

New Affordable Housing Analysis – Southeast Region

In the next few years, nine large affordable developments will be built in the Southeast region. Many schools in this region serve a large proportion of students furthest from educational justice and draw many students from affordable housing. The findings of this report suggests that these schools could see **enrollment growth ranging from the low estimate of 352 students to the high estimate of 1,162 students (with a midpoint of 766 students) due to new housing.** Multi-family and income restricted housing growth has become a citywide trend in recent history. As a result, any enrollment growth due to the construction of these nine new developments will not occur unexpectedly and will be in-line with findings from previous years.

I. Analysis of New Units:

By Unit Type and Area Median Income (AMI):

Historic enrollment across the district shows that larger sized affordable housing units (2 or more bedroom) yield the most students. The table below shows a unit type breakdown for the new developments coming online. **About half of the affordable housing units coming online in the Southeast will be 2 or more bedroom units, which will likely yield the most students.**

By Unit Type	Total	% of Known Units
Studio Units	258	17%
1 Bedroom Units	515	34%
2 Bedroom Units	579	38%
3+ Bedroom Units	177	11%
Total	1,529	100%

Previous analyses have also shown that affordable housing units with lower percent AMI restrictions yield more students. The table in Appendix A shows an AMI breakdown for the new developments. **95% of the units coming online are reserved for families that are making at or below 60% of Seattle’s AMI, which will likely lead to higher student draw rates.**

Impacted Schools:

The table below shows school boundaries in the region with the largest share of new 2+ bedroom units expected to come online (for a total of 756 units). **Rainier Beach High School, Aki Kurose Middle School, and Emerson Elementary are the school boundaries most impacted by the new developments.**

School Boundaries	Number of 2+ Bedroom Units
Rainier Beach High School	615
Aki Kurose Middle School	449
Emerson Elementary	294
Mercer International Middle School	250
Rising Star Elementary	166
Franklin High School	141
Dunlap Elementary	111
Beacon Hill International Elementary	84
Washington Middle School	57
Thurgood Marshall Elementary	57
Wing Luke Elementary	44

II. Analysis of Existing Units that Drive Student Enrollment:

Existing Developments with Smaller Sized Units:

The table in Appendix B consists of existing affordable housing developments with a large percent (>50%) of units that have 1 bedroom or less (smaller sized units). **Based on the data in this table, we find that existing developments in the Southeast region that have smaller sized units have an average student pull of 23% per unit.**

Existing Developments with Larger Sized Units:

The table in Appendix C consists of existing affordable housing developments with a large percent (>50%) of units that have 2 bedrooms or more (larger sized units). **Based on the data in this table, we find that existing developments in the Southeast region that have larger sized units have an average student pull of 76% per unit.**

III. Forecasting New Housing Impacts and Student Yields:

Student Draw Rates:

The table below applies three different yield rates to new developments coming online in the Southeast region, based on their expected year of completion. **Schools in the region may experience student draw from the new developments ranging from the low estimate of 352 students to the high estimate of 1,162 students (with a midpoint of 766 students).**

- **Draw Scenario A** is based on a smaller unit rate, using the average student yield of existing developments with a larger percent (>50%) of units that are 1 bedroom or smaller.
- **Draw Scenario B** is based on a larger unit rate, using the average student yield of existing developments with a larger percent (>50%) of units that have 2 bedrooms or more.
- **Draw Scenario C** is based on a midpoint unit rate, serving as the midpoint between the smaller unit student yield and the larger unit student yield.

Future Developments	Future Developments Modeled by Different Student Draws		
	Draw Scenario A: Small Unit Rate	Draw Scenario B: Large Unit Rate	Draw Scenario C: Midpoint Unit Rate
	23%	76%	50%
Polaris at Rainier Beach	70	233	153
The Maddux	38	125	82
Othello Park	21	70	46
Othello Square	16	52	34
Willow Crossing	49	162	107
North Lot	37	121	80
Via 7	51	168	111
Rose Street II	43	141	93
Elizabeth Thomas Townhomes	27	90	60
Total Additional Students	352	1,162	766

IV. Preparing for Future Growth:

With the findings from this report, Enrollment Planning will work with the Capital Planning team to prepare for enrollment and capacity impacts on schools in the Southeast region. Given the wide range in expected student draw, further analyses will need to be conducted as developments begin opening up to new residents later this year. Both teams will determine whether additional staff or space for schools will be needed. In the event that student yields trend high, Enrollment Planning may consider capacity alleviation in the Southeast through boundary change solutions (boundary decisions being made no later than January for implementation in the next school year), prioritizing the needs of our high equity schools.

