

Impacts of Upzoning on Housing Affordability in the University District

A survey and assessment of low income and affordable housing placed at high risk of being lost to speculative market forces and direct redevelopment in the area of the proposed University District upzone.



View up 12th Ave NE, showing affordable low income and moderate income buildings. Existing zoning is MR (Midrise, typically about 85'). The proposed upzone is to 340' , about 15' taller than the highrise in the background, or about 8 to 10 times the height of these buildings on 12th, putting all of them at risk to demolition and increased rents.

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April 25, 2015

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Summary

This report identifies, conservatively, approximately 1,250 units of affordable low income and moderate income housing in the rezone area of the U District that are vulnerable to demolition or significant rent increases due to increased land values and speculative market forces over the planning period (thru 2035), if the upzones identified in Alternative 2 of the EIS are granted. This significant potential loss in affordable housing would occur over the planning period as a direct, indirect and cumulative effect of the proposed upzones.

The loss in affordable low and moderate income housing that would be set in motion by the upzones would affect in a very real and material way the U District community, especially longtime low income residents, seniors, and students living in these buildings, including those who are members of our organization and who live and/or work in the area of the upzones and in the area surrounding it.

Further, the loss of so many units in the area of the upzones represents a significant portion of Seattle's remaining inventory of lower priced units, city-wide, not just within the upzoned area itself. As such these losses would have a real and detrimental effect on low income and working people in NE Seattle and all of Seattle, greatly accentuating the demand for subsidized housing and shelter city-wide.

These trends run counter to years of goals and policies identified in our Comprehensive Plan and other long-standing city policies designed to prevent displacement and preserve our city's existing affordable housing stock.

SDC's survey demonstrates that the impact on housing affordability in the University District would be severe. The FEIS must include a much more thorough analysis of housing impacts and provide rigorous mitigation measures to ensure that any affordable low income and moderate income housing lost to demolition or market forces will be replaced with units of similar size and affordability to those lost.

A Note on the Units Counts Attached Spreadsheet:

The spreadsheet attached to this report shows how the the estimate of approximately 1,250 vulnerable units is tallied. In addition to these 1,250 units, Appendices 1-3 give approximate counts of additional units that can also be considered significantly impacted by the proposed upzones, as follows:

- Main Spreadsheet: 1,250 vulnerable units.
- Appendix 1: 300 units which are somewhat less vulnerable because the proposed upzones at these addresses are not as steep, that is, not to up to 240', 300', or 340' Mixed Use.
- Appendix 2: 40 potentially vulnerable units adjacent to or across the street from sites upzoned to 240' or 340'.
- Appendix 3: 750 units, most of which are likely near or above the higher range of moderate income affordability. These units are impacted by the proposed upzones, but don't directly represent loss in affordable housing if demolished/redeveloped or subjected to increased rents. It should be noted, however, that as these units experience rent and property value increases, there will be a cumulative impact on the more affordable moderate and low income housing in the U District and the neighborhoods around it.

Discussion

The proposed upzones would put at risk approximately 1,250 units of affordable low and moderate income housing in the U District. This loss in affordable housing would occur in two ways:

1. Demolition of existing buildings through redevelopment.
2. Increases in rent, land values and taxes.

Note that to a lesser but still significant extent, the upzones would put at risk over 1,000 additional units, as tallied in appendices 1-3 of the attached spreadsheet.

Demolition and Redevelopment

The city's planners have stated that housing demolition due to the upzones studied in the EIS would be no greater than about 40-60 units. (FEIS page 1-13.) They have argued that the area will see no more growth in residential and office space under the upzones than under the no action option. These assumptions do not accurately represent both the effect and intent of the upzones attested to by numerous city planning documents used by the city to legitimize the need for these upzones in the first place, including documents to be referenced at the hearing.

We acknowledge that the current zoning (ie, the 'no action' alternative) doesn't completely protect existing affordable housing units against redevelopment forces within the affected area. Indeed some existing units now are giving way (ie, being demolished) to make way for more expensive developments, with accompanying displacement of residents. And rents continue to rise in the affected area as well, losses that the current EIS should have identified but failed to fully note. These trends, however, are greatly accelerated if the area is upzoned to the much higher densities specified in Alternative 2.

It's important to note that the difference between current use and existing zoned capacity (now allowed and reflected in the no action alternative) is relatively marginal or does not exist at all on some of the sites. This means that in most instances it's simply not economical to tear down, for example, an existing 2-3 story brick structure or even in many instances a 1-2 story courtyard apartment or single family home subdivided into 3, 5, or even more apartment units, not when the allowed replacement use is something that is only marginally greater in size and density to the current use.

The economics of redeveloping these existing housing units, however, changes dramatically if the area is upzoned to 240'-340' towers, and even the proposed changes from L3 to Midrise are significant. The differences between the current and proposed allowed building envelopes are so extreme that even a building like the aging but well maintained 8-story 123 unit Malloy Apartments is placed at high risk of demolition because it is located where 300' towers are proposed in Alternative 2. As our attached maps and spreadsheets indicate, however, most of the housing in the area is at much lower scale and density – older 1-3 story affordable apartment buildings and houses converted to multiplexes or rooming houses. Clearly the rate and number of these affordable low or moderate income units that would be lost to demolition would greatly accelerate over the planning period of 20 years (thru 2035).

