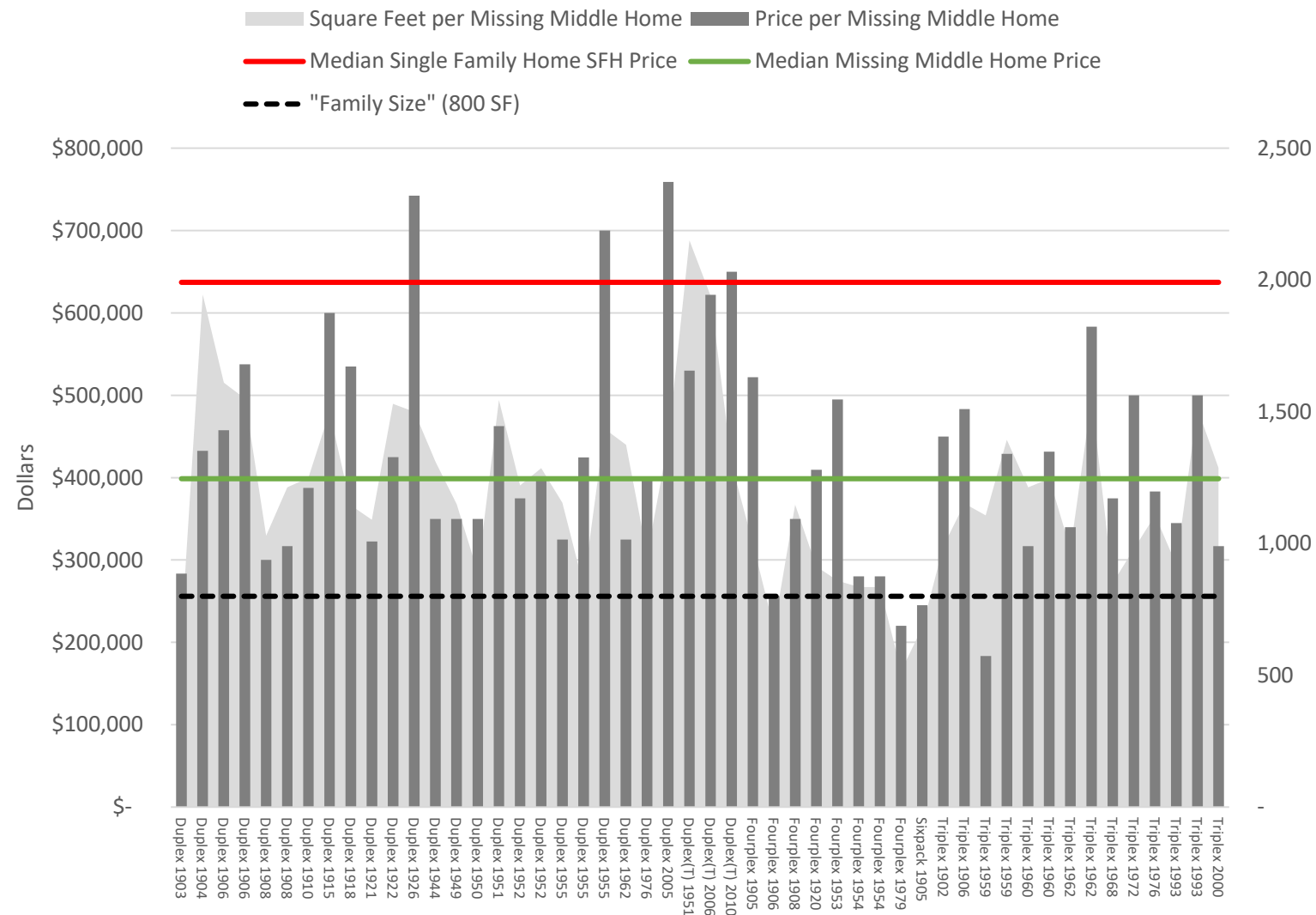


More “Missing Middle” housing on single-family zoned land means more affordable family-size homes



Some images of homes in this dataset

Notes: Square foot and price per home are a straight average'; some homes have units of different sizes.

