

# ***TOD: U District 45th & Roosevelt Site***

*Surplus, suitability for housing, and offering strategy*

*Executive Committee*

*11/3/22*

# *Why we are here*

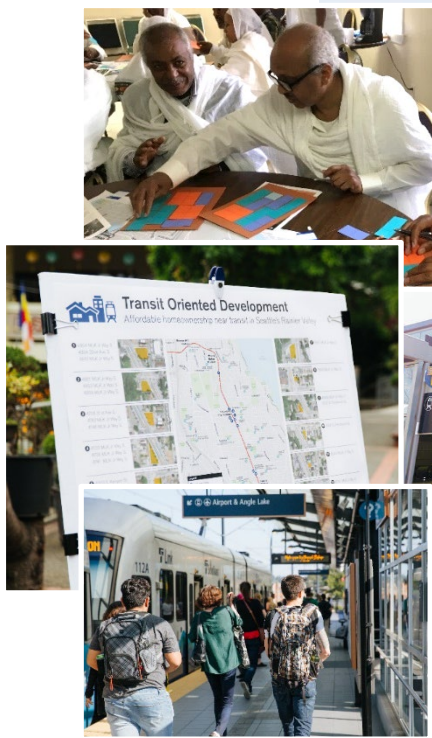
## *Seeking actions that would guide the redevelopment of property at 1000 NE 45<sup>th</sup> Street (at Roosevelt Way NE) in Seattle*

- Confirm CEO surplus declaration
- Declare the property as suitable for the development of housing
- Direct staff to first offer the property to qualified entities for affordable housing
- Direct staff to consider discounting the property to facilitate the affordable housing components

# Equitable TOD Policy (2018)

## 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*

**80**



**≥80% of suitable property must be first offered for affordable housing creation**

**80**



**≥80% of created units must be affordable**

**80**



**Units must serve those earning ≤80% of area median income**

# Compliance with 80/80/80

94%

≥80%  
REQUIRED

% of property suitable for housing offered to Qualified Entities (QE)

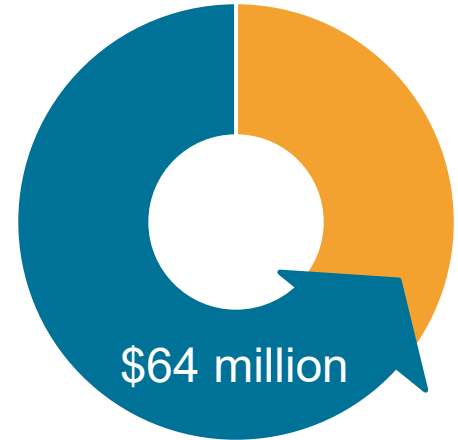
100%

≥80%  
REQUIRED

% of units on property transferred to QEs for affordable housing serving households at or below 80% AMI

# *Progress towards financial targets*

- To date, Sound Transit has approximately \$64 million in surplus property accounted for through sales and leases
- Seeking to meet target by maximizing revenues from market-rate transactions and minimizing cost of creating affordable housing
- Property pipeline provides multiple opportunities to meet financial plan target



***U District 45<sup>th</sup> & Roosevelt  
TOD Site***

# Unique opportunity in the U District

- Located at NE 45<sup>th</sup> & Roosevelt Way NE
- Opportunity for affordable housing in a prime location, two blocks from light rail
- Strong community support for maximizing affordable housing
- Partnership with Seattle's Office of Housing





# Community engagement



## How we listened

- Local and regional stakeholder conversations
- Preferences/interests survey
- Online open house

## What we heard

- Support for affordable housing
- Interest in maximizing housing outcomes
- Interest in improved pedestrian environment



