

CO-LIVING HOUSING

[Meeting]

[Date]

[Presenters]

AGENDA

- About co-living housing
- Benefits to residents and the community
- History of co-living housing
- HB 1998 requirements

WHAT IS CO-LIVING HOUSING?

- Low-cost housing option
- Each resident has a small, private, lockable unit
- Residents share kitchen spaces and other amenities
- Individual units usually include kitchenettes and private bathrooms





Shared kitchen space in the Freya in Seattle, designed by Neiman Taber Architects

Kitchenette in a unit at Alcove Hollywood in Portland, acquired and renovated by Great Expectations



Common space in the Village in Portland, developed by open Door



Private bathroom in a unit at Alcove First Hill in Seattle, acquired and renovated by Great Expectations

EXAMPLES OF UNIT AND SHARED AMENITIES

HOW BIG ARE CO-LIVING BUILDINGS?

They range in size from house-sized to large apartment buildings.



EXAMPLES OF LOW DENSITY CO-LIVING



The Forge, a remodeled 8-bedroom home and co-living community in Portland developed by Open Door



The Village, a co-living community in Portland with 4 homes and 26 units, developed by Open Door

EXAMPLES OF MEDIUM DENSITY CO-LIVING



Westward Studios, a 17-unit co-living development in Seattle acquired and renovated by Great Expectations



Tudor Apartments, a 61-unit co-living development in Redmond developed by Natural and Built Environments

EXAMPLES OF HIGH DENSITY CO-LIVING



The Freya, a 78-unit co-living building with commercial space in Seattle, designed by Neiman Taber Architects



Arete Apartments in Kirkland, a building with 228 co-living units and 52 1-3 bedroom units, developed by Natural and Built Environments

IS CO-LIVING
HOUSING
HEALTHY AND
SAFE?

Yes. Co-living housing must meet the same health and safety measures that apply to any housing.





WHO BUILDS CO-LIVING HOUSING?

- Primarily private developers using private funding sources
- Sometimes local incentives are used, such as the multifamily property tax exemption (MFTE)
- Developers are beginning to consider additional public funding sources such as tax credits and tax-exempt bonds due to increased costs of development



WHO LIVES IN CO-LIVING HOUSING?

All kinds of people! Including ...

- People in the workforce who want to live close to their job in a neighborhood they otherwise couldn't afford
- Single seniors who want to downsize and live close to public transit
- People who want a private but affordable alternative to living with roommates
- People experiencing a life transition, such as the end of a relationship or their children moving out

BENEFITS TO RESIDENTS

- **Affordability** – Co-living units are rented for less than the cost of a studio apartment in the same area. They are often affordable to one-person households earning as low as 50% of the area median income (about \$40,500 in Pierce County). Residents also see lower utility costs.
- **Location** – Co-living units are close to residents' work, transit, and community amenities.
- **Privacy** – Co-living housing is an alternative to living with roommates that offers more privacy.
- **Community** – Residents of co-living housing experience opportunities for social connection.





BENEFITS TO THE COMMUNITY

- Affordable housing option for community members and people in the workforce
- May reduce car traffic and pollution by creating more housing options for people who want to live near job centers, transit, and other amenities, rather than in car-dependent communities

*Publix Hotel in Chinatown-International District
5th Ave S and S King Street, Seattle, July 9, 1928*



WHAT IS THE HISTORY OF CO-LIVING HOUSING?

- Used to be more common across the country
- Co-living housing has always been one of the most affordable market rate housing options
- In Seattle, there was a boom in the construction of single-room occupancy (SRO) buildings from 1880-1920
- SROs in Seattle became permanent housing for very low-income households
- During the second half of the 20th century, many co-living units in the US were lost and cities created policies to restrict construction of new co-living units

HB 1998 (2024)

- Jurisdictions must allow co-living housing on any lot within an urban growth area where at least 6 multifamily units are allowed, including lots zoned for mixed-use development.
- Implementation required by December 31, 2025.

AREAS AFFECTED BY HB 1998

- [Insert GIS map from consultant here.]

HB 1998 REQUIREMENTS

- The following may not be required of co-living housing:
 - Room dimensional standards larger than those required by the state building code.
 - A mix of unit sizes or number of bedrooms.
 - Other uses, such as space for commercial use.
- No parking requirements within 0.5 miles of a major transit stop
- If farther than 0.5 miles from a major transit stop, no more than 0.25 off-street parking spaces may be required per unit

HB 1998 REQUIREMENTS (CONT.)

- Development regulations may not be stricter than standards for other multifamily residential uses in the same zone.
- Jurisdictions may not require additional review, notice, or public meetings for co-living housing that are not required for other types of residential uses.
- For the purposes of counting unit density, each sleeping unit may not be treated as more than 0.25 of a dwelling unit.
- Sewer connection charges for each sleeping unit may not exceed 50% of charges for a dwelling unit.