Source: Windermere and Zillow for sale listings for Seattle May 7, 2016; Median home price from Seattle Times May 6, 2016

Included: Listed as “duplex, triplex or fourplex; or multi-family;” townhome visually of duplex form; residential only; listed and visually multi-family within same massing as an SFH. N=50

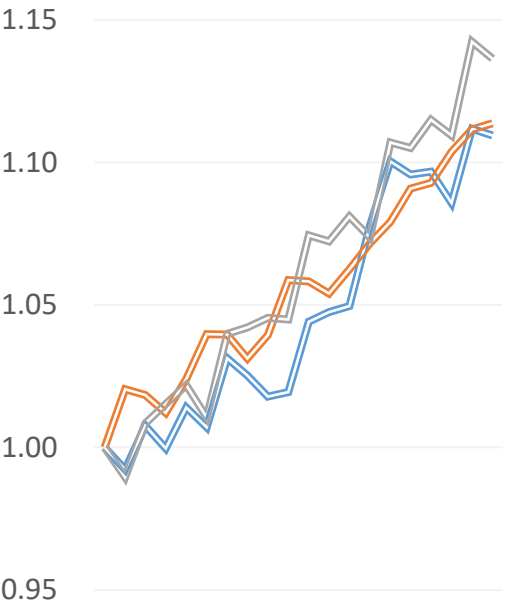
Excluded: Nonconforming; DADUs; “Value is in the land;” visually greater than massing permitted for SFH (checked with Bing Maps streetview)

Glass half full: building more housing helps affordability in growth areas. Seattle could be doing worse...

JOB GROWTH

Q1 2010-Q1 2015

Raleigh Durham
Seattle
San Francisco

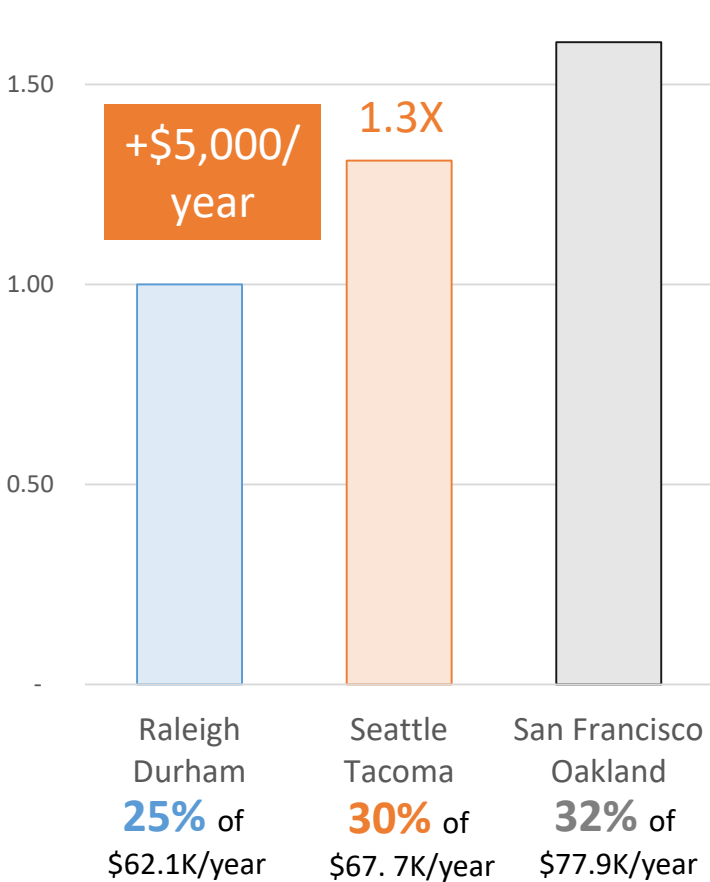


Index: Q1 2010=1

Seattle, Raleigh-Durham, and San Francisco have all had comparably strong job growth

