Housing Production in South Lake Union

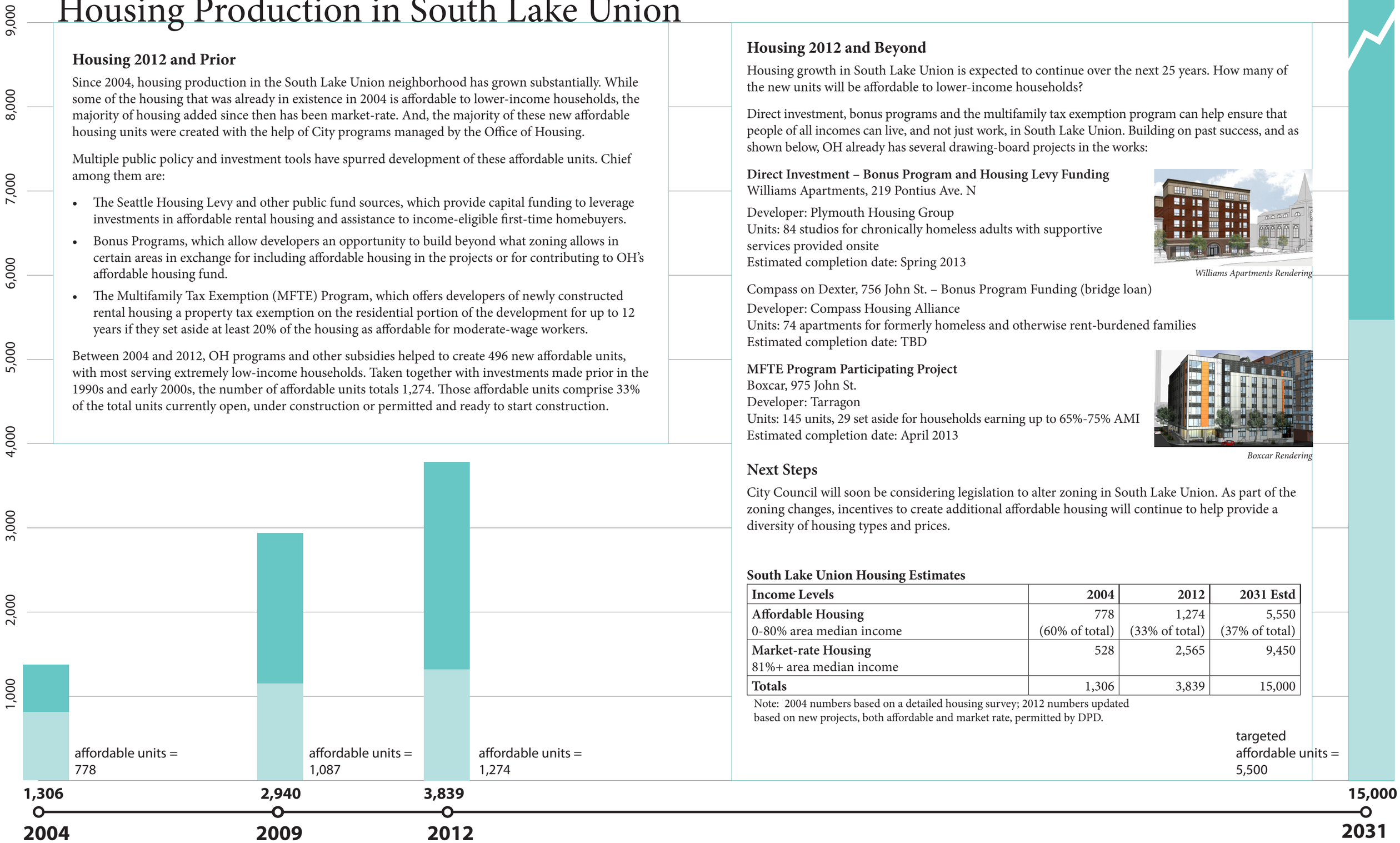
Housing 2012 and Prior

Since 2004, housing production in the South Lake Union neighborhood has grown substantially. While some of the housing that was already in existence in 2004 is affordable to lower-income households, the majority of housing added since then has been market-rate. And, the majority of these new affordable housing units were created with the help of City programs managed by the Office of Housing.

Multiple public policy and investment tools have spurred development of these affordable units. Chief among them are:

- The Seattle Housing Levy and other public fund sources, which provide capital funding to leverage investments in affordable rental housing and assistance to income-eligible first-time homebuyers.
- Bonus Programs, which allow developers an opportunity to build beyond what zoning allows in certain areas in exchange for including affordable housing in the projects or for contributing to OH's affordable housing fund.
- The Multifamily Tax Exemption (MFTE) Program, which offers developers of newly constructed rental housing a property tax exemption on the residential portion of the development for up to 12 years if they set aside at least 20% of the housing as affordable for moderate-wage workers.

Between 2004 and 2012, OH programs and other subsidies helped to create 496 new affordable units, with most serving extremely low-income households. Taken together with investments made prior in the 1990s and early 2000s, the number of affordable units totals 1,274. Those affordable units comprise 33% of the total units currently open, under construction or permitted and ready to start construction.



Housing 2012 and Beyond

Housing growth in South Lake Union is expected to continue over the next 25 years. How many of the new units will be affordable to lower-income households?

