### The Economics of Change

*By Jay Lazerwitz*

One of the HALA recommendations (SF.2) is to allow a broader mix of housing types within Single-family Areas. The broader mix of housing could include duplexes, triplexes, and stacked flats.

Before we all worry that the entire Roosevelt neighborhood areas currently zoned single-family will turn into triplexes, let’s think about the economics. What is the feasibility in turning a Roosevelt residence into a triplex development? The project is dependent on the land value associated with the current home (as there are no vacant parcels that I am aware of) such that the purchase price divided by three new units needs to be below the benchmark that is feasible to add to the new construction cost and profit line for a developer to sell at market value. I have been told that the per-unit price could be as much as $150k per unit, so x 3 units = $450k that a developer is willing to buy for an existing house property. Even if that were $500k, given the median sales price in Roosevelt of current residential properties of >$700k, the basis for converting a single-family to a triplex is markedly infeasible.

There is of course the possibility that an existing house could be modified and added onto, such that there are three units integrated onto an existing property. There are structural, aesthetic, and functional complications to make this economically feasible. And while this is more likely than a “tear-down”, fears that the neighborhood character will greatly change might be alleviated with this scenario, retaining existing housing stock in conjunction with additional square footage.

How likely will we see the single-family portions of the neighborhood change? My guess is that this will happen, on limited sites, and over a longer period than we are seeing the greatly accelerated speed of multi-family developments. What would be needed is an increase above the Lowrise-1 zoning classification to make this economically feasible. Instead of a wholesale change throughout the entire single-family zoned area, there are places, such as arterials, where an incremental step to provide additional density for housing might be appropriate.

### RNA General Meeting:

**Tuesday, September 27, 2016**

6:30 p.m. Social, 7:00 to 8:30 p.m. Presentation

*Aqua Palette*

**Agenda Topics:**

- UW Campus Master Plan
- Sound Transit 3
- RNA Committee Updates

CCA, 68th & Roosevelt, Upper Level

**Next General Meeting:** October 25th, 2016

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### Bull Moose Festival-ette & Weedin Place Painting Party Update

*By Katie Wood*

The neighborhood continues work towards realizing a mini-festival at Weedin Place this year. The mini festival will celebrate the Weedin Place street closure and bring the community together to activate the new public space. The date has not yet been set. Please stay tuned to [www.rooseveltseattle.org/bullmoose](http://www.rooseveltseattle.org/bullmoose) for updates. If you would like to participate in the event planning, register to help paint the street, or help with landscaping, email weedinplace@rooseveltseattle.org.
Land Use Updates
By Jay Lazerwitz, Land Use Committee Chair

Mandatory Housing Affordability – Residential
MHA-R will require residential developers to set aside at least 5-7 percent of new units for households earning 60 percent or less of the area median income (a single person earning $37,980, a two-person household earning $43,380, and a family of four earning $54,180). The MHA program forms a critical part of the Mayor’s goal to produce some 20,000 affordable housing units over the next decade. MHA alone is anticipated to deliver 6,200 affordable housing units.

The mandatory housing affordability policy, also has a commercial component passed in late 2015, that will require residential and commercial developers to build or fund affordable housing in return for one to two additional developable floors. It is estimated that the residential and commercial housing affordability policies will generate more than 6,000 housing units for low-income residents.

Some of the details in the MHA-R legislation:

- All new multi-family residential—including alterations of existing buildings that add units or expand an existing structure—in areas rezoned will participate in the MHA-R program;
- A percentage of all units in a multi-family development will provide on-site affordable units or pay an in-lieu fee to the City for the development of off-site affordable housing based on the total of residential square footages;
- New buildings that contain residential and commercial uses will participate in both MHA-R and MHA-C, but which would be calculated individually depending on use.

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Roosevelt Land Use Updates

...Continued from page 2

MHA-R

- On-site affordable housing units will be made affordable for a minimum of 75 years; and
- Fees will be collected for off-site affordable housing to generally be spent on development or acquisition in areas nearby.

The legislation passed 8-0 with Councilmember Kshama Sawant absent.

Enterprise Foundation – Study Grant

The RNA is applying for a grant to study and plan for the addition of affordable housing near transit, researching financing opportunities for affordable housing along with social and community uses, and starting to develop a market study in conjunction with Sound Transit. The grant application is due early fall, and if you are interested in helping out please contact: landuse@rooseveltseattle.org

Land Use committee meetings are on 2nd Tuesdays 7pm at the CCA 6801 Roosevelt Way NE, Rm 317.

Thank You, Blockheads!

By Gina Leone

Please join me in thanking all of the amazing volunteers that make sure the Roosie gets delivered to everyone in the neighborhood! Last year, we had several Blockheads retire, some of whom have been volunteering for quite a few years.

Thank you Elizabeth, Ron, Gretchen, Kate, Peter, and Vicki, for all of your time and hard work! You will be missed. But I’m so happy to welcome the new Blockheads who have volunteered their time to cover most of our open areas. Thank you Karen, Forest, Evy, Alana, Ruth, Michelle, and Martha (for taking on more blocks).

We are always looking for new volunteers. If you are interested in delivering the Roosie to your neighbors, please email Gina Leone at blockhead@rooseveltseattle.org.
Get Involved!

Please contact the RNA to share your skills and learn more about your neighborhood.

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Scott Cooper represents the RNA on the UW City/University Community Advisory Committee (CUCAC). Katie Wood represent the RNA at Northeast District Council meetings (NEDC).

Please follow the RNA on Twitter: @roosieseattle
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Join the conversation with your neighbors at: Facebook.com/groups/RooseveltSeattle/

We need your help today. Please volunteer to deliver or contribute articles to The Roosie.
If interested, please contact: RoosieEditor@RooseveltSeattle.org

ANNUAL RNA MEMBERSHIP FORM

$_______ Student / Low Income  $20 = Individual  $35 = 2-Person Household  $95 = Business Member
(pay what you can)  $___________ Other Tax Deductible Donation

Name(s): ________________________________________________________________
Address: _________________________________________________________________
Phone Number: _____________________     Email Address:___________________________
Volunteer Skill(s) / Area(s) of Community Interest: _____________________________________

☐ I would love to pay annual membership dues to support increasing RNA’s outreach and community events.

☐ I enjoy receiving The Roosie at my door and will donate my time to deliver to others by being a “Blockhead”.

☐ Please enter my email address to the http://www.RooseveltSeattle.org blog email list.

☐ Yes! I would love to place an ad to support The Roosie (Discounts for members!).

☐ Please welcome me, by name, as a new or renewing member on the website/twitter/facebook/next issue of The Roosie.

Please make check payable to: The Roosevelt Neighborhood Association: 6910 Roosevelt Way NE, #518, Seattle, WA 98115

OR *New* Pay your membership dues online at RooseveltSeattle.org/Membership/