HOUSING COSTS

as % of household income

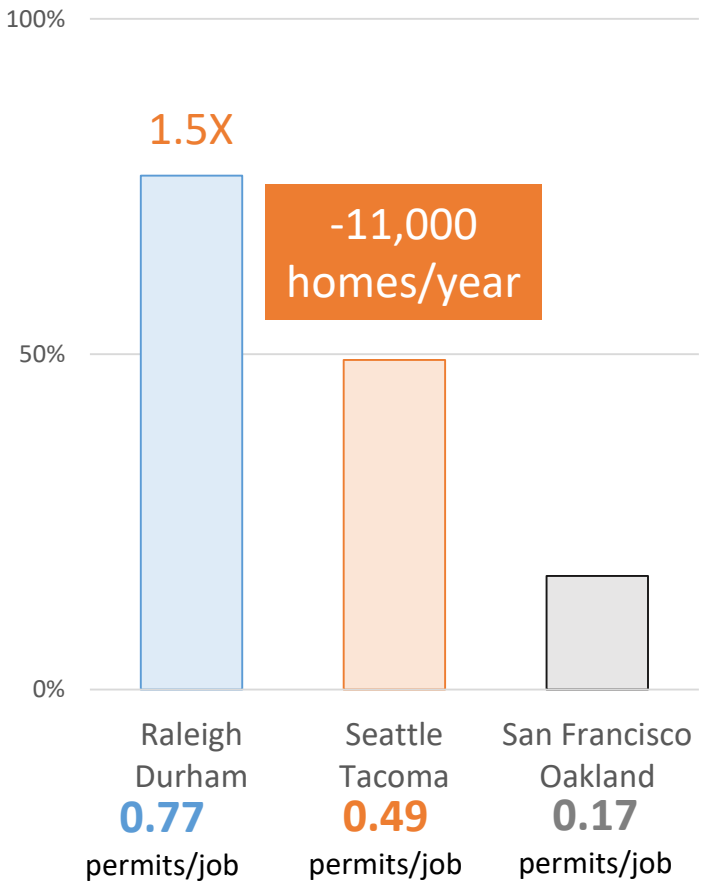


Index: Raleigh Durham cost =1

But housing in Raleigh-Durham is much cheaper as a percentage of income. What makes the difference?

HOUSING PERMITS

2010-2014 as % of added jobs



Raleigh-Durham permitted 1.5X more residential units per new job than Seattle, proportionally equal to a supply gap of 11,000 "missing" homes per year here.

The bad news is that Raleigh-Durham added housing through sprawl. The good news is that we don't have to. Adding housing supply in proportion to jobs increases affordability. That's something we can do in the city.

For housing and transportation costs and additional information for Seattle, Raleigh, Durham, and San Francisco, check out <http://htaindex.cnt.org/map/>



Photos of new construction home sales (Lake Union to N 60th, Aurora to I-5)

Median price: \$1.46M; median square feet: 3,338



Open zoning allowed more affordable multi-family homes within single family massing

Many of Seattle's current "single-family detached only" zones originally allowed duplex, triplexes, row houses, and stacked flats



