# **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

A unit at Spring Park Flats in Seattle, acquired and renovated by Great Expectations

#### WHAT IS CO-LIVING HOUSING?

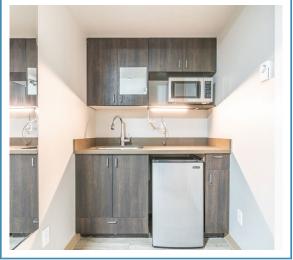
- Low-cost housing option
- Each resident has a small, private, lockable unit
- Residents share kitchen spaces and other amenities
- Individual units usually include kitchenettes and private bathrooms





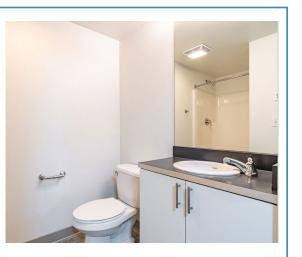
Shared kitchen space in the Freya in Seattle, designed by Neiman Taber Architects

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 Shared common space at Spring Park Flats in Seattle, acquired and renovated by Great Expectations

## 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.

Common space at the Freya in Seattle, designed by Neiman Taber Architects





#### 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 cardependent communities



# 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 20<sup>th</sup> 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.