Rent Increases and Increased Land Values

Even if more growth, development, and demolition were not to accompany the proposed upzones over the planning period (when compared to the no action option), these proposed land use changes still

would place at risk a significant portion of the 1,250 vulnerable units we've identified in this report.

There would be an immediate and direct effect on most if not all these affordable low and moderate income units. The proposed upzones would raise property values. Properties would be reassessed to reflect higher land values, property taxes would increase significantly, and these increased costs would be passed on in the form of higher rents.

We would see substantial losses in affordability due to the forces of speculation (buying and selling and refinancing of properties). More owners, especially long-term owners, would be motivated to sell to cash in on higher land values (and/or to escape higher taxes.) As this turnover of ownership accelerates, apartments would be refinanced and these costs would be passed on in the form of higher rents as well.

In addition, these forces would result in reduced purchasability for the nonprofits, whose lack of resources already hamper their ability to compete with the for-profits for purchase of existing low cost apartment buildings when they are put up for sale. Increased land values accompanying the upzones would mean that the nonprofit developers that might otherwise have been able to acquire some of these properties (and retain them as low income housing) no longer could afford to acquire them, or they would be more likely to be outbid by large investors and corporations now interested in developing these sites for dense highrise office and mixed use buildings. Increased land values would simply price the nonprofits out of the competition.

Survey Description, Methods, and Findings

Purpose of the survey

1. To show that there are a large number of low income and affordable housing units that are affected by the proposed rezone of the university district.
2. To demonstrate the kind of analysis of affordable housing impacts that should be in the FEIS.

Survey Method

On Feb 15 and Feb 24, 2015, the Seattle Displacement Coalition conducted an informal, drive-by “windshield” survey to count potentially vulnerable low income and affordable housing units in all blocks in the U District proposed for upzoning per Alternative 2 of the City of Seattle's non-project EIS for the rezone proposal. Our survey included a count of all housing units within the proposed rezone area that would be affected by the rezone. The field work involved, as needed, taking a specific count of mailboxes and electrical boxes and in some cases direct interviews of tenants to confirm total units in each building. Unit counts were also confirmed on line where possible and as needed.

Criteria used to determine whether a building was placed at direct risk included primarily the age, type, and condition of the building, and the degree of gap between the existing uses and future uses allowed in the event of the upzones prescribed under Alternative 2 of the EIS. In addition, a sample of apartment advertisements posted on line was taken to get a sense of which buildings should be considered higher rent than would be affordable to moderate income households, and therefore excluded from the vulnerable unit count.

We excluded from the survey all newer midrise, mixed-use “NC” buildings, and apartment buildings constructed over the last 15 years, as these aren't likely to be impacted by the rezone over the planning period of 20 years. We did include newer townhouses, lower rise condominiums and apartment

buildings with higher than moderate rents and short term furnished “extended stay” type of apartments, as even these may be impacted by the rezones over the longer term, but we did not include them in the actual tally of vulnerable units.

The field data was compiled in the attached spreadsheet, which includes three appendices. The spreadsheet gives the address of each building surveyed, its current and proposed zoning, a brief building description, and an estimated count of affordable units vulnerable to demolition or increased rents. In most cases, the number of vulnerable units is less than the number of units in a building considered at risk, usually either a range of 66% to 75% or 75% to 90% of the total units. The “dropped” units are included below the subtotal in Appendix 3.

The tally of 1,250 units was then transferred to two color-coded zoning maps, one showing the proposed new zoning, per Alternative 2 of the EIS, the other a more detailed map showing both existing and proposed zoning. In each case, the number of vulnerable units per zone/rezone is given.

Survey Findings

1. Approximately 1,250 affordable low income and moderate income apartments were found to be vulnerable to demolition or significantly increased rents due to the proposed upzones.
2. As shown in Appendix 1 of the spreadsheet, there are approximately 300 additional potentially vulnerable low income and moderate income units in buildings affected by less intensive proposed upzoning (eg: such as upzoning from LR3 to MR). Note that these are not included in the two maps showing the vulnerable unit tally.
3. As shown in Appendix 2, there are about 40 additional potentially vulnerable low income and moderate income units on sites immediately adjacent to sites rezoned to 340' and 240'. These are not included in the two maps showing the vulnerable unit tally.
4. As shown in Appendix 3, there are about 750 additional potentially vulnerable units, most of which are likely near or above the higher range of moderate income affordability. These units are not included in two maps. They would be significantly impacted by the proposed upzones, but don't directly represent loss in affordable housing if demolished/redeveloped or subjected to increased rents. It should be noted, however, that as these buildings are demolished or experience rent and property value increases, there will be a cumulative impact on the more affordable moderate and low income apartment buildings and houses converted to multiplexes and rooming houses in the U District and the surrounding neighborhoods.
5. Our sampling of apartment advertisements posted on line indicated that about 60% of the vulnerable units counted could be considered affordable low income housing or lower-rent affordable moderate income housing, using the “2015 Income and Rent Limits – Multifamily Rental Housing” chart posted on line by the City of Seattle's Office of Housing. The remaining 40% of these units could be considered affordable moderate income housing.

