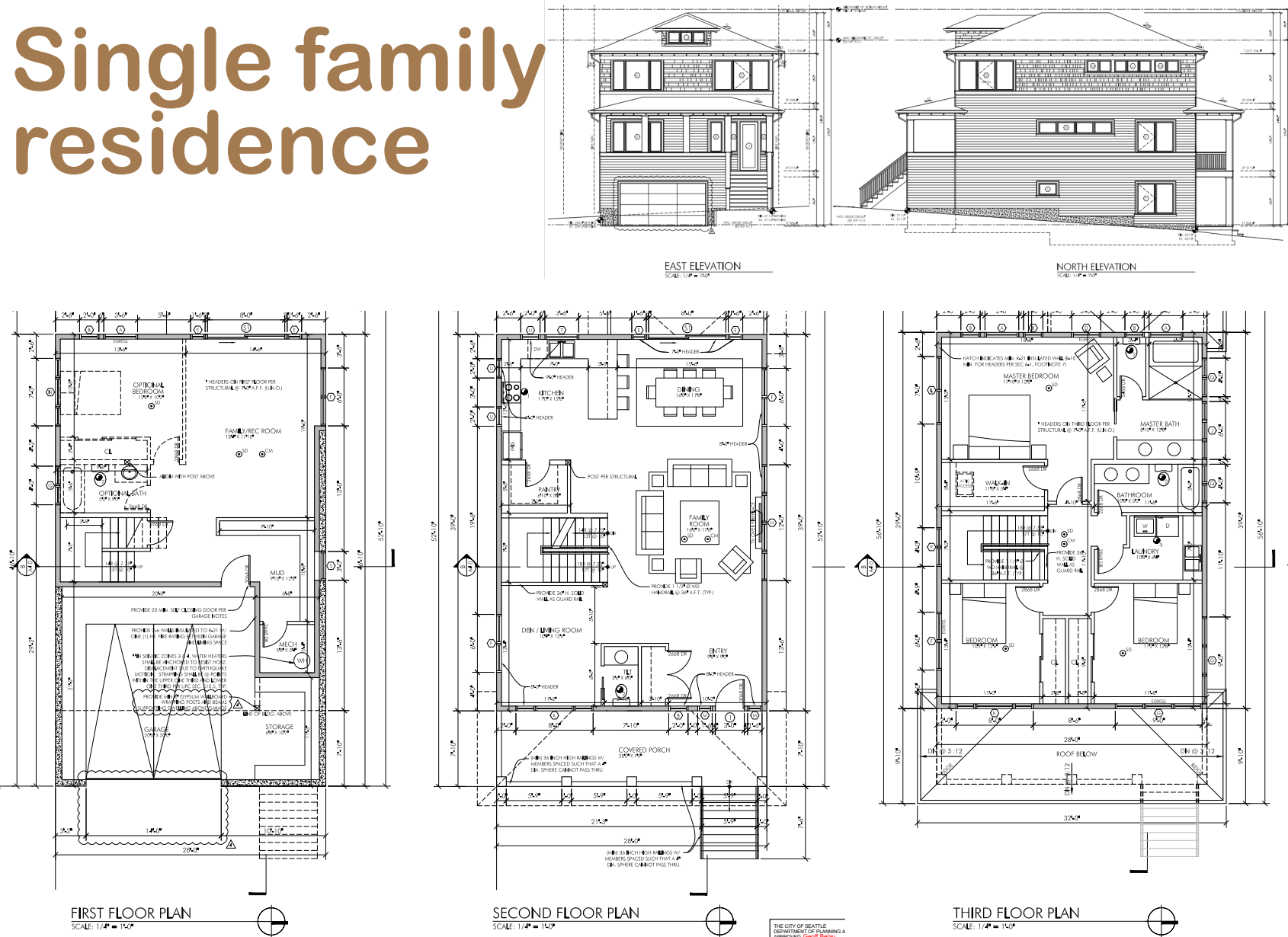


A variety of housing options

Different types of housing suit different household needs

Single family residence

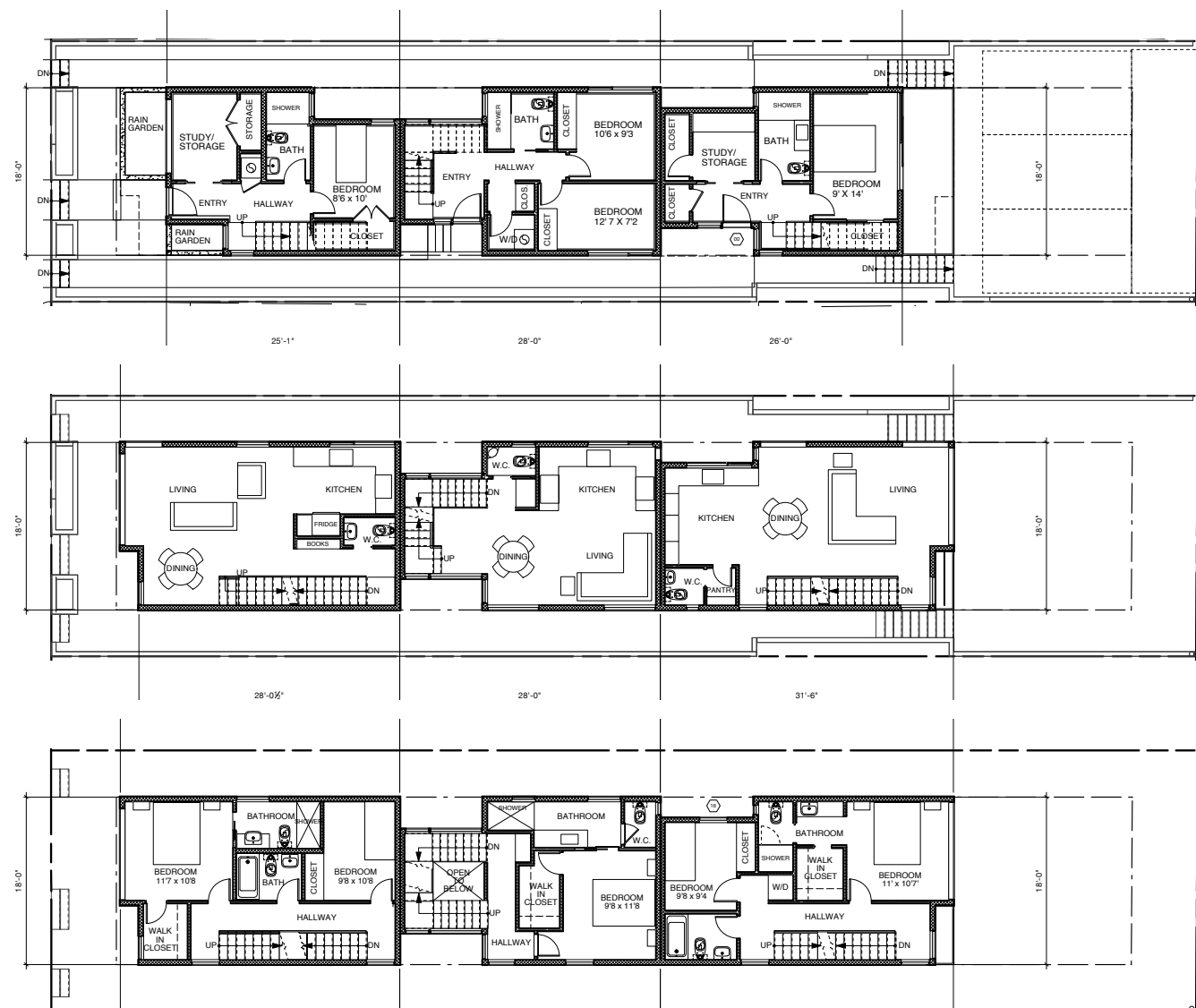


floor area 2,960 sq. ft.
bedrooms 3
height 34 ft.
lot size 5,063 sq. ft.
zone Single Family

median sale price for a single-family home \$637,250
April 2016
Source: Seattle Times

