

New Affordable Housing Analysis – Central Region

In the next few years, eleven large affordable developments will be built in the Central region. The findings of this report suggest that these schools could see **enrollment growth ranging from the low estimate of 155 students to the high estimate of 796 students (with a midpoint of 475 students) due to new housing**. Schools in the Central region have not historically served as many students living in affordable housing as other regions. However, a large proportion of existing affordable housing in the region consists of studios and 1 bedroom units, which tend to draw fewer families with student-aged children. These eleven new developments will substantially increase the supply of 2+ bedroom units in the region, which could lead to a sizeable increase in the number of families living in the area.

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. **Just under half of the affordable housing units coming online in the Central region will be 2 or more bedroom units, which will likely yield the most students.**

By Unit Type	Total	% of Known Units
Studio Units	206	16%
1 Bedroom Units	451	35%
2 Bedroom Units	451	35%
3+ Bedroom Units	175	14%
Total	1,283	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. **85% of the units coming online are reserved for residents 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 626 units). **Garfield High School, Washington Middle School, and Bailey Gatzert Elementary are the school boundaries most impacted by the new developments.**

School Boundaries	Number of 2+ Bedroom Units
Garfield High School	526
Washington Middle School	387
Bailey Gatzert Elementary	369
Meany Middle School	139
Lowell Elementary	128
Thurgood Marshall Elementary	18
Madrona Elementary	11

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 Central region that have smaller sized units have an average student pull of 12% 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 Central region that have larger sized units have an average student pull of 62% 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 Central 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 155 students to the high estimate of 796 students (with a midpoint of 475 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
	12%	62%	37%
Bryant Manor Redevelopment	11	59	35
The Rise on Madison	30	154	92
Yesler Family Housing	19	96	57
Africatown Plaza	16	83	50
Hinoki	16	81	48
Sawara	14	70	42
Spring Street North Block	13	68	41
Uncle Bob's Place	12	64	38
Judkins Junction	9	46	27
Juniper	9	45	27
427 9th Ave N	6	30	18
Total Additional Students	155	796	475

IV. Preparing for Future Growth:

With the findings from this report, Enrollment Planning will work with Capital Planning to prepare for enrollment and capacity impacts on schools in the Central 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 Central region 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 both the 2020-21 and 2021-22 school years, the district has experienced significant drops in total student enrollment. While modeling for potential student growth resulting from construction projects in the Central region, 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	≤ 65% AMI	≤75% AMI	≤ 80% AMI	≤85% AMI	Grand Total
2021	174	185	28	87	0	44	518
2022	0	351	0	0	0	0	351
2023	123	182	2	0	35	0	342
2024	24	48	0	0	0	0	72
Total	321	766	30	87	35	44	1,283

Appendix B: Existing Developments with Smaller Sized Units

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)
Thai Binh Apartments	247	85%	100%	15	6%
Denny Terrace	220	97%	100%	<10	-
Hana Apartments	160	86%	10%	<10	-
Liberty Bank Building	114	87%	100%	11	10%
Station House	110	77%	100%	<10	-
Ross Manor	100	100%	100%	<10	-
Jackson Apartments	107	89%	0%	16	15%
Kebero Court	103	51%	100%	36	35%
International House	99	99%	100%	<10	-
Hirabayashi Place	96	85%	100%	13	14%
12 th Avenue Arts	88	91%	100%	10	11%
Raven Terrace	83	84%	100%	14	17%
Spokane at Rainier Court	81	100%	100%	<10	-
Westlake Steps	77	94%	0%	<10	-
Sitka	77	82%	0%	<10	-
Clay Apartments	76	100%	100%	<10	-
Jackson Street Apartments	74	76%	100%	11	15%
Anchor Flats	71	94%	100%	<10	-