Comparison of Survey Results With Housing Impact Analysis in the FEIS

Analysis of the proposed upzoning's impact on housing affordability in the U District is limited to a relatively brief discussion, as summarized on pages 1-13 and 1-14 of the FEIS. On page 13, the FEIS states: “Overall, the number of existing units anticipated to be demolished is relatively low, ranging between 40-60 units”. However, it should be noted that elsewhere in the EIS, it states that the analysis supporting this range of 40-60 units “is not a projection of housing demolition, but seeks to envision

flexibility for a more efficient use of land allowing for higher concentrations of housing.” It is not exactly clear what “envision flexibility” means, but it is clear that the City acknowledges that the figure of 40-60 units is not a projection of housing demolition that would be caused by the proposed upzones over the project period.

The FEIS states, on page 1-14, that the City anticipates that up to 410 units of some kind of affordable housing could be developed under Alternative 2. For the most part, this number is based on the assumption that affordable housing incentive zoning will be allowed for the proposed high-rise mixed use zones. However, extending the incentive program to these high-rise zones is not part of the proposed upzone; this would require a completely separate legislative, environmental, and public review process. It's also not clear, as noted in the FEIS comments, that incentive zoning will produce anything near 410 affordable units. Even the FEIS notes that its figure of 410 units “is not an estimate of future production of affordable housing units through incentive zoning. The potential production of affordable housing units through incentive zoning cited in the Draft EIS is shown only to allow for comparison between alternatives.” Furthermore, since extending incentive zoning to the proposed high-rise zones is not part of the City's proposal under EIS study, the validity of incentive zoning as a likely mitigation is questionable.

But even if the figure of 410 units is accurate and represents truly affordable units close in size and bedroom count and affordability to those lost, 410 new units doesn't come close to replacing 1,250 affordable low and moderate income units that could be lost to demolition and rent increases over the planning period due to the proposed upzone.

Instead of envisioning debatable affordable housing demolition and replacement scenarios, SDC's survey focuses on the actual number of units likely to be vulnerable to demolition and increased rents over the project period. As SDC's survey shows, approximately 1,250 affordable low income and moderate income units are at significant risk. (Note also the additional over 1,000 at-risk units tallied in the survey spreadsheet Appendices 1-3.) Taking just two examples out of the 150 or so buildings that SDC surveyed and found to be vulnerable: The Regency Apartments at 4522 Brooklyn Ave NE is one of the most affordable apartment buildings in the area, and has 48 units. The Levere Apartments, another good example of affordable U District housing, has 35 units of low and low-moderate income units. Over the 20 year planning period, buildings such as these are likely to be demolished as a direct result of the proposed upzoning. The City's EIS does not include a survey of units likely to be at risk, unlike EIS's that the City has done for upzones in the past.

In short, SDC's survey demonstrates that the impact on housing affordability in the University District could be severe, and shows how to establish a baseline count of at-risk units that need to be considered in developing mitigation strategies. The FEIS must include a housing impacts survey and much more thorough analysis of housing impacts and rigorous mitigation measures to ensure that any affordable low and moderate income housing lost to demolition or rent increases will be replaced with units of similar size and affordability to those lost. This survey, an informal one done on the tightest of shoestrings, should give a sense of the direction that the City needs to head in order to do a complete analysis of the affordable housing impacts in its FEIS.

Our recommendations for next steps would be for the City to use the attached spreadsheets as the basis for a complete, formal survey of all addresses, querying building owners as to current rents and the mix of unit types and sizes in each building. This data, once assembled, will give a complete picture of the potential impacts on housing affordability in the U District, which in turn will help to determine meaningful mitigation measures.

This report was compiled by John McLaren and John V. Fox for the Seattle Displacement Coalition.

Examples of Housing Vulnerable to Demolition or Raised Property Values and Rents



The Frederick Apartments

4737 Brooklyn Ave NE – 10 units

An excellent example of a classic older (1920's) University District building with very affordable rental units. A number of these buildings still remain, providing a significant portion of the district's most affordable housing.

Current Zoning – NC3-65'

Proposed Zoning – MU 240'



University Regency Apartments

4522 Brooklyn Ave NE – 48 units

Long considered one of the central U District's most affordable apartment buildings. Built in the 1920's.

Current Zoning – NC3P-65'

Proposed Zoning – MU 340'



The Levere Apartments

4105 Brooklyn Ave NE - 35 units

One of the few remaining lower U District classic brick buildings. Built in the 1920's, the Levere provides affordable studio and one bedroom apartments.

Current Zoning – MR (Typically about 85')

Proposed Zoning – MU 340'



The Malloy Apartments

4337 15th NE – 123 units

Designed by the same architect as the historic University Manor, this 1920's building provides studio and one bedroom units affordable to low-income and low-moderate income households. It was considered eligible for landmarks designation in the University District Historic Survey prepared for the Dept of Neighborhoods in 2002.

Current Zoning - NC3-65'

Proposed Zoning - MU300'



The Forde Apartments

4231 12th NE – 25 units

While the above four buildings are good examples of the affordable housing provided by classic older buildings in the U District, the Forde is more typical of the District's many affordable three to four story apartment buildings built in the 1950's – 1980's.

Current Zoning – Midrise (Typically about 85')

Proposed Zoning – MU 340'



The Coho Apartments

4120 Brooklyn Ave NE – 41 units

Another example of an affordable 1950's – 1980's apartment building. There are numerous vulnerable affordable apartment buildings like the Forde and the Coho in the southwest section of the proposed rezone area.

Current Zoning – MR-RC

Proposed Zoning – MU 340'



College Place Apartments

4131 11th Ave NE – 73 Units

College place has been known as one of the most affordable buildings in the U District since it was built in the early '70's. It may not seem vulnerable until one considers both its prime location on a potential “gateway” highrise site in the U District, and the proposed rezone's height limit equal to nearly four times the building's current height.

