

# OPEN BEDROOMS OH FUNDING POLICY DISCUSSION

February 6, 2019

Revised February 14, 2019



Seattle  
Office of Housing

# TOPICS

- Objective: Discuss the definition of a bedroom for the purposes of rent and income restrictions
- Overview and Concerns
- Background
  - Income and Rent Restrictions
  - Code Requirements
  - Example Unit and Building Layouts
- Discussion Questions

# OVERVIEW AND CONCERNS

- Design efficiency
  - More units on the site
  - Minimize exterior wall area
  - Reduce construction cost
- Project financing
  - Higher rental income allows more debt
  - Lower rental income would increase gap to be filled by subsidy sources
- Consistency with other funders' rent/income restrictions
- Is the higher rent appropriate for the resident?
  - Function
  - Occupancy - allowed and actual trends
  - Comparability with traditional units in the building
- City policy promoting family-sized units
  - Meeting family needs
  - Impact on production of traditional large units?

# INCOME AND RENT RESTRICTIONS

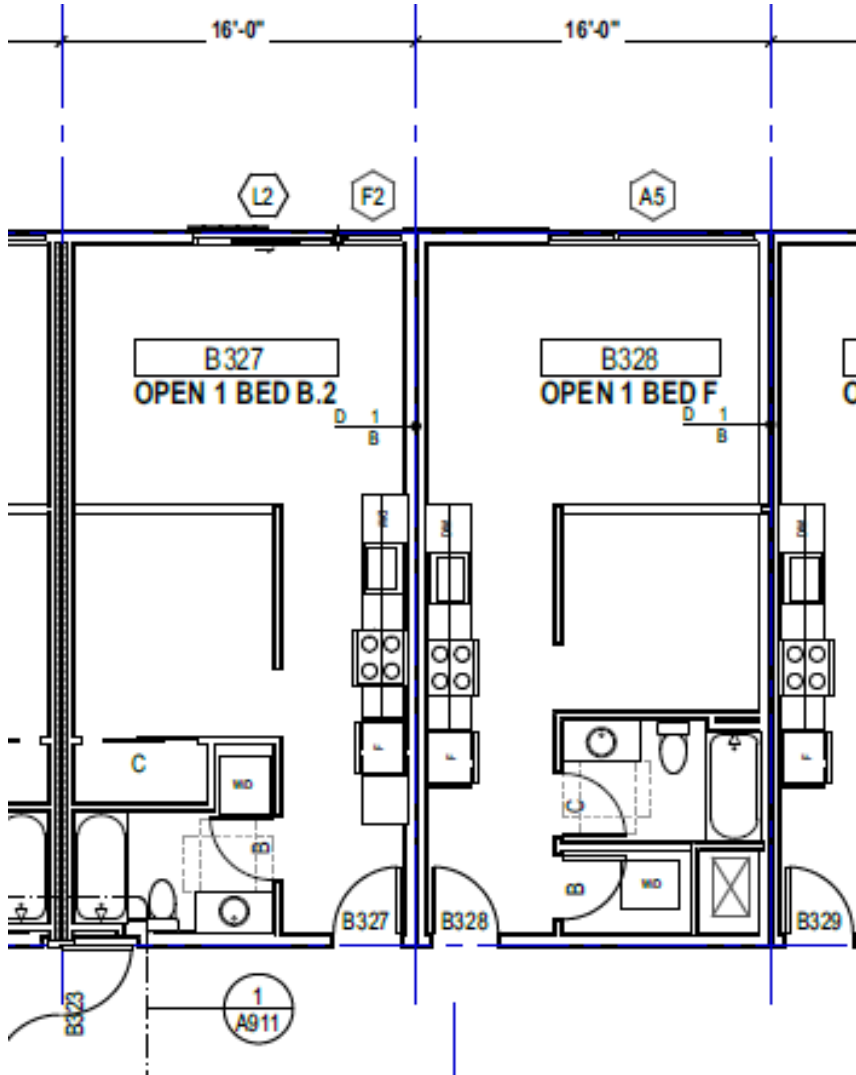
2018 Income Limits			
Family Size	30% AMI	50% AMI	60% AMI
1 Person	\$21,050	\$35,100	\$42,150
2 Persons	\$24,050	\$40,100	\$48,150
3 Persons	\$27,100	\$45,150	\$54,150
4 Persons	\$30,100	\$50,150	\$30,200

2018 Gross Rent Limits - 30% of Income Limit			
Unit Size	30% AMI	50% AMI	60% AMI
0 BR	\$561	\$936	\$1,123
1 BR	\$604	\$1,003	\$1,203
2 BR	\$722	\$1,203	\$1,444
3 BR	\$834	\$1,391	\$1,669
4 BR	\$931	\$1,552	\$1,863
5 BR	\$1,027	\$1,712	\$2,055

