

# ***TOD Project Update***

*Current and future opportunities*

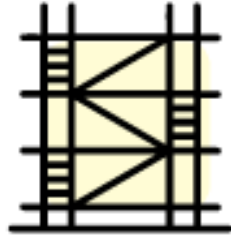
8/25/21

# *Program overview*

# *Major Phases of ST TOD*



**Exploration**



**Pre-development**



**Construction**



**Complete**

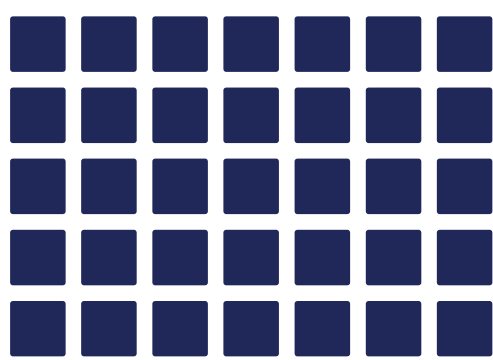
# ST's Equitable TOD Policy

## Goals

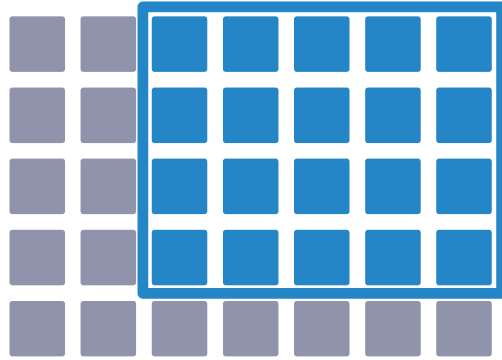
- Increase ridership
- Support growth plans
- Engage communities
- Integrate TOD into transit planning
- Create housing, especially affordable housing
- Encourage safe and easy access to transit



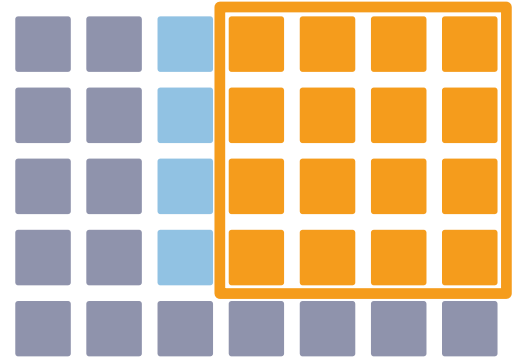
# Statute on surplus property



**All applicable  
surplus property**



**Those determined as  
suitable for housing**



**At least 80% of those  
suitable for housing  
must be offered to  
qualified entities for  
affordable housing**

# State statute compliance

94%

of property suitable for housing first offered to Qualified Entities

100%

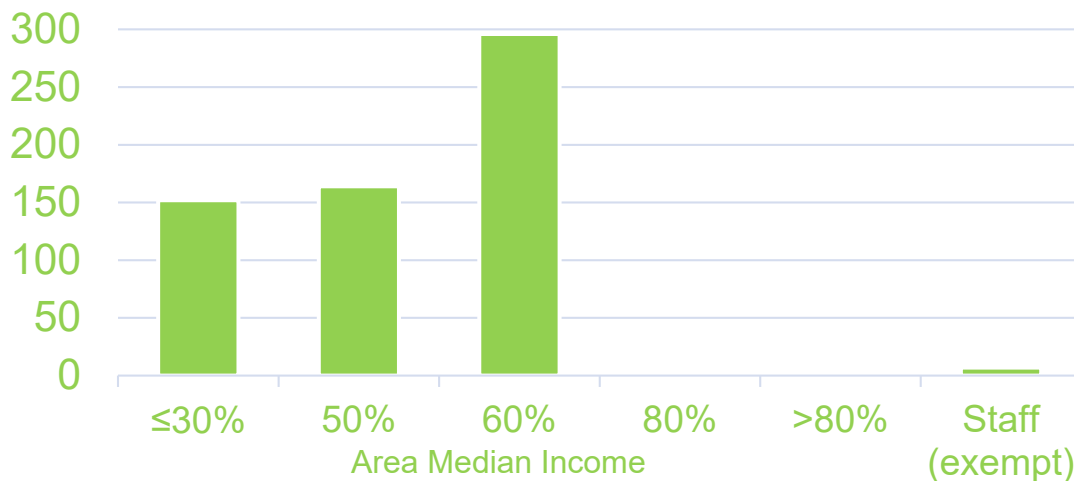
of homes on property transferred to Qualified Entities are affordable

