

Urban Center / Village Housing Unit Growth Report Through 3rd Quarter 2021

Please note: In April 2019 the boundaries of several areas were changed; therefore, housing unit growth, base year-end 2015 total units, and future estimates based on the growth rate are being reported based on current boundaries.

	Previous Growth		Base Year	Housing Units Built by Year **						Growth from Base Year			Estimated Growth		Pipeline Growth
	1996-2005	2006-2015	Total Units 2015 (as of year end)	2016	2017	2018	2019	2020	2021	Units Built 2016 - 9/30/2021	Total Units (2015 base + net built)	Growth Rate ***	Comprehensive Plan 20-year Estimate (2015-2035)		Units Permitted, Not Yet Built ****
Urban Center / Village													Housing Units	Growth Rate	
Belltown	3,097	3,177	11,496	64	1,191	-24	797	365	60	2,453	13,949	21.3%	3,332	0%	571
Denny Triangle	555	2,961	4,817		767	396	449		343	1,955	6,772	40.6%	3,364	0%	2,698
Commercial Core	1,014	623	3,896		607	304	45	266	208	1,430	5,326	36.7%	1,313	0%	2
Pioneer Square	257	670	1,562	45		107		-1	1	152	1,714	9.7%	363	0%	286
Chinatown-International District	679	407	2,574	221	120		494	174	524	1,533	4,107	59.6%	3,628	0%	150
Downtown	5,602	7,838	24,345	330	2,685	783	1,785	804	1,136	7,523	31,868	30.9%	12,000	N/A	3,707
Capitol Hill	554	1,939	14,978	62	162	326	187	271	714	1,722	16,700	11.5%	1,755	0%	486
Pike/Pine	495	2,053	5,036	735	345	358	-1	45		1,482	6,518	29.4%	848	0%	219
First Hill	306	832	7,064	169	17	557	1,103	329	77	2,252	9,316	31.9%	2,878	0%	2,977
12th Avenue	750	616	2,367	110	258	133	3	143	25	672	3,039	28.4%	519	0%	833
First Hill/Capitol Hill	2,105	5,440	29,445	1,076	782	1,374	1,292	788	816	6,128	35,573	20.8%	6,000	N/A	4,515
Ravenna	285	153	1,621	21	30	36	3	250	268	608	2,229	37.5%	1,237	0%	530
University Campus	-11	273	500	-1						-1	499	-0.2%	0	0%	
University District Northwest	663	1,792	7,830	285	448	157	513	356	113	1,872	9,702	23.9%	2,263	0%	1,646
University District	937	2,218	9,951	305	478	193	516	606	381	2,479	12,430	24.9%	3,500	N/A	2,176
Northgate	143	1,033	4,535	0	5	-31	354	8	17	353	4,888	7.8%	3,000	0%	348
South Lake Union	753	3,169	4,537	1,027	1,045	1,925	1,240		189	5,426	9,963	119.6%	7,500	0%	2,048
Uptown	976	2,618	7,557	66	241	159	206	359	545	1,576	9,133	20.9%	3,000	0%	884
Urban Centers	10,516	22,316	80,370	2,804	5,236	4,403	5,393	2,565	3,084	23,485	103,855	29.2%	35,000	N/A	13,678

* Housing unit estimate is less than percentage growth rate above the 2015 base shown due to actual zoning capacity constraints.

** Built Housing Units are the net new units (new units built minus units demolished) reported in the year the building construction permit was finalized.

*** Growth Rate is the percentage growth in housing units above the 2015 base. Urban centers do not have 20-year growth rate estimates, only specific housing unit goals.

**** Housing Units Permitted are the net new units for which the building construction permit has been issued. Issued permits may be in pre-construction, under construction, or complete awaiting final inspection.