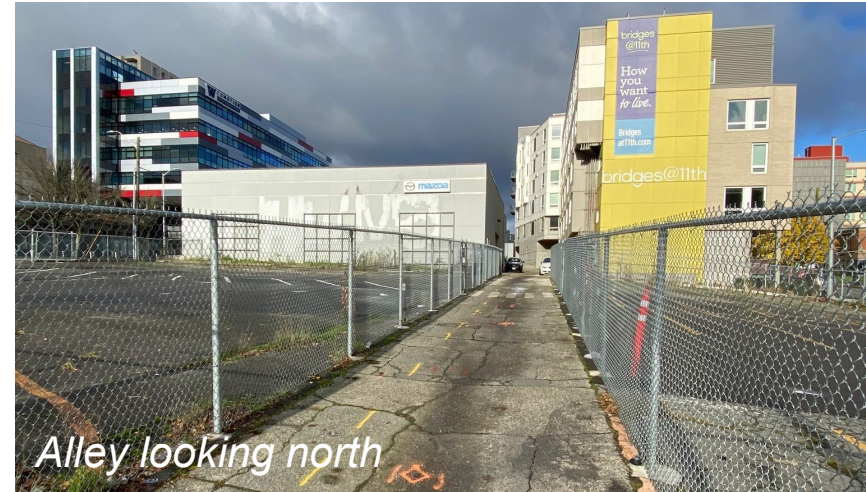
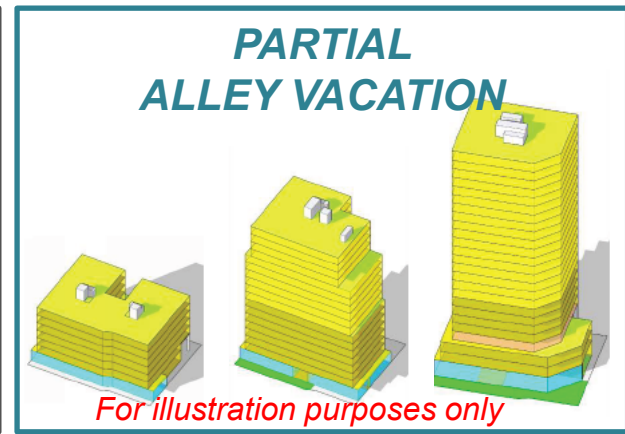
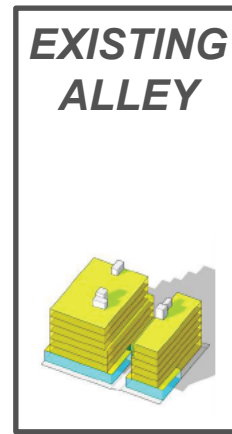
# Existing TOD feasibility

- Alley splits parcel in two smaller building sites
- Potential for 6-8 story mid-rise project (~80 units)



# Potential alley vacation

- Partial vacation of alley would consolidate building site
- Single building site may allow for much greater housing outcomes - potential for over 200 units
- High-rise construction would require greater subsidy



Alley looking north

# Action 1 – Declare surplus

## The property is surplus

- Site was used for construction offices
- No transit infrastructure adjacency
- No future transit use



## *Action 2 – Suitability for housing*

### Sites are suitable for the development of housing

- Legally permissible to build housing
- Physically possible to build housing
- Environmental conditions don't preclude housing
- Economically reasonable to construct housing
- City and community support for housing

## ***Action 3 – Offering strategy***

Offer the site to Qualified Entities for development as affordable housing

- Site could accommodate a fully affordable outcome
- City and community strongly support affordable outcomes



## ***Action 4 – Pricing approach***

Authorize staff to offer the TOD Site below market value for affordable housing

- Land appraised at \$6.8 million (market-rate development)
  - Authorization to consider discount up to full value of property
- Discounting aligns with potential affordable housing funding sources
  - Washington State Housing Finance Commission
  - Eligible for Amazon Housing Equity Fund (ST sites)
- Amount of discount subject to Board approval after negotiations

# *Next steps*

- Continue working with city to pursue partial alley vacation in 2023
- Issue request for proposals for sites (anticipated Q3/Q4 2023)
- Return to Board with development proposal and key business terms (anticipated 2024)



*Thank you.*



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