619



Homes started construction\*

Number of homes by income levels served in projects\*



***2021/2022 openings***

# *Seattle TOD project openings*

## Active projects

- Capitol Hill Station: Open
- Beacon Hill: Finishing construction
- Cedar Crossing: Under construction
- Madison/Boylston: Under construction



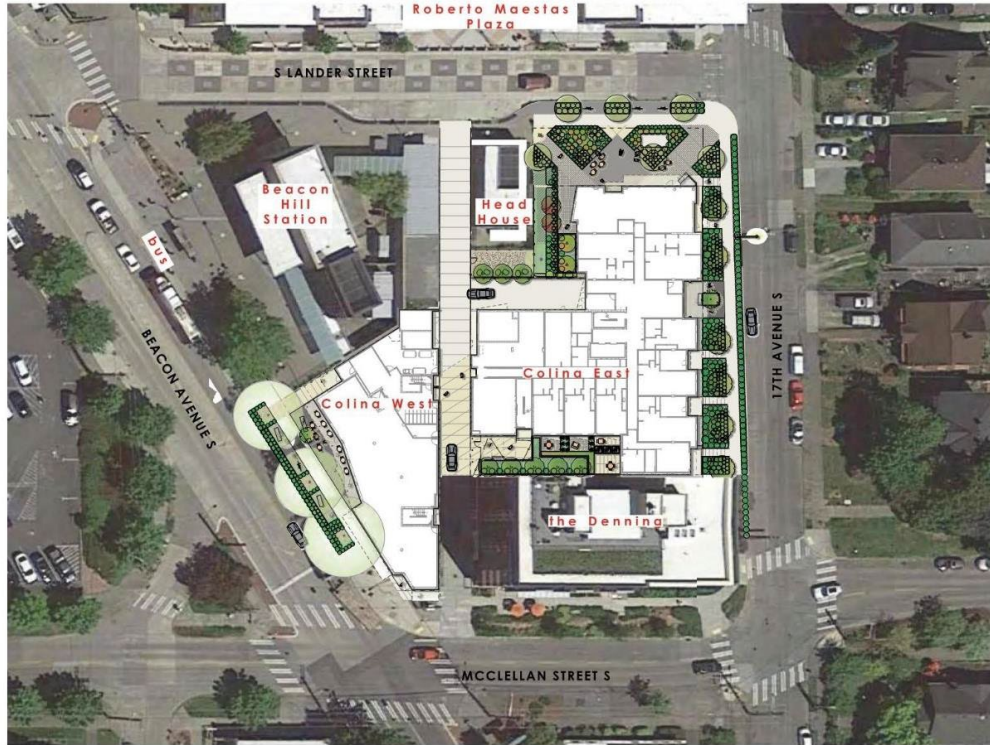
# Capitol Hill Station TOD



## Highlights

- 4 buildings, 2 acres
- 428 housing units, 112 permanently affordable + 67 MFTE units
- 34,000 SF retail
- Daycare, public plaza, AIDS Memorial Pathway
- Fully opened June 2021

# Beacon Hill



## Highlights

- 2 buildings, 0.5 acres
- 139 housing units, 28 MFTE affordable  $\leq 80\%$  AMI
- 4500 SF retail
- Colina West opened May 2021; Colina East opens fall 2021

# Cedar Crossing



## Highlights

- 1.2 acres
- 250+ affordable housing units, 30-60% AMI
- Childcare provided by El Centro + additional retail
- Opening May 2022



# Madison/Boylston



## Highlights

- ½ acre
- 362 affordable homes, 112 for seniors  $\leq 30\%$  AMI and 250 for families  $\leq 60\%$  AMI
- 5,000 SF retail
- Opening June 2022

***Future projects***

# *Seattle future projects*

## Future projects

- Capitol Hill LGBTQ+ Senior Housing: Construction starting in 2021
- Rainier Valley Home Ownership: Under contract with City of Seattle
- Youth Achievement Center in Columbia City: In negotiations
- U District: In planning
- Mount Baker East Portal: In planning

# Pride Place



## Highlights

- Result of 4-party property exchange
- 125 homes (30-60% AMI)
- Includes LGBTQ community center
- Awaiting 4% LIHTC allocation
- July 2021 construction start

