

# Discussion of Affordable Housing Options for 198<sup>th</sup> Property

Council Business Meeting

March 6, 2017



# 198th Property



Co: Aurora  
Age Transit Center

Costco Gasoline

Verizon

Costco Wholesale

3 parcels, 0.79 ac



# Upper level



# Middle level



Lower level



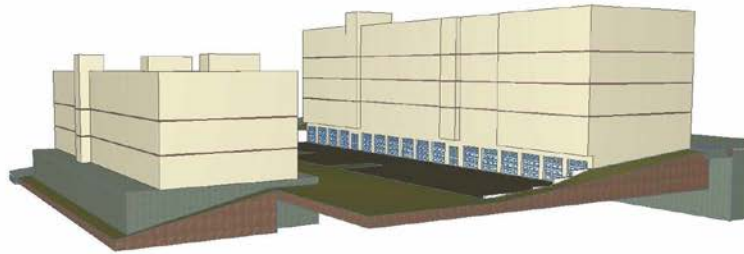
# August 8, 2016 Discussion

- No obvious city use
- King County Department of Community and Human Services (KCDCHS)
- Pursue affordable housing option

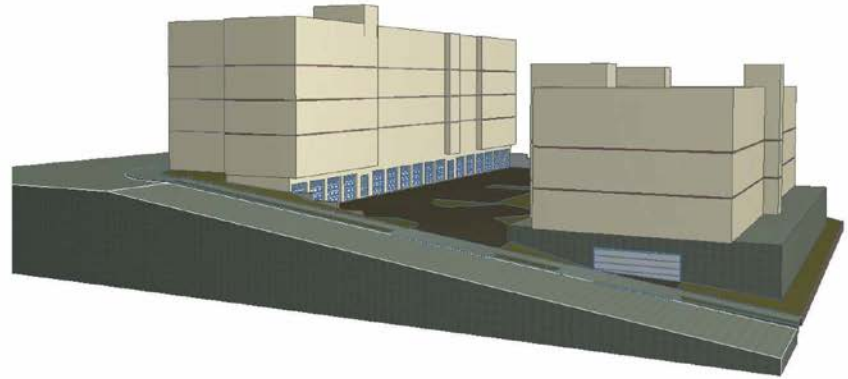
# Massing study

- Two buildings with open space between
- 4 and 3 stories of residential over parking
- 65 units
- 64 parking stalls
- Compliant with Shoreline code

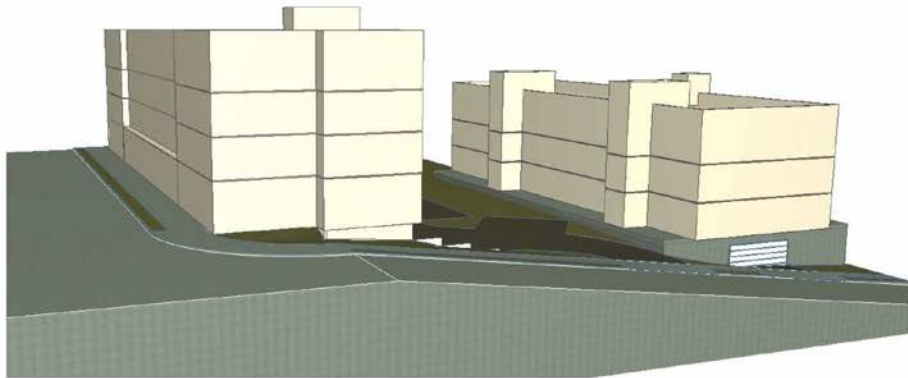




VIEW FROM NORTHEAST

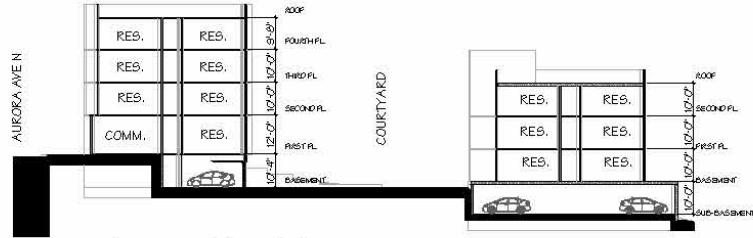


VIEW FROM SOUTHEAST



VIEW FROM SOUTHWEST





SITE SECTION A-A

**PROJECT INFORMATION**

**ZONING** MB (Mixed Business) and R-48  
**BUILDING HEIGHT** MB 65'  
 R-48 50'

UNITS	bdg one	bdg two	total	total SF rentable
1 bedroom 500 SF	11	21	32	16,000
2 bedroom 800 SF	10	9	19	15,200
3 bedroom 1000 SF	14	0	14	14,000
<b>total</b>	<b>35</b>	<b>30</b>	<b>65</b>	<b>45,200</b>

PARKING	
1 BED X .75	24
2+ BED X 1.5	49.5
COMMERCIAL 1/400 SF	10
TOTAL	84
25% REDUCTION	-21
TOTAL REQUIRED	63

Bldg one garages	16
bldg two garage surface	29
PROVIDED	17
	64

BUILDING SF	garage	commercial	residential	common area	total SF
building one	3,344	4,000	27,500	5,000	39,844
building two	8,585	0	17,700	3,660	29,945