# CODE REQUIREMENTS

FEATURE	'HABITABLE SPACE' IN SBC	'BEDROOM' IN OH MFTE	DETAILS
Square footage	Y	Y	At least 70 sf
Wall dimension	Y	Y	At least 7' on one side
Closet	N	N	
Ventilation	Y	Y	External opening to the outdoors or opening to the adjoining room is unobstructed and has an area of not less than 8% of the floor area of the interior room, but not less than 25 square feet <i>SBC 1203.5.1.1</i>
Natural lighting	N	Y	Every space intended for human occupancy shall be provided with natural light...or shall be provided with artificial light... <i>SBC 1205.1</i>  Exterior window or one-half of the area of the common wall is open and unobstructed providing an opening of not less than one-tenth of the floor area of the interior room, or 25 square feet <i>SBC 1205.2.2</i>
Door	N	Y	
Complete separation	N	Y	Generally applied as a minimum 6' high, solid wall

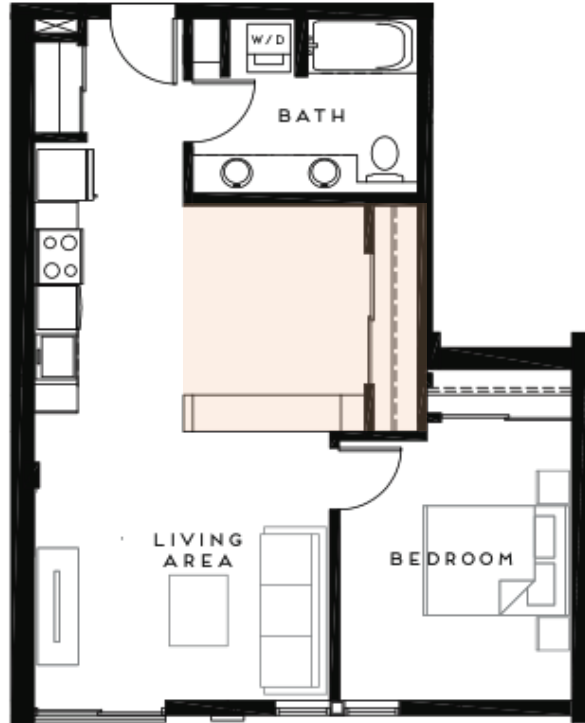
# EXAMPLE LAYOUT FOR 1 BEDROOMS



## Most Common Plan:

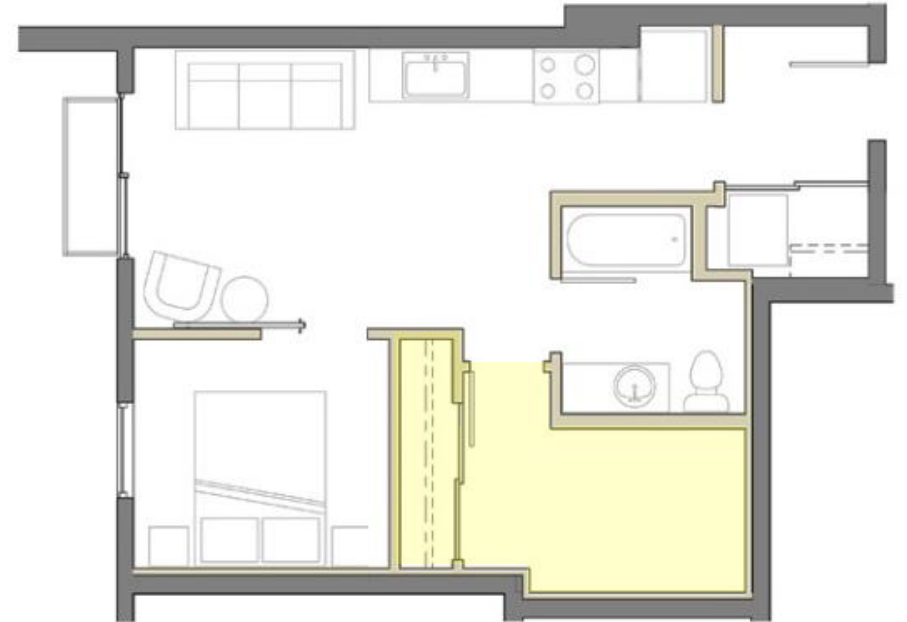
- Narrow unit, 15' -16' wide
- Open bedroom at center
- Partial wall separating bedroom from living room