Locations: Wallingford, Green Lake, Tangletown

www.realitybasedhousing.net

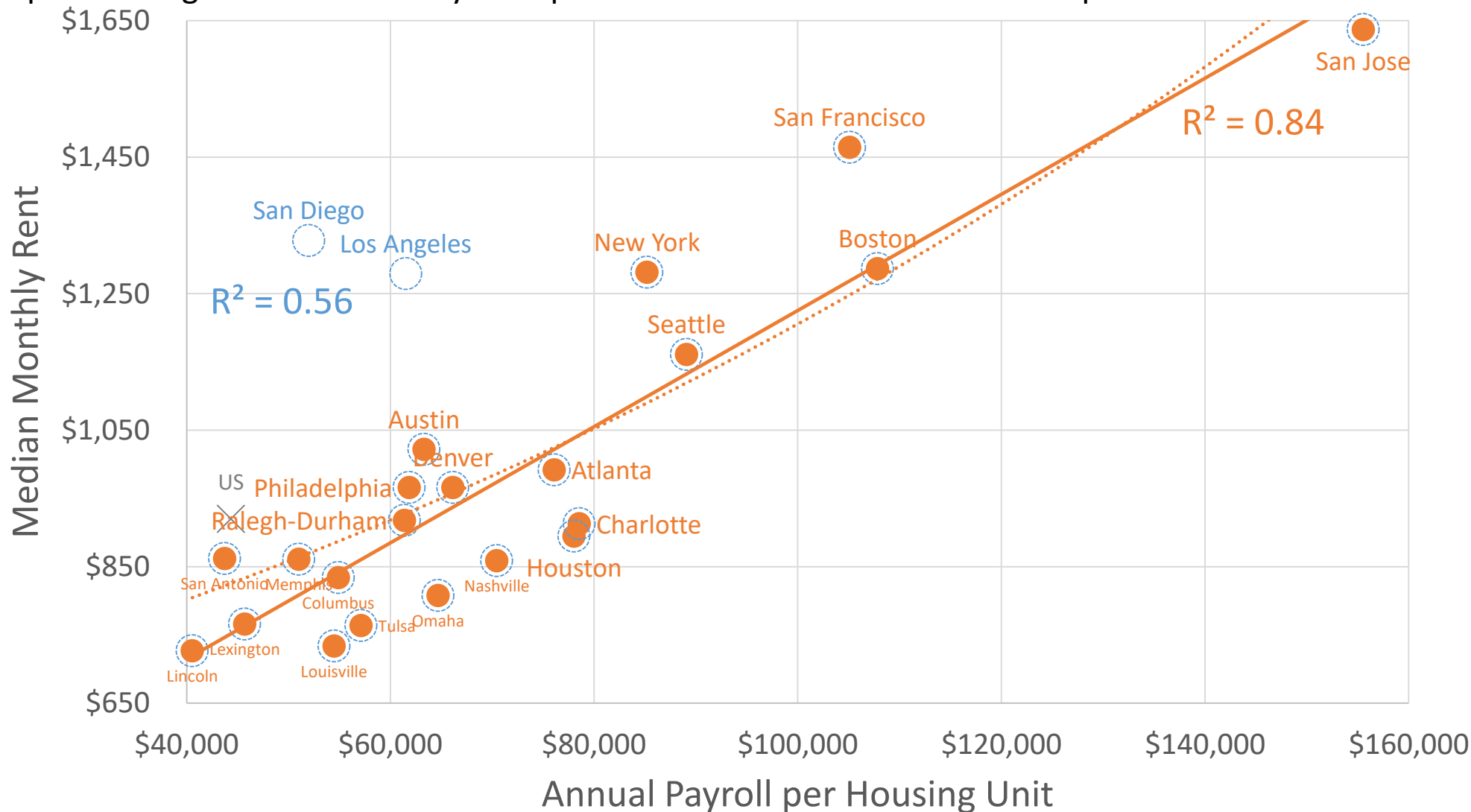


Rents rise when too many dollars chase too few homes (just like this, actually: $0.01x + 374.38$)

The ratio of annual payroll per housing unit at the county level predicts median rents across both top tech & affordable cities

Across 21 U.S. cities—11 top-paying for tech jobs and 10 among America's most affordable—there is a strong linear relationship at the county level between the ratio of annual payroll per housing unit and median rent ($R^2=0.84$).

Top tech cities New York, LA, and San Diego follow the pattern but weaken the fit with anomalously high rent ($R^2=0.56$ when included).



City to County Crosswalk: Boston Norfolk, Suffolk; San Jose Santa Clara; Seattle King; Houston Harris; Austin Travis; San Diego San Diego; Charlotte Mecklenburg; Raleigh-Durham Wake, Durham; Denver Denver, Arapahoe, Adams; Atlanta Fulton, DeKalb, Cobb; San Francisco San Francisco, San Mateo, Alameda; Philadelphia Philadelphia, Montgomery; Los Angeles Los Angeles, Orange; New York Bronx, Kings, Queens, New York, Richmond; Louisville Jefferson; Lincoln Lancaster; San Antonio Bexar; Columbus Franklin; Lexington Fayette; Tulsa Tulsa; Omaha Douglas; Memphis Shelby; Nashville Davidson. *Data not available for Washington, D.C.*

US Census Quickfacts was used to pull the following data at the county level (see City to County Crosswalk at right for the county(ies) used for each urban center):
Total Housing Units, 2014
Total Annual Payroll, 2014
Median Rent 2010-2014.
Payroll divided by housing units measured as dollars per unit (X axis) is plotted against monthly median rent (Y axis) by urban center. US average is not included in the correlation coefficient.

