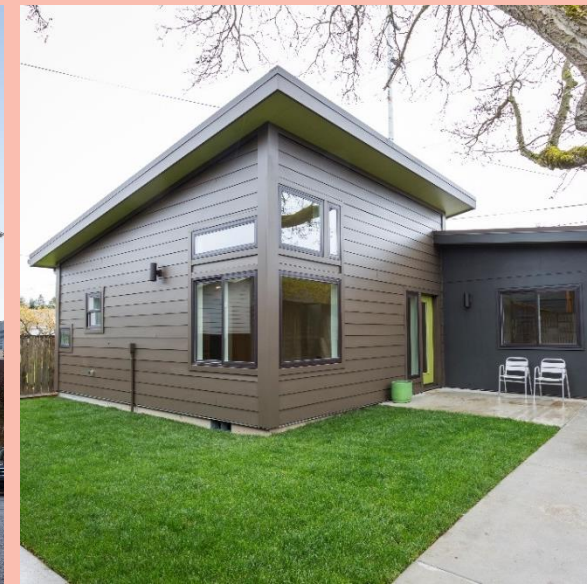
Family-size two- and three-bedroom rentals



Congregate housing



Accessible homes



**WHAT'S NEXT?**

# Share your thoughts on the issues, opportunities, and how we should respond



**June 2019**

*Housing Choices Background Report released*

**June-Nov.**

Survey available

**July-Nov.**

Conversations and focus groups

**Nov. 2019**

Affordable Middle-Income Housing Advisory Council recommendations

**Early 2020**

Housing Choices recommendations



# Key Questions

- What type of housing options would you like to see more of?
- What qualities and amenities should this housing have?
- In what parts of the city would these options be most helpful?
- What strategies or actions should we pursue to support the development of more housing options?

# What we've heard in recent years

- » Simplify rules for smaller projects
- » Make it easier to build accessory dwelling units (ADUs)
- » Make permitting faster and predictable
- » Allow townhouses, duplexes, and triplexes in more areas
- » Expand where small rental units with shared kitchens and common space are allowed
- » Encourage family- and age-friendly multifamily housing
- » Create more accessible homes
- » Strengthen tools to reduce displacement
- » Explore ownership and financial models to help residents add housing and remain on their property

# Thank you

For more, visit

[seattle.gov/opcd/ongoing-initiatives/housing-choices](https://seattle.gov/opcd/ongoing-initiatives/housing-choices)

**Brennon Staley**

brennon.staley@seattle.gov

(206) 684-4625



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Community Development