Current Zoning – MR (Typically about 85')
Proposed Zoning - 340'



5042 11th Ave NE – 3-4 Units

There are about 60 older houses still standing in the proposed rezone area. Most of these have been converted to multi-plexes or rooming houses, have unofficial additional apartments, or are used as shared housing. All of these houses are clearly vulnerable under the current zoning, but the proposed rezone puts at even greater risk the loss of this highly affordable housing, which provides up to about 200 of the most affordable low income and very low income units in the U District.

Current Zoning – LR3
Proposed Zoning – MR (Typically about 85')

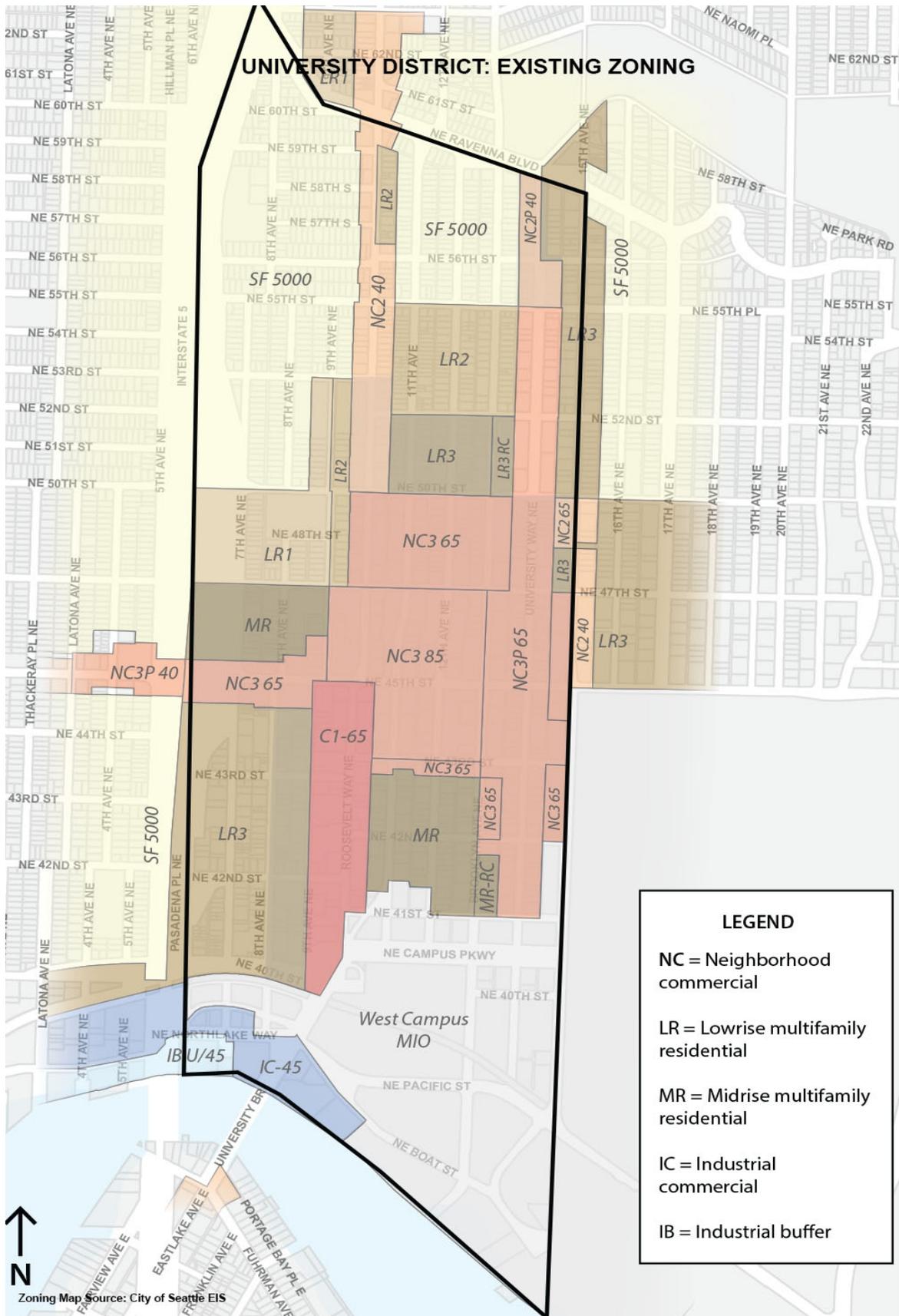


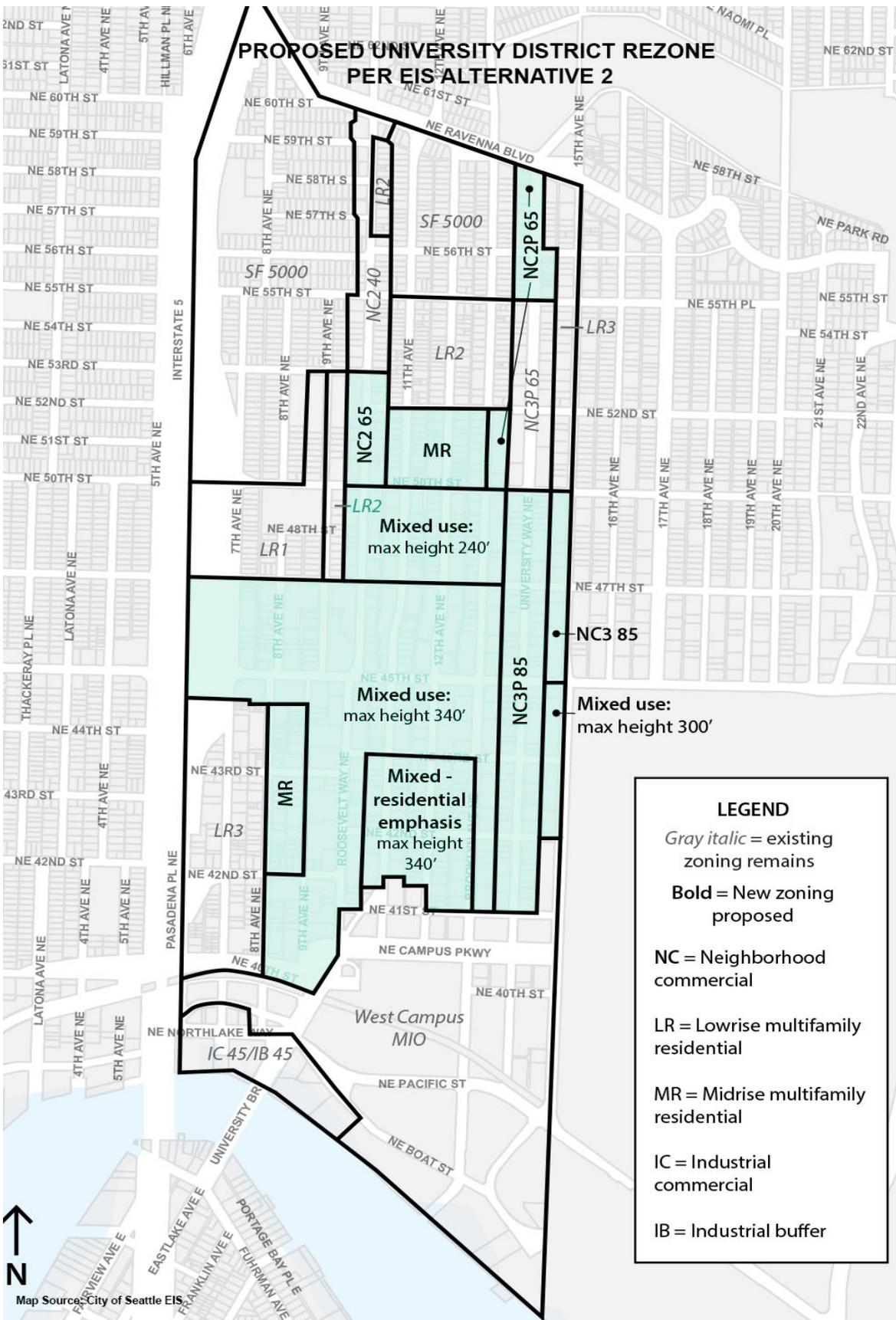
University Plaza Apartments

1201 NE 52nd Street – 18 units

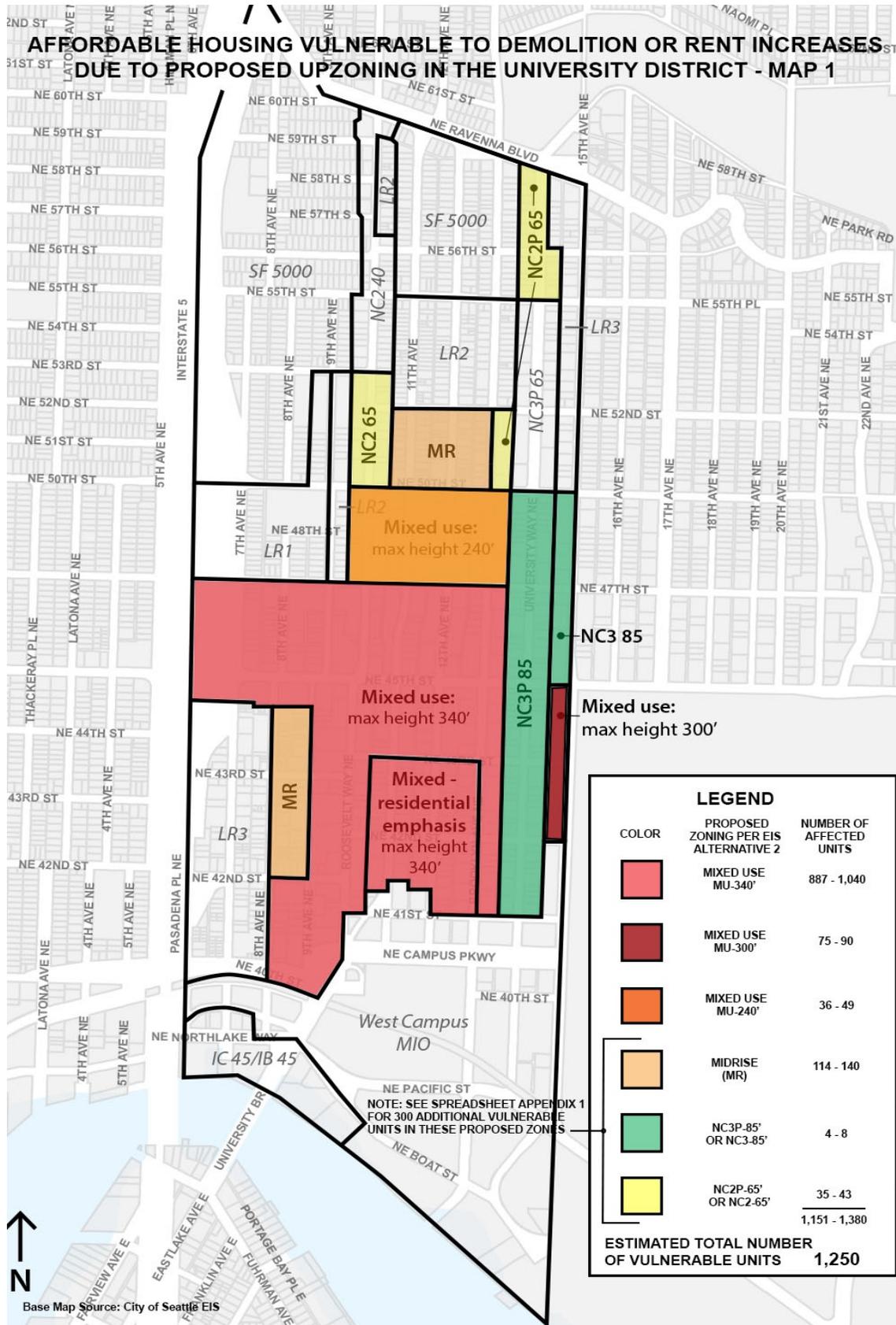
Appendix 1 of the spreadsheet attached to this report includes 400 vulnerable units that are not counted in the main spreadsheet because the proposed upzones, while significant, are likely to have less of an impact than upzones to 240', 300' and 340'. Buildings such as University Plaza are included in Appendix 1.