HALA committee recommendation SF2 would allow more affordable forms within single family massing

Many of Seattle's current "single-family detached only" zones originally allowed duplex, triplexes and stacked flats

Duplexes



Triplex



Stacked Flat



Opening more land open to neighbors like these increases affordability, diversity, and sustainability



Small apartment building between single family homes



Row houses next to single family home



Small apartment building on corner of a block of single family homes



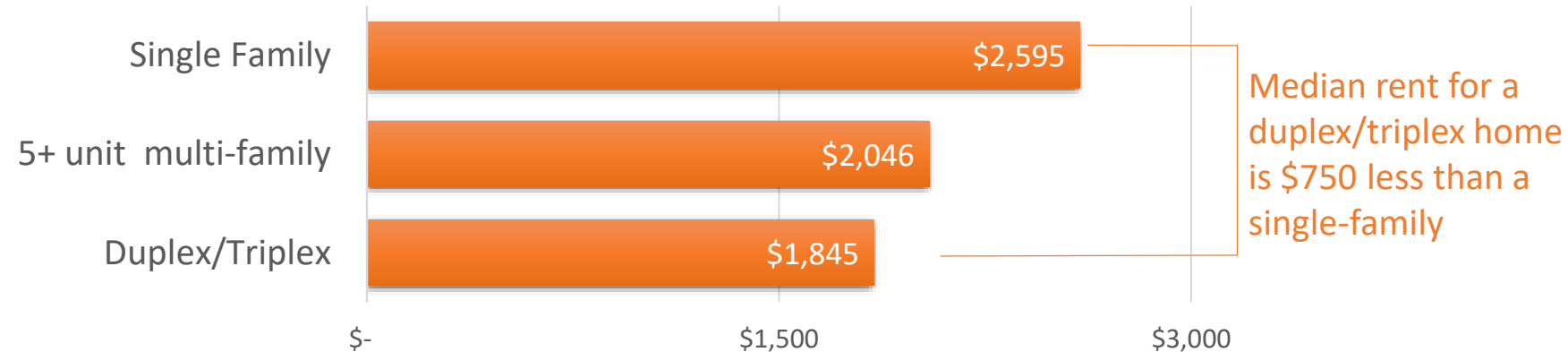
Single detached family home, duplex, small apartment building

Opening more land to duplexes and triplexes helps more people afford the rent

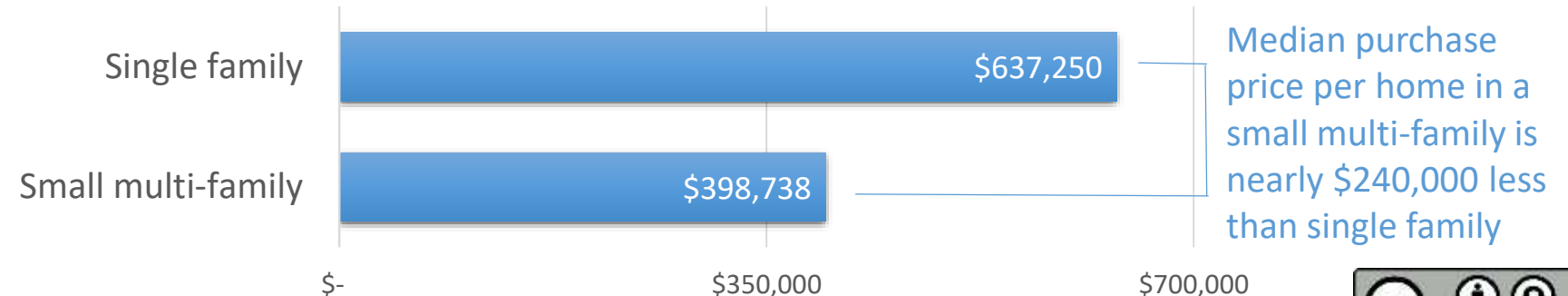
Reserving land solely for single-family detached homes hurts affordability

