

# State of the Housing Market

**Seattle Renters' Commission**

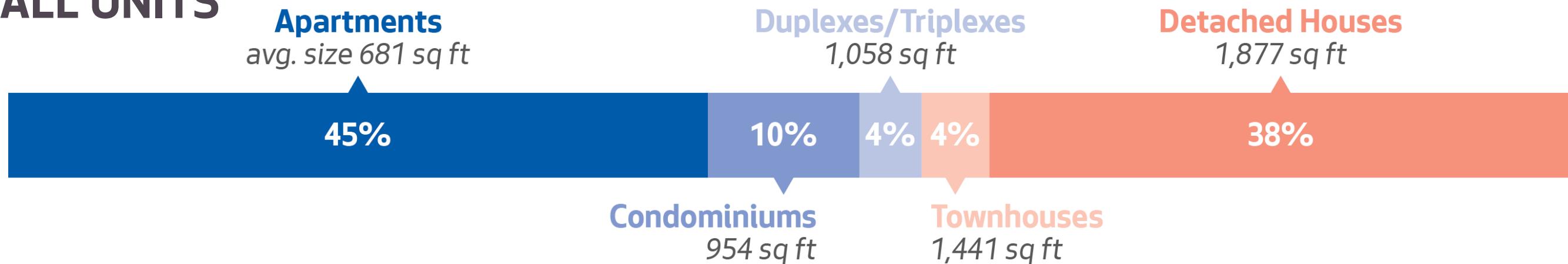
June 3, 2019



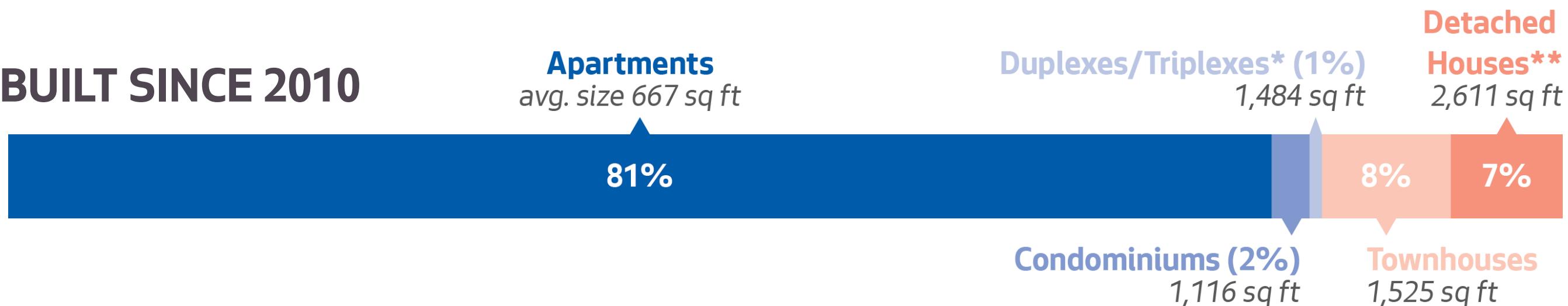
**Seattle**  
Office of Planning &  
Community Development

# Existing homes are predominately small apartments and detached houses.

## ALL UNITS



## BUILT SINCE 2010



# Rental housing is unaffordable for most renters, particularly larger households.

	Studio	1 Bedroom	2 Bedroom	3 Bedroom
Average gross rent	\$1,410	\$1,750	\$2,310	\$2,800
Annual income needed to afford	\$56,300	\$70,100	\$92,600	\$112,200
Income as % of area median income	78% of AMI for 1 person	85% of AMI for 2 people	100% of AMI for 3 people	109% of AMI for 4 people

Figures are for all units in apartment complexes with 20 or more units

# Rental units built since 2010 have fewer bedrooms, but are only slightly smaller.

Average unit size by year built

built before 2010

687 ft<sup>2</sup>

built since 2010

663 ft<sup>2</sup>

Unit share by number of bedrooms



**Homeownership is increasingly out of reach for a large portion of the population.**

**Detached homes are no longer affordable to most middle-income buyers.**

	<b>Detached Houses</b>	<b>Townhouses</b>	<b>Condominiums</b>
<b>Median sales price (2018)</b>	\$795,000	\$730,000	\$520,000
<b>Annual income needed to afford</b>	\$198,000	\$182,000	\$139,000
<b>Income as % of area median income</b>	213% of AMI for 3 people	195% of AMI for 3 people	169% of AMI for 2 people

# For-sale units built since 2010 are larger and more expensive than existing homes.

- The average size of a new detached house is 2,611 square feet, 41% larger than the average older home.
- Townhouse size and price have not changed significantly.
- New condos are 6% larger but 44% more expensive than older condos.



## The supply of accessible housing is even more limited.

- No tally of all accessible units
- 45% of Seattle apartments and condos built after 1990, when Fair Housing Act began requiring basic accessibility in new multifamily buildings
- New apartment buildings increase accessible units overall, but accessible ownership opportunities remain scarce

# Many people in different stages of life struggle to find housing that works for them

- People in entry-level jobs
- First-time homebuyers
- Families with children
- Intergenerational households
- Older adults downsizing from larger homes
- People with disabilities



# We need more homes — especially these five housing types in particularly short supply:

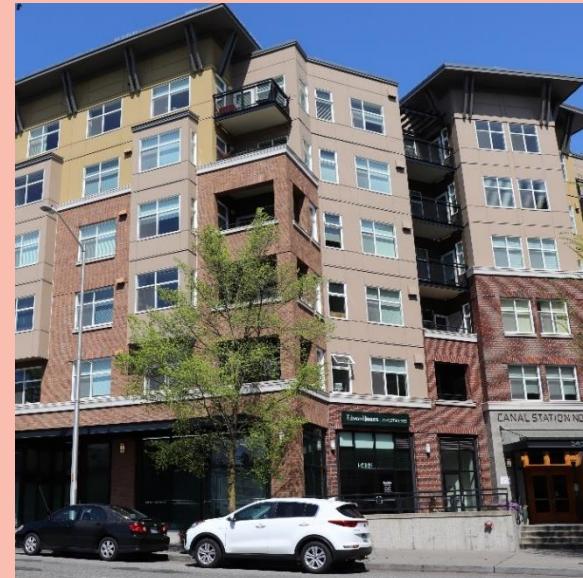
Townhouses, duplexes, triplexes, and cottages



Condominiums & co-ops



Family-size two- and three-bedroom rentals



Congregate housing



Accessible homes



# WHAT'S NEXT?

# The City is doing multiple things to address our housing crisis

- **Investing in People** to help them gain employment that allows them to afford the housing they want
- **Investing in Communities** to build stability as housing and commercial space becomes increasingly expensive
- **Building more rent- and income-housing** to meet the needs of households that cannot afford market-rate housing
- **Supporting development of market-rate housing** to address increasing demand and provide a broad range of housing options

# Key Questions

- What type of housing options would you like to see more of?
- What qualities and amenities should this housing have?
- In what parts of the city would these options be most helpful?
- What strategies or actions should we pursue to support the development of more housing options?

# What we've heard in recent years

- » Simplify rules for smaller projects
- » Make it easier to build accessory dwelling units (ADUs)
- » Make permitting faster and predictable
- » Allow townhouses, duplexes, and triplexes in more areas
- » Expand where small rental units with shared kitchens and common space are allowed
- » Encourage family- and age-friendly multifamily housing
- » Create more accessible homes
- » Strengthen tools to reduce displacement
- » Explore ownership and financial models to help residents add housing and remain on their property

# Thank you

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