Direct investment, bonus programs and the multifamily tax exemption program can help ensure that people of all incomes can live, and not just work, in South Lake Union. Building on past success, and as shown below, OH already has several drawing-board projects in the works:

Direct Investment – Bonus Program and Housing Levy Funding
Williams Apartments, 219 Pontius Ave. N

Developer: Plymouth Housing Group
Units: 84 studios for chronically homeless adults with supportive services provided onsite
Estimated completion date: Spring 2013

Williams Apartments Rendering

Compass on Dexter, 756 John St. – Bonus Program Funding (bridge loan)

Developer: Compass Housing Alliance
Units: 74 apartments for formerly homeless and otherwise rent-burdened families
Estimated completion date: TBD

MFTE Program Participating Project
Boxcar, 975 John St.
Developer: Tarragon
Units: 145 units, 29 set aside for households earning up to 65%-75% AMI
Estimated completion date: April 2013

Boxcar Rendering

Next Steps

City Council will soon be considering legislation to alter zoning in South Lake Union. As part of the zoning changes, incentives to create additional affordable housing will continue to help provide a diversity of housing types and prices.

South Lake Union Housing Estimates

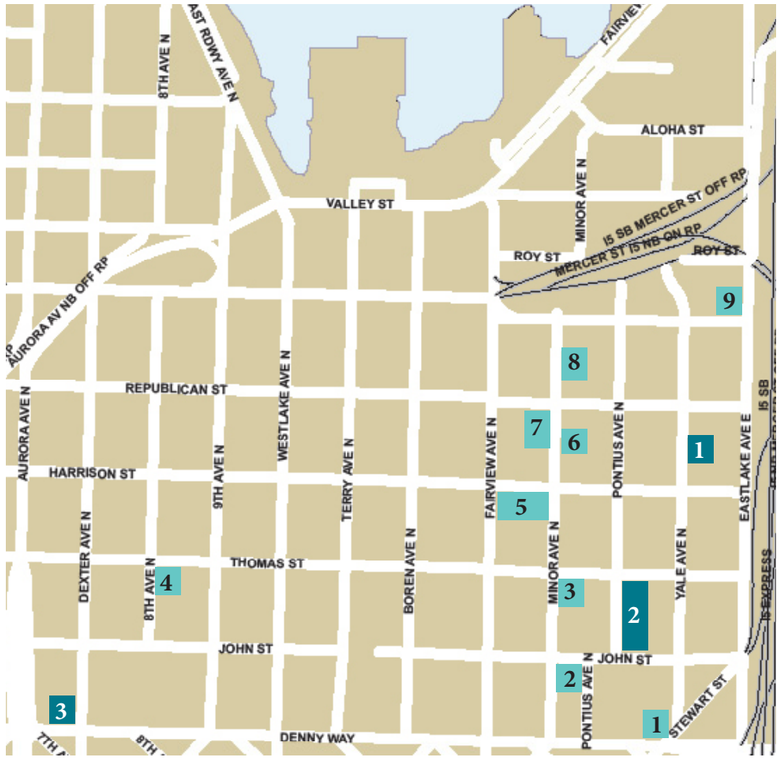
Income Levels	2004	2012	2031 Estd
Affordable Housing 0-80% area median income	778 (60% of total)	1,274 (33% of total)	5,550 (37% of total)
Market-rate Housing 81%+ area median income	528	2,565	9,450
Totals	1,306	3,839	15,000

Note: 2004 numbers based on a detailed housing survey; 2012 numbers updated based on new projects, both affordable and market rate, permitted by DPD.

Notes: Affordable unit counts capture both subsidized and an estimated number of unsubsidized affordable units. Subsidized units reflect direct public investment as well as the impact of policy tools such as the multifamily tax exemption. 2012 units reflect permitted as well as completed units.

Affordable Housing in South Lake Union

Created through City investment, incentive programs or other agreements



Housing created through incentives and other programs

1 – The Cairns
100 units; 30 affordable up to 70% AMI; exemption up to 10 years. Opened 2005.
422 Yale Ave. N.

2 – Alley 24
172 total units; 35 units affordable to households earning up to 60% AMI; exemption up to 10 years. Opened 2006.
224 Pontius Ave. N.

3 –Borealis
53 units affordable up to 80% AMI for a minimum of 20 years. Developed by Vulcan as required by land sales agreement. Opened 2008.
714 Denny Way

Housing created through direct City investment

1 – David Colwell Building
126-units affordable to households earning 30%, 50% and 60% AMI. City funding: $2.4m. Opened in 2000.
111 Yale Ave. N.

4 – Denny Park Apartments
50 units affordable to households earning 30%, 50% and 60% AMI. City funding: $2.14m. Opened in 2005.
230 8th Ave. N.

7 – Casa Pacifica
65 apartments for households earning up to 50% and 65% AMI. City funding: $1.1m. Opened in 1998.
1167 Republican St.

2 – Brewster Apartments
35 apartments for individuals earning less than 50% AMI. City funding: $1.17m. Constructed in 1916; renovated in 1996.
133 Pontius Ave. N.

5 – Lakeview Apartments
59 apartments affordable to families earning up to 50% AMI. City funding: $2.1m. Opened in 2000.
1170 Harrison St.

8 – Kerner Scott
40 studio apartments for previously homeless, chronically mentally ill tenants. City funding: $585,000. Opened in 1997. *512 Minor Ave. N.*

3 – Compass Cascade Women's Center
34 apartments for women transitioning from homelessness to permanent housing. City funding: $645,000. Opened in 1999.
1205 Thomas St.

6 – Canaday House
83 studios with supportive services for chronically homeless individuals with mental illness. City funding: $3.28m. Opened in 2010.
424 Minor Ave. N.

9 – Jensen Block
30 apartments for individuals. earning up to 30%-50% AMI. City funding: $1.66m. Constructed in 1908; renovated in 1994.
601 Eastlake Ave. E.

HOUSING

South Lake Union

2012 Update

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