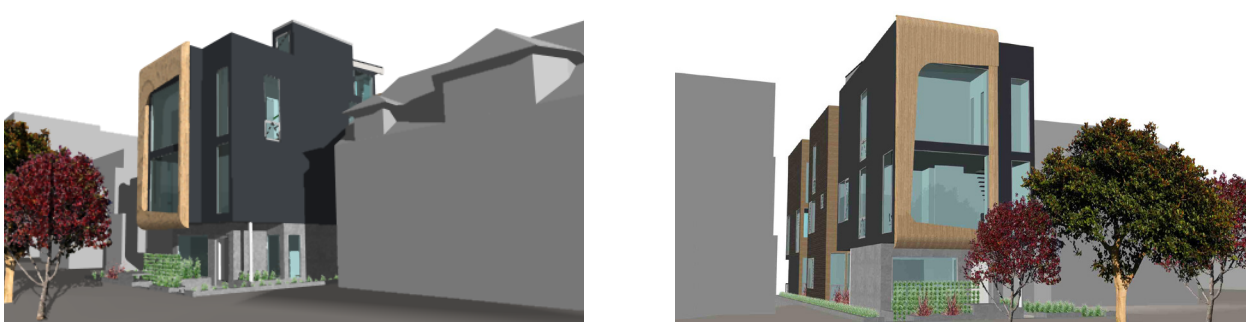
median rental price for a single-family home \$2,595
April 2016
Source: Zillow

Triplex 3 attached units adjacent to single-family residence

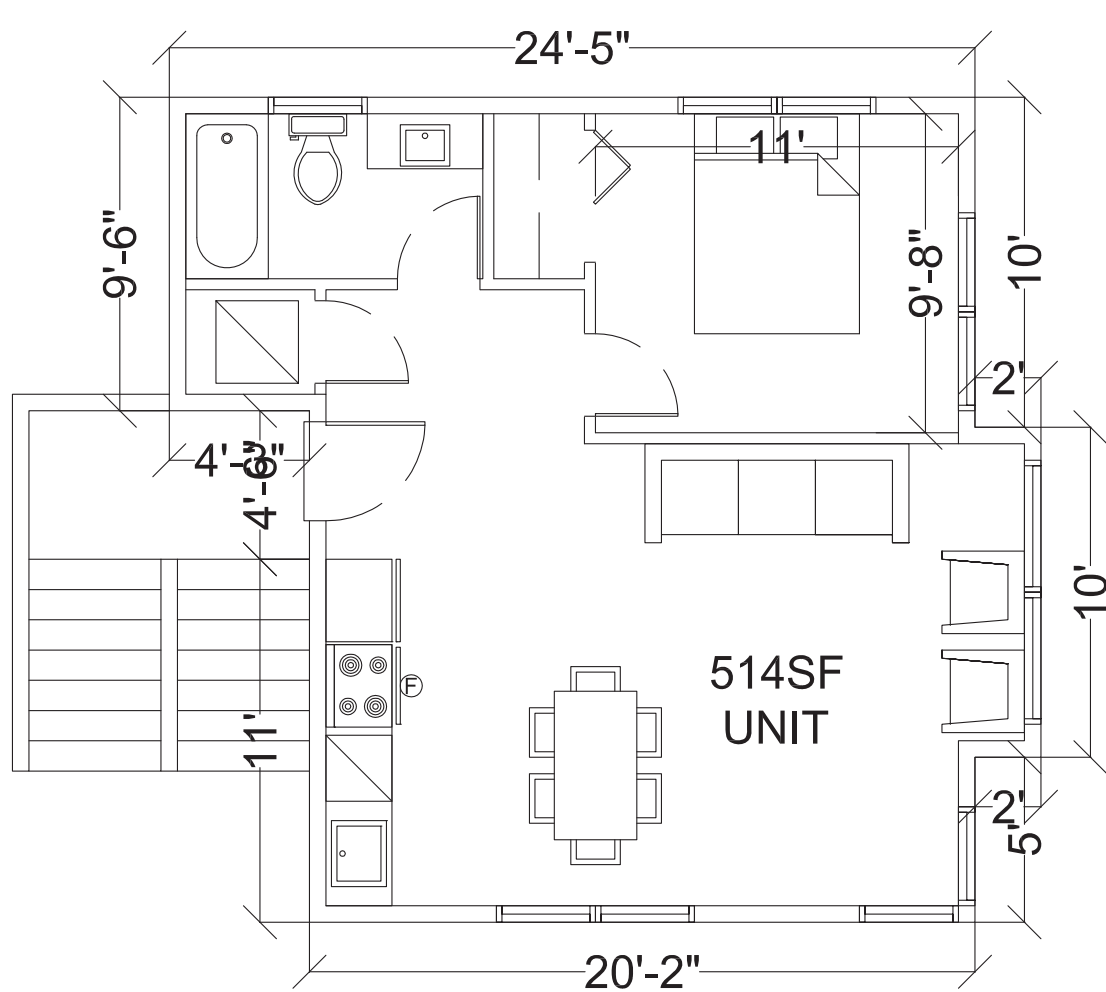


unit floor area 1,493 sq. ft.
bedrooms 3
height 34 ft.
lot size 3,447 sq. ft.
zone Lowrise