Limiting “how much building” can go on a plot of land can help affordability. In Seattle’s single-family zones, that limit is roughly 35% lot coverage and 30 feet high. Allowing the cost of the land to be shared by two or three homes—duplexes or triplexes—typically results in the most affordable housing. Data in Seattle bears this out: opening Seattle’s current single-family only land to duplexes and triplexes like these would help affordability.

Median Rent (April 2016, Zillow rent index (ZRI))



Median Purchase Price (May 2016, Windermere.com, Seattle Times)



Opening more land open to neighbors like these increases affordability, diversity, and sustainability



Small apartment building between single family homes



Small apartment building on corner of a block of single family homes

Single detached family home, duplex, small apartment building

Multi-family homes looming under single family homes





Once a single-family homes gets a multi-family neighbor, it creates the opportunity to welcome neighbors with less rather than more money for a long time to come.

Locations: Wallingford, Green Lake, Tangletown

www.realitybasedhousing.net

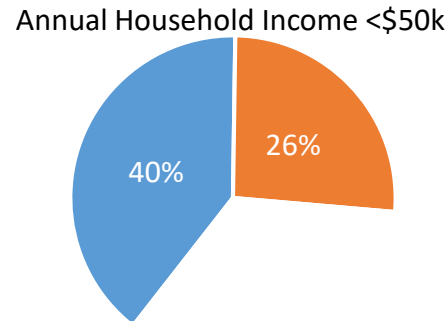
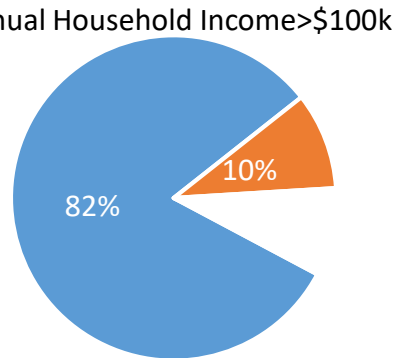
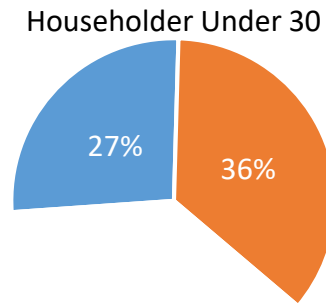
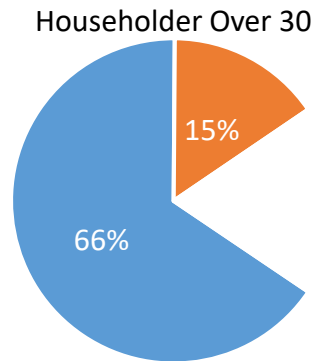
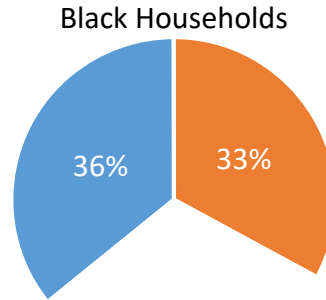
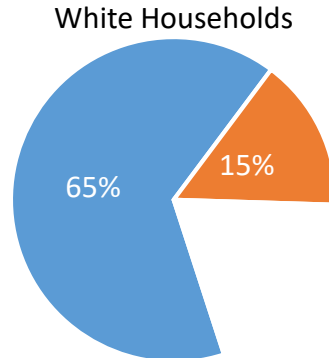


#RezoneSeattle to un-stack the deck against everyone being able to live anywhere

The bad news is that zoning land single family only stacks the deck for who can afford to live in on it...

...the good news is that small multi-family homes that make it easier for everyone to live where they want fit in anywhere

Single-family detached home Attached through 9 unit home



Against racial and ethnic diversity

Against younger people

Against those with less rather than more money