An Lac Apartments	69	71%	100%	12	17%
Abbey Lincoln Court	68	75%	100%	20	29%
The Claremont	68	56%	46%	28	41%
Gilmore Apartments	65	94%	100%	<10	-
Casa Pacifica	65	63%	100%	18	28%
NP Hotel	63	92%	100%	<10	-
Villa Apartments	62	100%	100%	<10	-
Modera South Lake Union	59	88%	0%	<10	-
Patent 523	59	88%	0%	<10	-
Lakeview Apartments	59	78%	100%	13	22%
Chroma	56	95%	0%	<10	-
Stack House	56	82%	0%	<10	-
Expo	55	91%	0%	<10	-
Danforth	53	79%	0%	<10	-
Century	52	85%	0%	<10	-
Columbia City Station	52	83%	100%	12	23%
Dekko Place	50	90%	100%	<10	-
Denny Park Apartments	50	74%	100%	16	32%
Pratt Park	50	74%	0%	11	22%
Borealis	50	74%	0%	<10	-
The Parker	50	54%	100%	26	52%
The Bart Harvey	49	100%	100%	<10	-
Pantages Apartments	49	59%	100%	22	45%
Cypress Apartments	48	85%	0%	<10	-
Bellevue Olive Apartments	48	67%	100%	10	21%
Slate Apartments	48	85%	0%	<10	-
Eastern Hotel	47	91%	100%	12	26%
Lyric	47	74%	0%	<10	-
Julie Apartments	47	100%	0%	<10	-
Axle Apartments	46	87%	0%	<10	-
Spruce Park Apartments	44	98%	100%	<10	-
Rivoli	42	83%	100%	<10	-
Perry	42	76%	0%	<10	-
Avalon Queen Anne	41	80%	0%	<10	-
Batik Apartments	39	82%	0%	<10	-
Glen Apartments	37	100%	100%	<10	-
East Union	37	81%	19%	<10	-
Arion Court	36	100%	100%	<10	-
Colman School	36	92%	100%	<10	-
Oleta	34	94%	100%	<10	-
Zig Apartments	34	88%	0%	<10	-
Twenty20 MAD	32	88%	0%	<10	-
Modera Jackson	31	74%	0%	<10	-

Rex Hotel	30	100%	100%	<10	-
Holiday Apartments	30	90%	100%	<10	-
New Central	29	100%	100%	<10	-
Walton Lofts	28	82%	0%	<10	-
Muir Apartments	27	81%	0%	<10	-
Anthem	24	75%	0%	<10	-
Gee How Oak Tin	21	86%	100%	<10	-
MLK Apartments	17	71%	0%	<10	-
Broadway House	8	100%	100%	<10	-

**Student counts less than 10 are omitted, all student counts updated for December 2021*

Appendix C: Existing Developments with Larger Sized Units

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)
Red Cedar	119	83%	100%	109	92%
Views at Madison	95	65%	74%	40	42%
Gardner House	94	62%	100%	46	49%
Compass on Dexter	74	54%	100%	41	55%
Domingo Viernes Apartments	56	100%	100%	56	100%
Monica's Village Place	50	74%	100%	53	106%
Tashiro-Kaplan Artist House	49	64%	100%	<10	-
Broadway Crossing	44	64%	100%	15	34%
Jefferson	40	50%	100%	<10	-
Boylston-Howell	30	67%	100%	15	50%
Joe Black Apartments	24	100%	100%	21	88%
Mercer Court	24	54%	100%	<10	-
Union James	24	67%	100%	15	63%
Tyree Scott	21	86%	100%	23	110%
Mary Ruth Manor	20	80%	100%	15	75%
Harrison at 15th	19	63%	100%	<10	-
Hazel Plaza	16	75%	100%	<10	-
Judkins Park Apartments	16	100%	100%	10	63%
Victorian Row Apartments	14	71%	100%	<10	-
Columbia Court	13	100%	100%	13	100%

Byron Wetmore	12	83%	100%	<10	-
Miller Park	12	58%	83%	<10	-
Fredonia	12	67%	100%	<10	-
Four Twelve	12	100%	100%	20	167%
Eighteenth Avenue	9	67%	100%	<10	-
2500 E Union St	7	86%	100%	<10	-
Aridell Mitchell Home	6	100%	100%	<10	-

**Student counts less than 10 are omitted, all student counts updated for December 2021*

Appendix D: Developers of New Affordable Housing Properties

Property Names	Developers
Bryant Manor Redevelopment	FAME Housing
The Rise on Madison	Bellwether Housing
Yesler Family Housing	SCIDpda
Africatown Plaza	Africa Community Land Trust
Hinoki	Seattle Housing Authority
Sawara	Seattle Housing Authority
Spring Street North Block	Lennar Multifamily Communities
Uncle Bob's Place	Interim Community Development Association
Judkins Junction	Community House
Juniper	Seattle Housing Authority
427 9 th Ave N	Create World America