# EXAMPLE LAYOUTS FOR 2 BEDROOMS

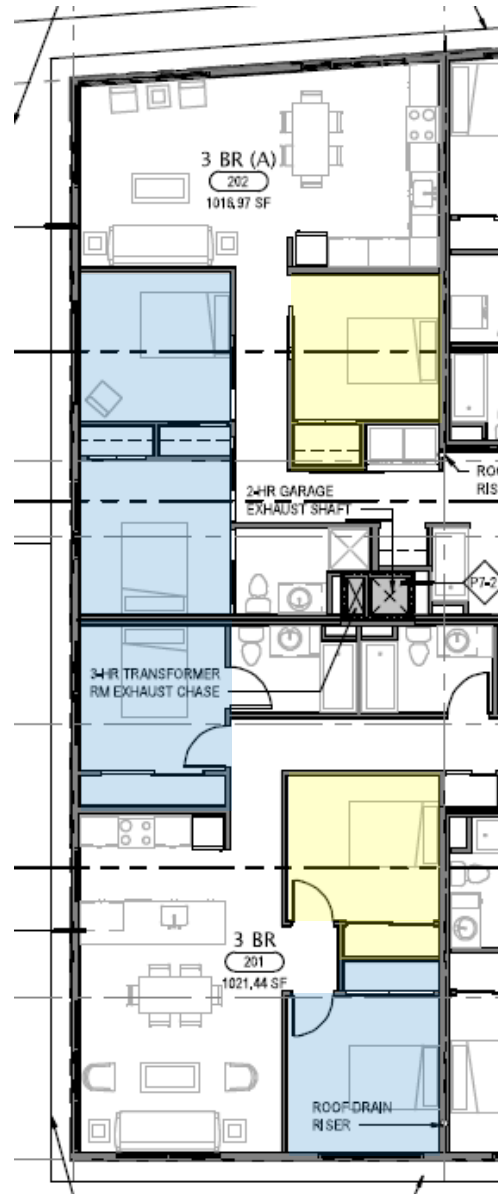


Left: Open bedroom with  
3' dividing wall

Right: Interior bedroom,  
fully enclosed



# EXAMPLE LAYOUT FOR 3 BEDROOMS



Left: 3-Bedroom unit using traditional bedrooms with exterior windows (blue) and interior bedrooms (yellow) in a homeownership building proposal



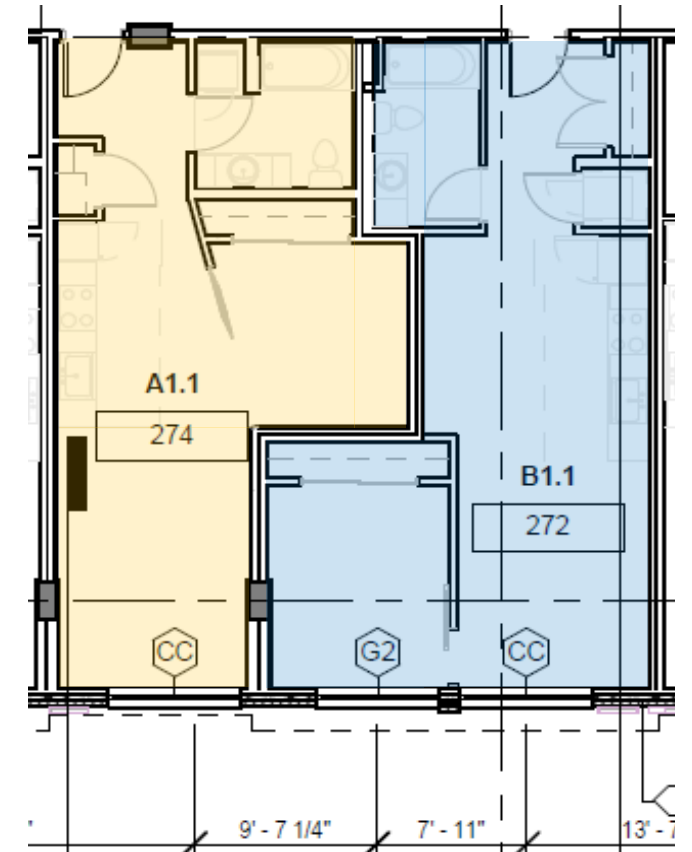
# EXAMPLE BUILDING PLANS: OPEN/TRADITIONAL



Top Left: Narrow Open 1BR units

Bottom Left: Traditional 1BR units

Right: Interlocking plan with open 1BR (orange) and traditional 1BR (blue)



# DISCUSSION

- Thoughts or concerns on how the issue is presented?
- What would be the impact of designating only fully enclosed rooms with windows as bedrooms in future projects? For example, building design and unit mix
- Could parameters be set so that open bedroom units function and feel like traditional units? For example:
  - Minimum unit size, comparable to traditional unit
  - Parameters for “complete separation”
  - Limit number of open units to provide choice