# Rainier Valley Home Ownership

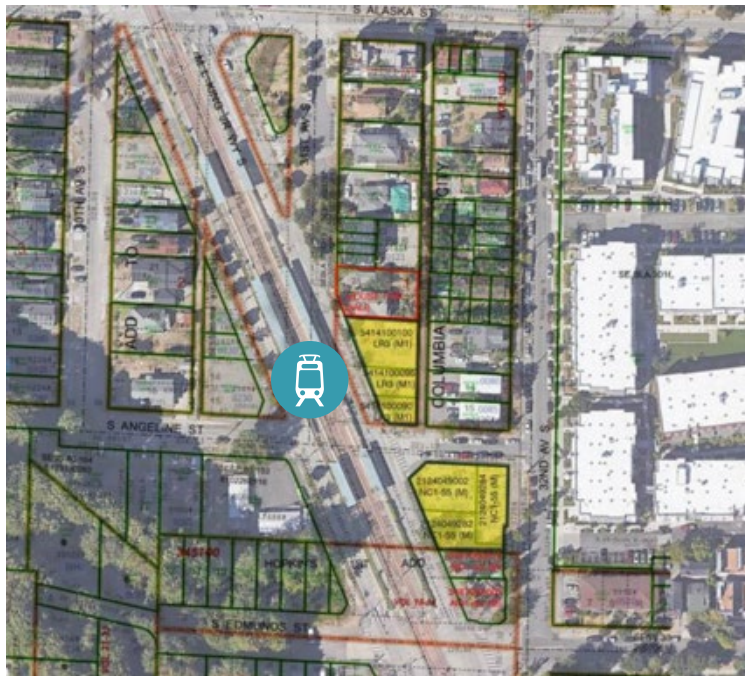


## Highlights

- 10 small sites (3-12k sf each)
- 100-150 affordable homes
- City of Seattle will lead effort to bring on developers
- Phased delivery over up to 10 years; first RFP in 2022



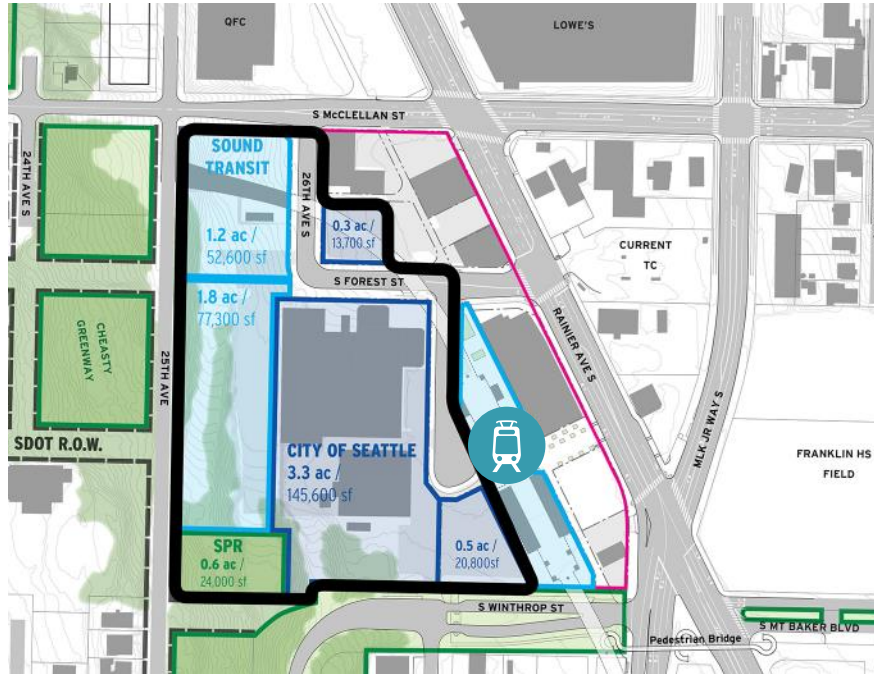
# Columbia City: Youth Achievement Center



## Highlights

- 2 sites (0.4 acres)
- Number of beds/units TBD
- Youth-focused affordable housing
- Includes wrap around services and community center
- ST negotiating transaction

# Mount Baker: East Portal TOD site



## Highlights

- 2 Sound Transit parcels adjacent to City's affordable housing site, totaling 6 acres
- Joint community engagement with City in early 2021
- Ongoing work to determine plans for the site

# U District TOD site



## Highlights

- 0.5 acre site, split in two
- Would benefit from alley vacation
- Engagement in 2021
- 2024+ construction start

# *U District TOD tiny home village*



## Temporary lease

- 1 year, renewal up to 2024
- Managed by the City; operated by LIHI
- 36 units/65 residents
- On-site wrap-around services

*Thank you.*



 [soundtransit.org](https://soundtransit.org)