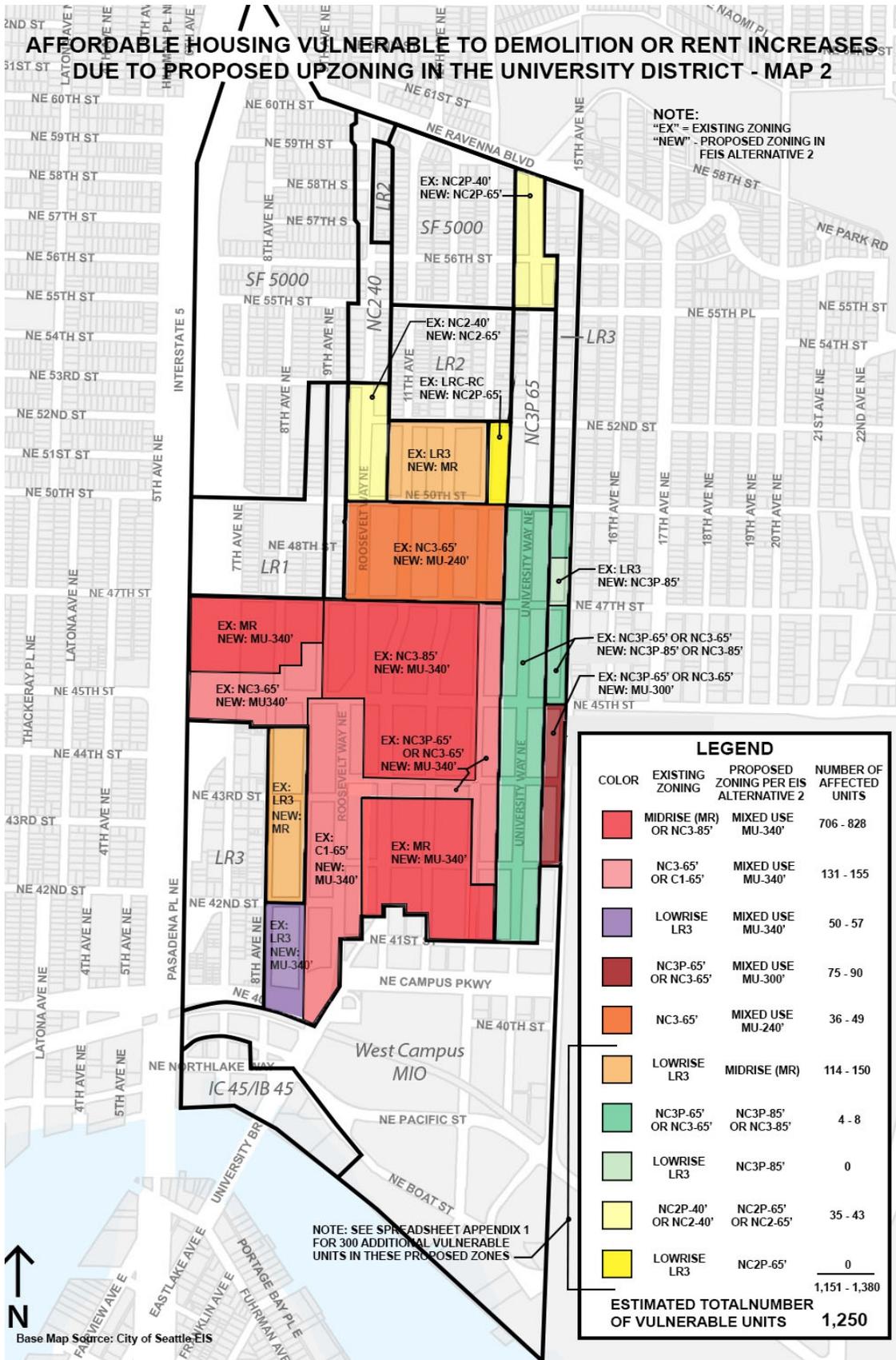
Current Zoning – L3
Proposed Zoning – MR (Typically about 85')