	Previous Growth		Base Year	Housing Units Built by Year **						Growth from Base Year			Estimated Growth		Pipeline Growth
	1996-2005	2006-2015	Total Units 2015 (as of year end)	2016	2017	2018	2019	2020	2021	Units Built 2016 - 9/30/2021	Total Units (2015 base + net built)	Growth Rate ***	Comprehensive Plan 20-year Estimate (2015-2035)		Units Permitted, Not Yet Built ****
Urban Center / Village													Housing Units	Growth Rate	
Ballard	690	3,154	9,881	607	526	336	356	191	89	2,105	11,986	21.3%	4,000*	60%	454
Bitter Lake Village	209	1,171	3,388	-1	6	176	-1		30	210	3,598	6.2%	1,400	40%	210
Fremont	317	794	3,199	349	158	7	23	86	76	699	3,898	21.9%	1,300*	40%	234
Lake City	645	523	2,570	4	146	69	133	18	8	378	2,948	14.7%	1,000	40%	278
Mt Baker	517	407	2,586	18	151	188	55	609	55	1,076	3,662	41.6%	1,000	40%	823
West Seattle Junction	573	1,773	4,430	328	74	499	224	97	37	1,259	5,689	28.4%	2,700	60%	505
Hub Urban Villages	2,951	7,822	26,054	1,305	1,061	1,275	790	1,001	295	5,727	31,781	22.0%	11,400	N/A	2,504
23rd & Union-Jackson	862	1,165	5,838	285	182	218	427	704	135	1,951	7,789	33.4%	1,800	30%	850
Admiral	215	98	1,134	138	5	16	121	3	-41	242	1,376	21.3%	300	30%	51
Aurora-Licton Springs	476	531	3,455	13	37	28	251	106	105	540	3,995	15.6%	1,000	30%	161
Columbia City	261	1,119	2,933	267	47	268	123	35	54	794	3,727	27.1%	900	30%	729
Crown Hill	38	148	2,104	16	145	30	37	35	133	396	2,500	18.8%	1,100	50%	228
Eastlake	311	667	3,833	25	227	106	64	102	39	563	4,396	14.7%	800*	30%	221
Green Lake	226	643	2,605	12	224	1	34	66	75	412	3,017	15.8%	600*	30%	103
Greenwood-Phinney Ridge	386	206	1,760	102	-9	54	144	3	142	436	2,196	24.8%	500	30%	706
Madison-Miller	713	460	2,781	53	445	110	144	23	44	819	3,600	29.4%	800	30%	156
Morgan Junction	53	176	1,347	7	17	24	11	12	37	108	1,455	8.0%	400	30%	65
North Beacon Hill	55	183	2,503	138	16	40	61	61	67	383	2,886	15.3%	800	30%	362
Othello	912	651	3,473	-4	98	16	391	13	298	812	4,285	23.4%	1,000	30%	452
Rainier Beach	86	34	1,672	19	1	12	43	17	21	113	1,785	6.8%	500	30%	453
Roosevelt	70	503	1,720	265	73	266	492	-3	602	1,695	3,415	98.5%	900	50%	623
South Park	106	91	1,292	13	1	2	7	24	28	75	1,367	5.8%	400	30%	83

* Housing unit estimate is less than percentage growth rate above the 2015 base shown due to actual zoning capacity constraints.

** Built Housing Units are the net new units (new units built minus units demolished) reported in the year the building construction permit was finalized.

*** Growth Rate is the percentage growth in housing units above the 2015 base. Urban centers do not have 20-year growth rate estimates, only specific housing unit goals.

**** Housing Units Permitted are the net new units for which the building construction permit has been issued. Issued permits may be in pre-construction, under construction, or complete awaiting final inspection.

	Previous Growth		Base Year	Housing Units Built by Year **						Growth from Base Year			Estimated Growth		Pipeline Growth
	1996-2005	2006-2015	Total Units 2015 (as of year end)	2016	2017	2018	2019	2020	2021	Units Built 2016 - 9/30/2021	Total Units (2015 base + net built)	Growth Rate ***	Comprehensive Plan 20-year Estimate (2015-2035)		Units Permitted, Not Yet Built ****
Urban Center / Village													Housing Units	Growth Rate	
Upper Queen Anne	86	292	1,723	-1		2	7			8	1,731	0.5%	500	30%	13
Wallingford	512	527	3,269	5	58	5	132	22	37	259	3,528	7.9%	1,000	30%	374
Westwood-Highland Park	125	169	2,154	3	21	0	16	51	49	140	2,294	6.5%	600	30%	169
Residential Urban Villages	5,493	7,663	45,596	1,356	1,588	1,198	2,505	1,274	1,825	9,746	55,342	21.4%	13,900	N/A	5,799
Ballard-Interbay-Northend	-19	3	660	-3		-1		3	1	0	660	0.0%	0	0%	9
Greater Duwamish	3	-26	405	-1	-9				1	-9	396	-2.2%	0	0%	0
Manufacturing Industrial Centers	-16	-23	1,065	-4	-9	-1		3	2	-9	1,056	-0.8%	0	N/A	9

* Housing unit estimate is less than percentage growth rate above the 2015 base shown due to actual zoning capacity constraints.