median rental price for a duplex/triplex \$1,845
April 2016
Source: Zillow



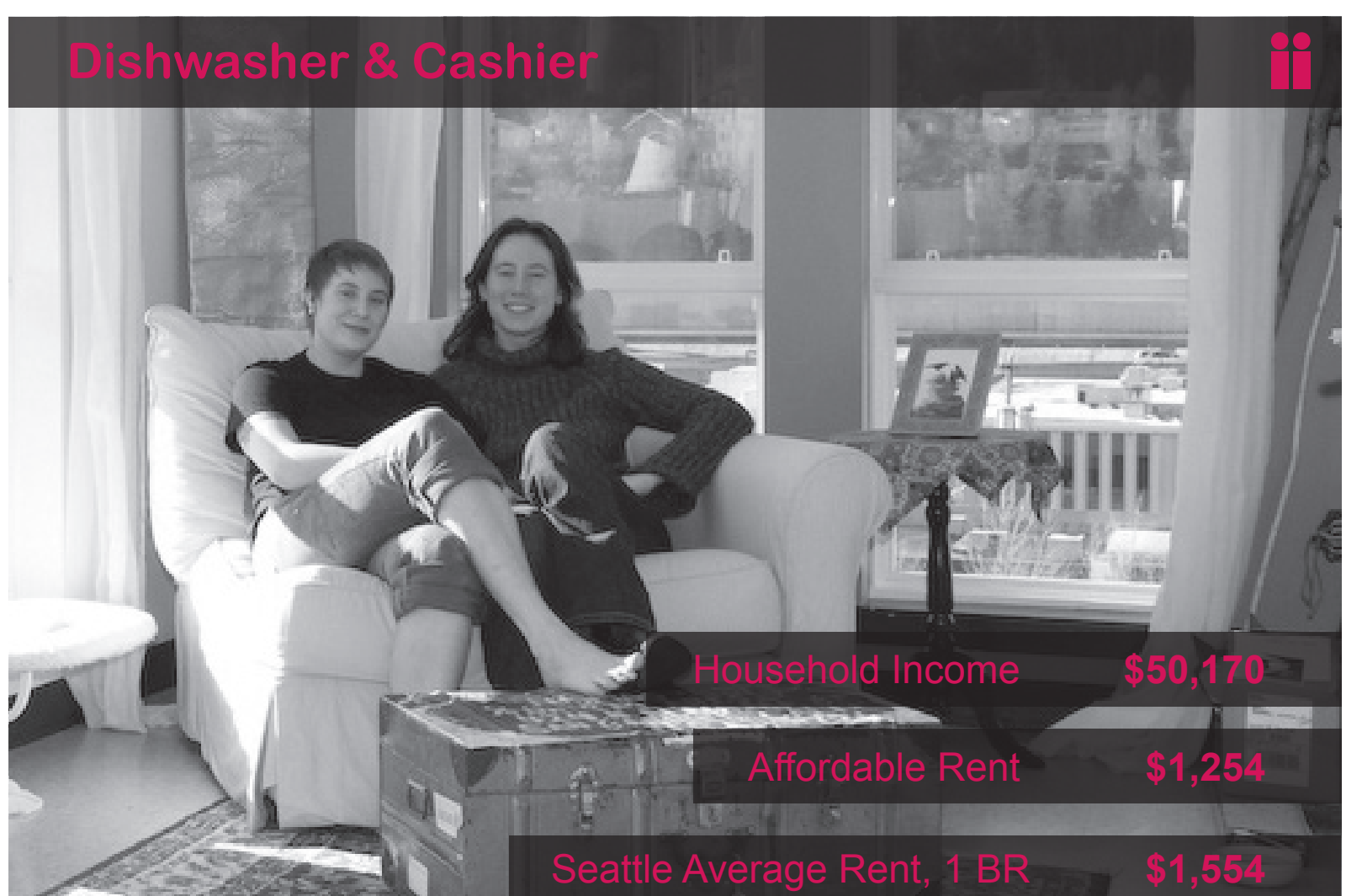
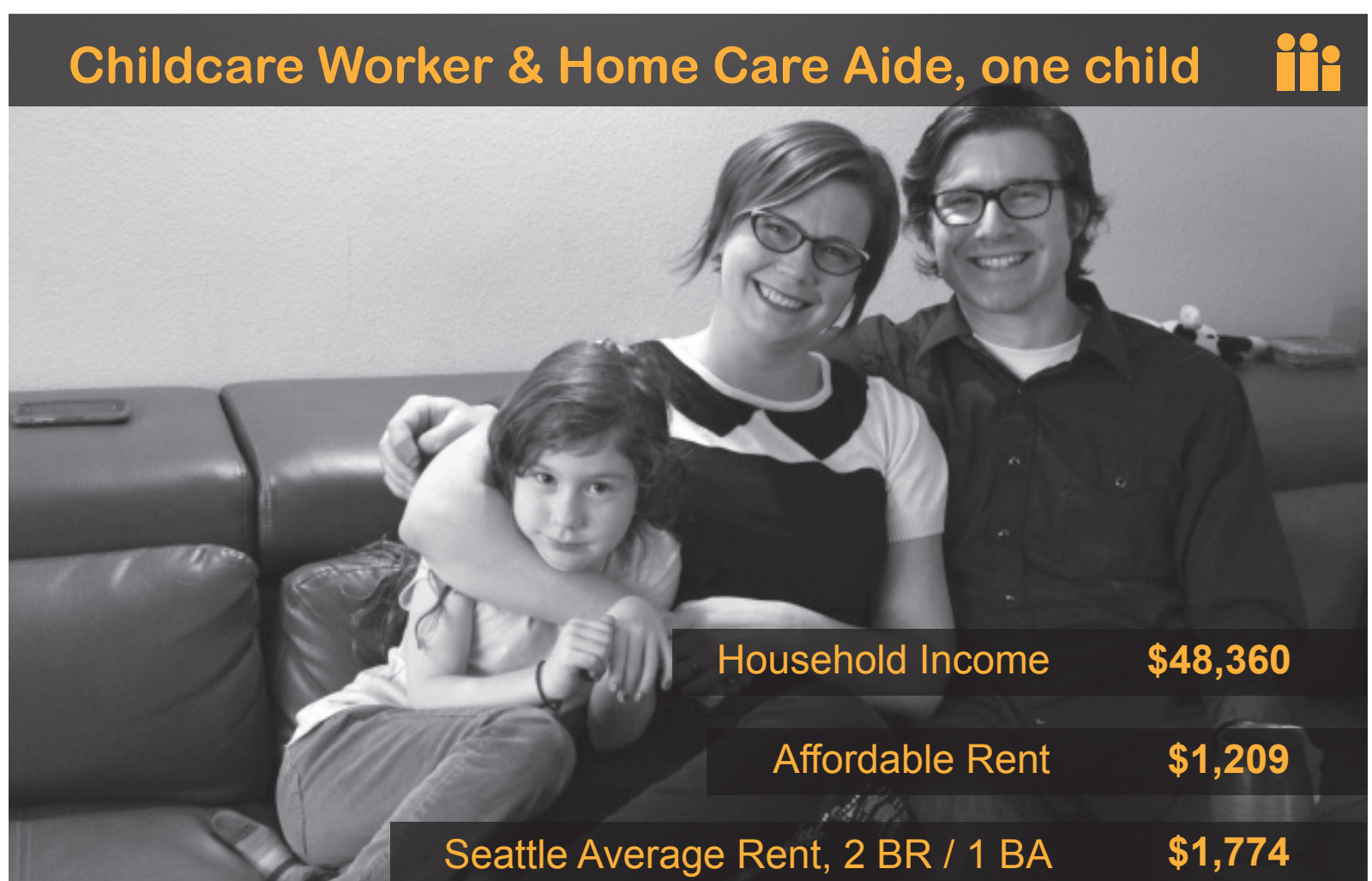