AFFORDABLE HOUSING VULNERABLE TO DEMOLITION OR RENT INCREASES DUE TO PROPOSED UPZONING IN THE UNIVERSITY DISTRICT - MAP 1





COLOR	EXISTING ZONING	PROPOSED ZONING PER EIS ALTERNATIVE 2	NUMBER OF AFFECTED UNITS
	MIDRISE (MR) OR NC3-85'	MIXED USE MU-340'	706 - 828
	NC3-65' OR C1-65'	MIXED USE MU-340'	131 - 155
	LOWRISE LR3	MIXED USE MU-340'	50 - 57
	NC3P-65' OR NC3-65'	MIXED USE MU-300'	75 - 90
	NC3-65'	MIXED USE MU-240'	36 - 49
	LOWRISE LR3	MIDRISE (MR)	114 - 150
	NC3P-65' OR NC3-65'	NC3P-85' OR NC3-85'	4 - 8
	LOWRISE LR3	NC3P-85'	0
	NC2P-40' OR NC2-40'	NC2P-65' OR NC2-65'	35 - 43
	LOWRISE LR3	NC2P-65'	0
ESTIMATED TOTAL NUMBER OF VULNERABLE UNITS			1,250

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“WINDSHIELD” SURVEY OF HOUSING UNITS IN THE UNIVERSITY DISTRICT VULNERABLE TO DEMOLITION OR INCREASED RENTS DUE TO PROPOSED REZONES

Listed here are affordable low income or moderate income housing units in buildings in the University District that are likely to be vulnerable to demolition or increased rents due to the proposed rezone. Proposed rezoning is per Alternative 2, as mapped in the non-project FEIS dated January 8, 2015. Units counted were considered to be affordable based on visual inspection during drive-by, or “windshield”, surveys of buildings conducted on Feb 27 and Feb 24, 2015, followed up by a sampling of recent rental ads posted on line. Typically, for apartment buildings, the tally of vulnerable units is less than the total, either 66%-75% or 75%-90% of the total. In relatively few cases, all units in an apartment building were considered vulnerable. Units in newer buildings or in higher end apartment and condominium buildings and townhouses were not included in the count of vulnerable units. See appendices 1-3 for units included in this spreadsheet but not counted as vulnerable affordable housing.