OPEN SPACE		
1 bedroom x 100 SF	32	3,200 SF
2 bedroom x 130 SF	19	2,470 SF
3 bedroom x 170 SF	14	2,380 SF
Total required		8,050 SF

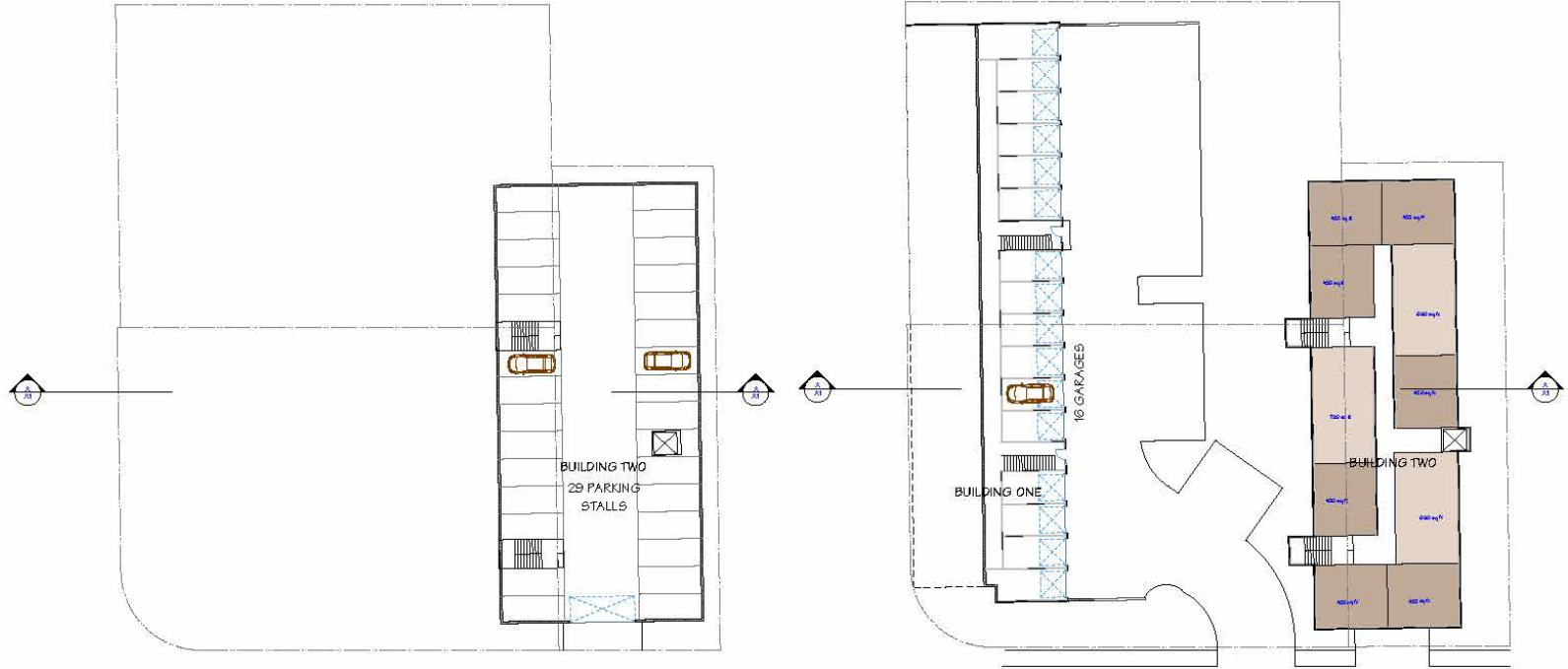
Courtyard	5176 SF
Bldg Two roof top	3,136 SF
total provided	8,312 SF

**BUILDING ONE**  
 4 STORIES OVER BASEMENT GARAGES  
 APARTMENTS TO BE TYPE V WOOD FRAME OVER  
 COMMERCIAL AND GARAGES OF TYPE I CONCRETE

**BUILDING TWO**  
 3 STORIES OVER BASEMENT GARAGE  
 APARTMENTS TO BE TYPE V WOOD FRAME OVER  
 GARAGE OF TYPE I CONCRETE