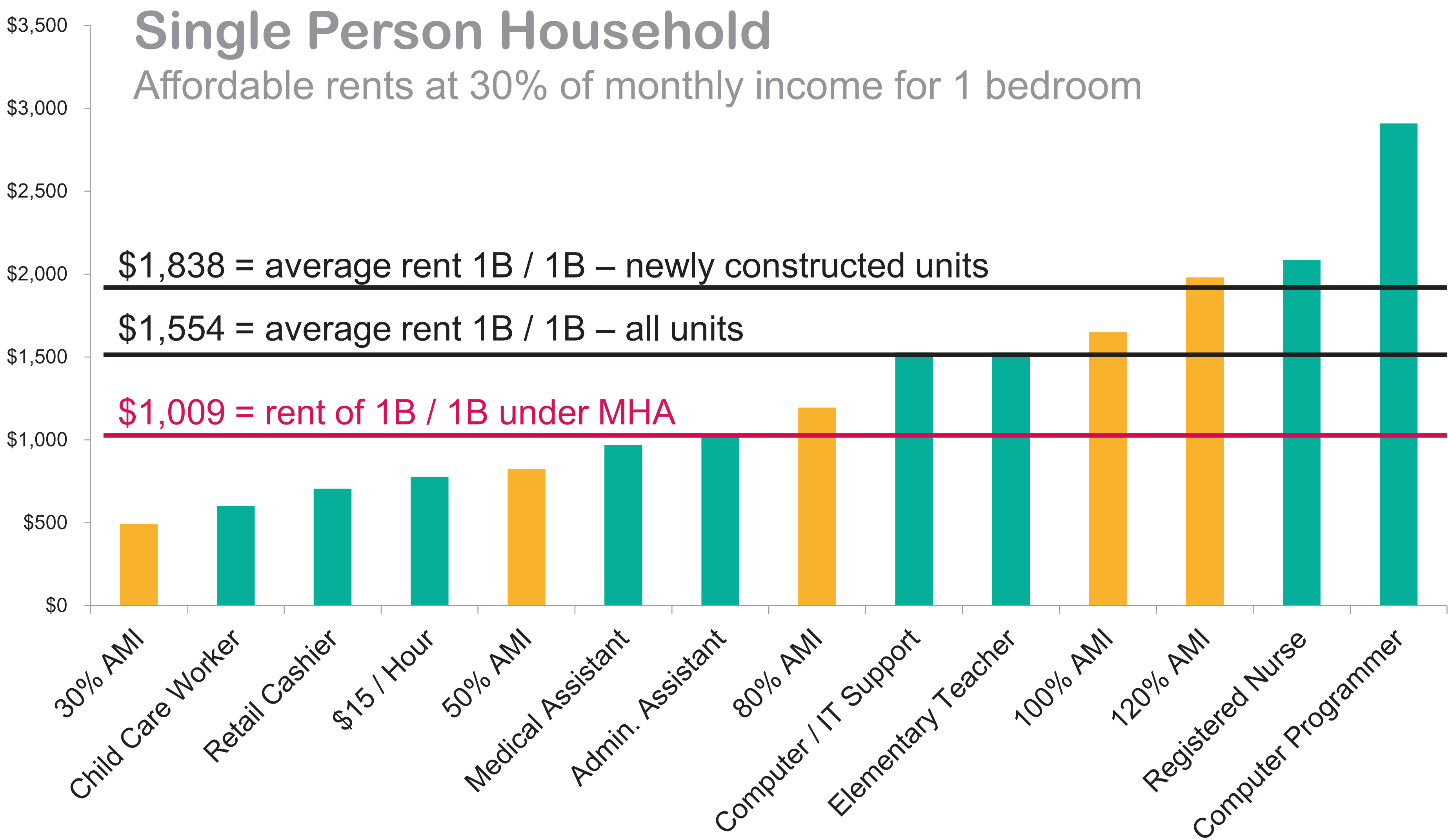
Studio apartment