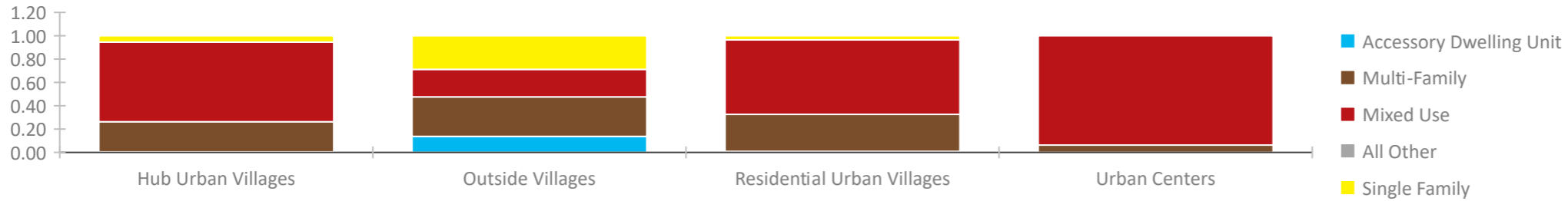
** Built Housing Units are the net new units (new units built minus units demolished) reported in the year the building construction permit was finalized.

*** Growth Rate is the percentage growth in housing units above the 2015 base. Urban centers do not have 20-year growth rate estimates, only specific housing unit goals.

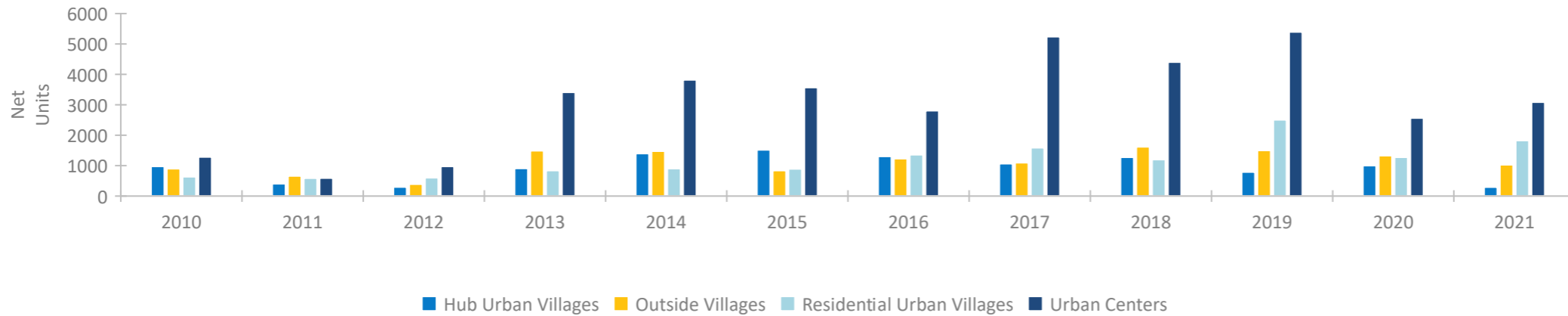
**** Housing Units Permitted are the net new units for which the building construction permit has been issued. Issued permits may be in pre-construction, under construction, or complete awaiting final inspection.

	Previous Growth		Base Year	Housing Units Built by Year **						Growth from Base Year			Estimated Growth		Pipeline Growth
	1996-2005	2006-2015	Total Units 2015 (as of year end)	2016	2017	2018	2019	2020	2021	Units Built 2016 - 9/30/2021	Total Units (2015 base + net built)	Growth Rate ***	Comprehensive Plan 20-year Estimate (2015-2035)		Units Permitted, Not Yet Built ****
Urban Center / Village													Housing Units	Growth Rate	
Total Inside Villages	18,944	37,778	153,085	5,461	7,876	6,875	8,688	4,843	5,206	38,949	192,034	25.4%	60,300	N/A	21,990
Total Outside Villages	7,098	9,895	183,053	1,229	1,097	1,617	1,497	1,328	1,027	7,795	190,848	4.3%	9,700	N/A	3,715
GRAND TOTAL	26,042	47,673	336,138	6,690	8,973	8,492	10,185	6,171	6,233	46,744	382,882	13.9%	70,000	N/A	25,705

New Units by Unit Type by Year Built 2016 - 2021



Net Units by Urban Village Type by Year Built



* Housing unit estimate is less than percentage growth rate above the 2015 base shown due to actual zoning capacity constraints.

** Built Housing Units are the net new units (new units built minus units demolished) reported in the year the building construction permit was finalized.

*** Growth Rate is the percentage growth in housing units above the 2015 base. Urban centers do not have 20-year growth rate estimates, only specific housing unit goals.

**** Housing Units Permitted are the net new units for which the building construction permit has been issued. Issued permits may be in pre-construction, under construction, or complete awaiting final inspection.