In the 2020-21 school year, the district experienced a significant drop in total student enrollment due to COVID-19 and remote learning. While modeling for potential student growth resulting from construction projects in the Southeast, our team has acknowledged that unprecedented factors affecting enrollment in the last year could potentially impact student draw rates in the future that may not be captured in this analysis.

Appendices A-D

Appendix A: New Units by Area Median Income (AMI)

Year Online	≤ 30% AMI	≤ 60% AMI	≤ 80% AMI	Market	Grand Total
2021	4	393	68	1	466
2022	0	564	0	0	564
2023	0	499	0	0	499
Total	4	1,456	68	1	1,529

Appendix B: Existing Developments with Smaller Sized Units

Date Online	Property Name	Total Units	% of Units with 1 Bedroom or Less	% of Units Below 60 AMI	Student Count	Student Yield Rate (# of Students/ Total Units)
2020	Martin Luther King Apartments	117	58%	100%	52	44%
2017	CityLine	80	65%	0%	21	26%
2019	Assembly 118	72	90%	0%	12	17%
2011	Rose Street	71	56%	100%	19	27%
2014	Othello Station South	71	89%	0%	<10	-
2011	The Claremont	68	56%	46%	23	34%
2014	Artspace Mt Baker Lofts	57	79%	100%	<10	-
2012	Columbia City Station	52	83%	100%	10	19%
2006	Genesee Apartments	50	72%	100%	13	26%
2010	South Shore Court	44	89%	100%	<10	-
2004	Martin Court	42	95%	100%	<10	-
2019	Angeline	39	82%	0%	<10	-
2001	Starliter	30	63%	67%	14	47%
2016	Stazione 25-North	22	77%	0%	<10	-
1986	MLK Apartments	17	71%	0%	11	65%

**Student counts less than 10 are omitted, all student counts updated end of August 2021*

Appendix C: Existing Developments with Larger Sized Units

Date Online	Property Name	Total Units	% of Units with 2 or More Bedrooms	% of Units Below 60 AMI	Student Count	Student Yield Rate (# of Students/ Total Units)
2015	Lake Washington	379	71%	100%	300	79%
2001	Holly Park Phase II	219	83%	100%	30	14%
2007	Kingway	164	96%	40%	167	102%
2016	Plaza Roberto Maestas	112	69%	100%	77	69%
2017	Othello	108	58%	100%	41	38%
2005	Holly Park Phase III	96	100%	100%	76	79%
2020	Gardner House	94	62%	100%	53	56%
2013	Emerald City Commons	61	75%	100%	45	74%
1995	Villa Park Townhomes	43	100%	100%	52	121%
2009	Samaki Commons	41	78%	100%	27	66%
2001	Oregon Place	39	69%	100%	28	72%
2005	Katharine's Place	25	92%	100%	17	68%
1987	Joe Black	24	100%	100%	21	88%
2003	Tyree Scott	21	86%	100%	24	114%
2001	Nuuanu Pali	19	100%	47%	18	95%
1994	El Patio	14	71%	100%	18	129%
1992	Byron Wetmore	12	83%	100%	<10	-

**Student counts less than 10 are omitted, all student counts updated end of August 2021*

Appendix D: Developers of New Affordable Housing Properties

Property Names	Developers
Polaris at Rainier Beach	Inland Washington
The Maddux	Mt. Baker Housing
Othello Park	Low Income Housing Institute (LIHI)
Othello Square	HomeSight
Willow Crossing	Indigo Real Estate
North Lot	SCIDpda
Via 7	Mt. Baker Housing
Rose Street II	Bellwether Housing
Elizabeth Thomas Townhomes	Black Community Impact Alliance