unit floor area 514 sq. ft.
bedrooms 1
height 40 ft.
lot size 4,200 sq. ft.
zone Lowrise

average rental price for a studio \$1,251

average rental price for a one-bedroom \$1,554



Housing Options

Family-Friendly Housing

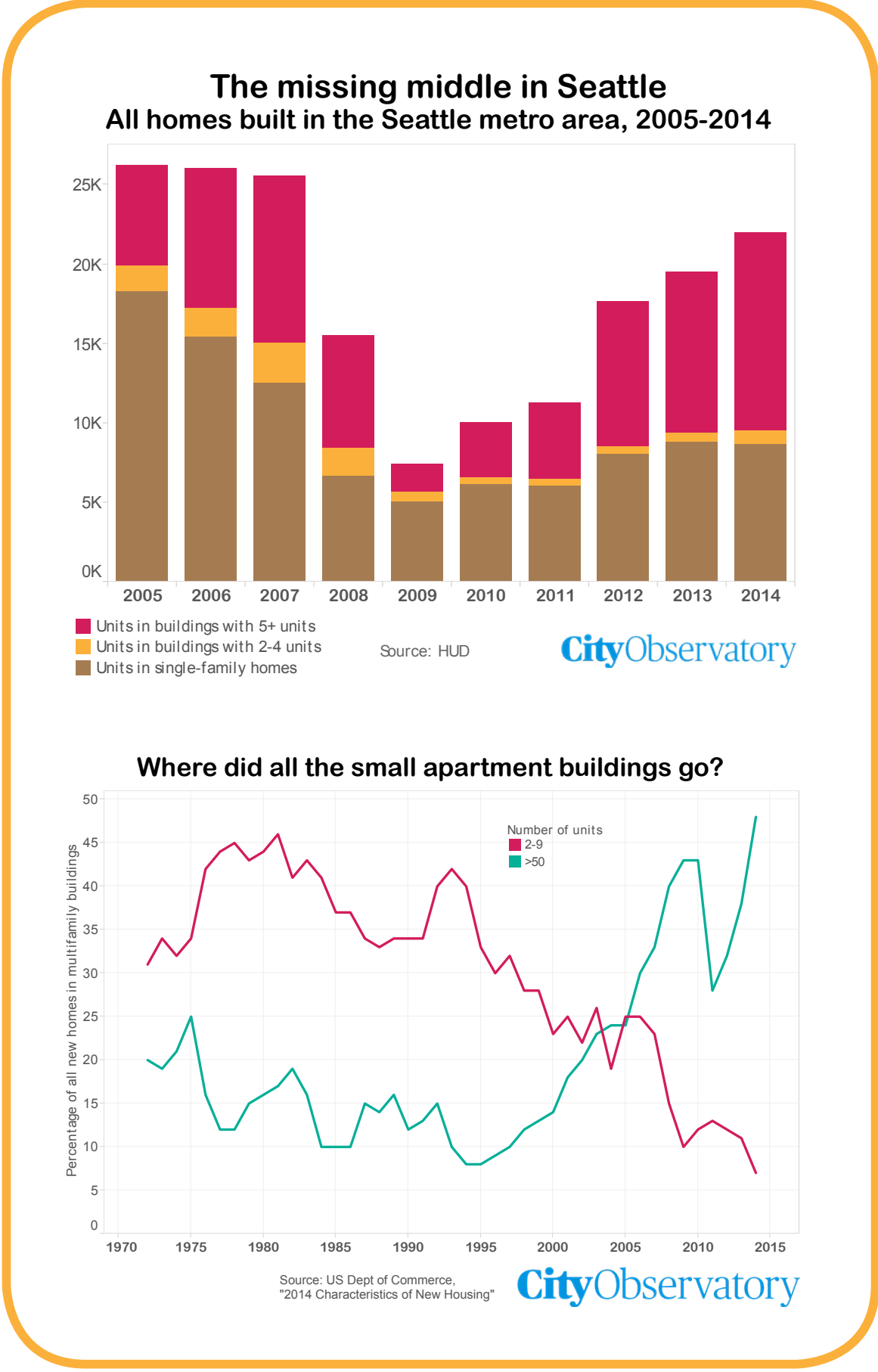
What does family-friendly housing look like?

- + 2 or more bedrooms, with emphasis on 3+ bedroom units
- + Spaces within units to gather for meals and other activities
- + Access to suitable outdoor play areas, either locating housing near a park or other accessible open space, or including play areas within the development
- + Sufficient storage
- + Located in family-friendly buildings/developments
- + Family-friendly buildings or complexes should have at least 50% of the total units be designed to be “family-friendly”
- + Safe



A variety of housing options

Zoning changes to implement MHA could encourage a range of housing options



This image shows a lower-scale neighborhood that grows over time to incorporate a wider variety of housing options without only modest change in the scale of buildings.

Approximately 120,000 total lots citywide

These types not being built frequently

Lower scale than Lowrise 1

Currently not allowed in Single Family Zones

These types are being built in Lowrise multifamily zones (LR1, LR2, LR3)

Inside and outside urban centers and villages

These types are being built in urban centers and villages

Arterial corridors

Good transit and amenities

NC and MR zones