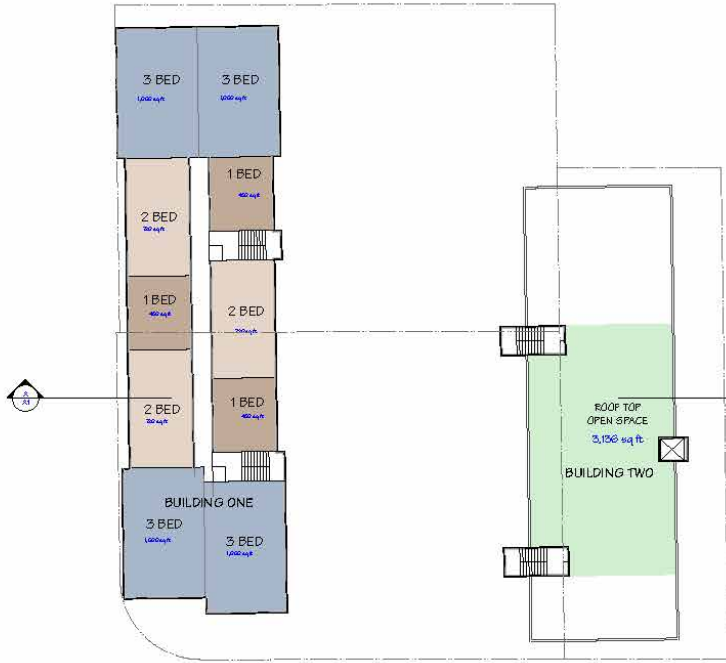
FIRST FLOOR / STREET LEVEL



SUB-BASEMENT FLOOR

BASEMENT FLOOR





FOURTH FLOOR AND ROOF



SECOND & THIRD FLOOR



# Request for Proposal (RFP) process

- King County Department of Community and Human Services representatives
  - Jackie Moynahan
  - Mark Ellerbrook



# Request for Proposal (RFP) process

- KCDCHS leads, City assists
- KCDCHS commits capital funding
- RFP release and response in 2017
- Review Criteria
  - developer capacity
  - project concept and design
  - cost and financial viability

# Seeking Council direction

1. Should the City formally engage with KCDCHS to create an RFP for affordable housing proposals on the 198<sup>th</sup> Property?

# Seeking Council direction

2. Assuming that the answer to #1 is yes, does Council direct that the 198<sup>th</sup> Property serve:
  - Workforce households at or below 60% AMI?
  - Homeless households at or below 30% AMI?
  - Leave this as an open item within the RFP, allowing those responding to identify which level of affordable housing they believe could be financed and developed on the site?



# 2016 Income and Rent Limits - Multifamily Tax Exemption

Published by HUD on March 28, 2016

Effective April 1, 2016

## Income Limits

Family Size	Percent of Area Median Income										
	40%	50%	60%	65%	70%	75%	80%	85%	90%	100%	120%
<b>1 Person</b>	\$25,320	\$31,650	\$37,980	\$41,145	\$44,310	\$47,475	\$50,640	\$53,805	\$56,970	\$63,300	\$75,960
<b>2 Persons</b>	\$28,920	\$36,150	\$43,380	\$46,995	\$50,610	\$54,225	\$57,840	\$61,455	\$65,070	\$72,300	\$86,760
<b>3 Persons</b>	\$32,520	\$40,650	\$48,780	\$52,845	\$56,910	\$60,975	\$65,040	\$69,105	\$73,170	\$81,300	\$97,560
<b>4 Persons</b>	\$36,120	\$45,150	\$54,180	\$58,695	\$63,210	\$67,725	\$72,240	\$76,755	\$81,270	\$90,300	\$108,360
<b>5 Persons</b>	\$39,040	\$48,800	\$58,560	\$63,440	\$68,320	\$73,200	\$78,080	\$82,960	\$87,840	\$97,600	\$117,120

## Rent Limits

Unit Size	Percent of Area Median Income								
	40%	50%	60%	65%	70%	75%	80%	85%	90%
<b>SEDU and Congregate Studio</b>	\$633	-	-	-	-	-	-	-	-
<b>1 Bedroom</b>	-	\$791	\$949	\$1,028	\$1,107	\$1,186	\$1,266	\$1,345	\$1,424
<b>2 Bedrooms</b>	-	\$903	\$1,084	\$1,174	\$1,265	\$1,355	\$1,446	\$1,536	\$1,626
<b>3 Bedrooms</b>	-	\$1,016	\$1,219	\$1,321	\$1,422	\$1,524	\$1,626	\$1,727	\$1,829
	-	\$1,174	\$1,409	\$1,526	\$1,644	\$1,761	\$1,879	\$1,996	\$2,113

The amounts shown in the above table assume that the costs of basic utilities are included in the rent. If the tenant pays basic utilities, a utility allowance must be deducted from the numbers above. Please refer to the Seattle Housing Authority's [utility estimate schedule](#) to determine the amount to be deducted. In addition, all recurring fees that are a condition of tenancy (i.e., not optional fees) must be deducted from the maximum rent. This includes renter's insurance, if required. These updated amounts shall represent the maximum household income and rent for any new lease or scheduled lease renewal that is negotiated from April 1, 2016 onward. However, no lease that has already been presented to a current or prospective tenant may be modified to the increased rates. Furthermore, under no circumstances shall existing leases be modified to reflect the increased rates.

# Seeking Council direction

3. Assuming that the answer to #1 is positive, does Council wish to add to its existing subsidies by:
  - Holding the 198<sup>th</sup> Property off market free of charge?
  - Reducing the purchase price of or making a donation of the 198<sup>th</sup> Property? If price reduction, by what method and by how much?

Dan Eernisse, Economic Development  
Jackie Moynahan, KCDCHS  
Mark Ellerbrook , KCDCHS