STREET	ADDRESS	CURRENT ZONING	PROPOSED ZONING	VULNERABLE UNITS - MIN	VULNERABLE UNITS – MAX	BUILDING DESCRIPTION & COMMENTS	
7th AVENUE NE							
NE 47 th – NE 45 th	4558 7th NE	MR	340' Mixed Use			“47+7” apartments. Recently constructed. 6 stories. 24 modular one bdrm units.	
	4550 7 th NE	MR	340' Mixed Use	7	8	“Near-U” apts. 3 stories. 9-10 unit building	
	4544 7 th NE	MR	340' Mixed Use			“University West” apts. Midrise. 10 stories. 112 one br apts. SHA affordable housing.	
	4524 7 th NE	MR	340' Mixed Use	2	3	Older house, converted to duplex or triplex.	
	4520 7 th NE	MR	340' Mixed Use	2	2	Older house, converted to duplex.	
8th AVENUE NE							
NE 47 th – NE 45 th	4547 8 th Ave NE	MR	340' Mixed Use			Newer condominium bldg. 6 stories. 63 units.	
	4545 8 th NE	MR	340' Mixed Use			“Lightbox” apts. Newer apt bldg. 7 story. 164 units.	
	4540 8 th NE	MR	340' Mixed Use			“University Plaza” condominiums. 24 stories. 136 units.	
	4528 8 th NE	MR	340' Mixed Use	See Appendix 3	See Appendix 3	Newer condominiums. 5 stories. 16 units. See condo / townhouse list below.	
	4517 8 th NE – A & B	MR	340' Mixed Use	See Appendix 3	See Appendix 3	Newer townhouses. 2 units. See condo / townhouse list below.	
	4515 8 th NE – A & B	MR	340' Mixed Use	See Appendix 3	See Appendix 3	Newer townhouses. 2 units. See condo / townhouse list below.	
	4514 8 th NE	MR	340' Mixed Use	8	8	Older house converted to apts, with apt bldg addition.	
	4511 8 th NE	MR	340' Mixed Use	11	12	“Plaza 45” apts. 4 stories. 16 units	
	NE 45 th – NE 43 rd	4341-55 8 th NE	LR3	MR	See Appendix 3	See Appendix 3	New townhouse court. 8 units.
		4338 8 th NE	LR3	MR	See Appendix 1	See Appendix 1	“Dry Creek” apts. 3 story over pkg. 30 units.
4332 8 th NE		LR3	MR	2	4	Older house with 2-4 units	
4334 8 th NE		LR3	MR			Newer 4 story “apodmt” bldg. Confirm unit count.	
4320 8 th NE		LR3	MR	1	2	Old house. 1-2 units.	
4312-4318 8 th NE		LR3	MR	See Appendix 3	See Appendix 3	Newer townhouse court. 8 units. See condo / townhouse list below.	
4303 8 th NE		LR3	MR	See Appendix 3	See Appendix 3	Older house at corner. Has unit upstairs. Restored and remodeled.	
4306 8 th NE		LR3	MR	1	2	Older house. Rooming/boarding. 1-2 bdrms.	
4302 8 th NE		LR3	MR	4	5	Older house at corner. Rooming/boarding. 4-5 bdrms.	
NE 43 rd – NE 42 nd		4262 8 th NE	LR3	MR	See Appendix 1	See Appendix 1	Apt bldg. 4 story over pkg. 30 units. Built 1990.
	4252 & 4250 8 th NE	LR3	MR	3	4	Two older houses, subdivided into apts.	
	4244 8 th NE	LR3	MR	7	8	“Blue Lake” apt's. 2 story over pkg. 9 unit building.	
	4240 8 th NE	LR3	MR	See Appendix 1	See Appendix 1	Apt bldg. 3 story over pkg. 26 units.	
	4230 8 th NE	LR3	MR	See Appendix 1	See Appendix 1	Apt bldg. 4 story over pkg. 13 units.	
	4220 8 th NE	LR3	MR	See Appendix 1	See Appendix 1	Apt bldg. 3 story over pkg. 20 units.	
	4210A-4212D 8 th NE	LR3	MR	See Appendix 3	See Appendix 3	Newer townhouses. 8 units. See condo / townhouse list below.	
	NE corner of int.	4212 8 th NE	LR3	MR			Newer apt bldg. 3 story over pkg. Approx 50 units.
NE 42 nd – NE 40 th	4046 8 th NE	LR3	340' Mixed Use			House with MUP sign for 38 unit bldg.	
	4040 8 th NE	LR3	340' Mixed Use	14	16	“Normandy” apts. 3 stories. 18 Units	
	4016 8 th NE	LR3	340' Mixed Use	26	30	“Portage Bay” apts. 5 stories over pkg. 40 units.	
	9th AVENUE NE						
NE 47 th – NE 45 th	4537 9 th NE	MR	340' Mixed Use			Old house. Abandoned.	
	4533 9 th NE	MR	340' Mixed Use			Old house. Abandoned.	
	4529 9 th NE	MR	340' Mixed Use	2	2	Old house.	
NE 45 th – NE 43 rd	4348 9 th NE	C1-65'	340' Mixed Use			“Kennedy Building”. Newer mixed use. 5 stories over comm'l over parking.	
	4341 & 4343 9 th NE	LR3	MR	See Appendix 3	See Appendix 3	Duplex. 2 stories over parking.	
	4337 9 th NE	LR3	MR	See Appendix 3	See Appendix 3	Apt bldg. 4 stories. 4 Units. Poss vulnerable longer term.	

	4331 9 th NE	LR3	MR	See Appendix 3	See Appendix 3	Newer townhouse court. 8 units. See condo / townhouse list below.
	4325 & 4327 9 th NE	LR3	MR	3	5	Older house. Multiplex/rooming/boarding.
	4321 9 th NE	LR3	MR	1	1	Skinny house. 10-20 y.o. Listed as vulnerable because poss shared housing.
	4319 9 th NE	LR3	MR	1	1	Older house. Recent remodel. Listed as vulnerable because poss shared housing.
	4315 9 th NE	LR3	MR	See Appendix 1	See Appendix 1	"Michelle" apts. 3 story over parking. 12-18 units.
	816 NE 43 rd St	LR3	MR	See Appendix 1	See Appendix 1	On corner 43 rd & 9 th , west side. 3 story over pkg. 33 units.
	4305 9 th Ave NE	C1-65'	340' Mixed Use			On corner 43 rd & 9 th , east side. Newer 5 stories over pkg.
	901 & 905 43 rd	C1-65'	340' Mixed Use	See Appendix 3	See Appendix 3	Older apt bldgs. 36 units. 3 story. Condo conv. See condo / townhouse list below.
NE 43 rd – NE 42 nd	4251-57 9 th NE	LR3	MR	5	6	Group of three older houses. Multiplex/rooming/boarding.
	4249 9 th NE	LR3	MR	5	5	Older houses. Multiplex/rooming/boarding.
	4233 9 th NE	LR3	MR	See Appendix 3	See Appendix 3	Apt bldg. 4 story over pkg. Appears to have slightly higher rents.
	4225 9 th NE	LR3	MR	See Appendix 1	See Appendix 1	Apt bldg. 3 story over pkg.
	4221 9 th NE	LR3	MR			Apt or poss "apodment" bldg under construction. 16 units +/-.
	4215 & 4217 9 th NE	LR3	MR			Newer apt or "apodment" bldgs. 8 units each.
	812 NE 42 nd St	LR3	MR	4	5	1980's apt bldg. 3 story over parking. 6 units
	4205 9 th Ave NE	LR3	MR	4	5	Older house. Multiplex. 4-5 units. Address on street is 818 NE 42 nd .
NE 42 nd – NE 40 th	4060 9 th NE	C1-65'	340' Mixed Use			Newer mixed use bldg. 5-6 stories over office/pkg.
	4055 9 th NE	LR3	340' Mixed Use	4	5	M&J Apartments. 9 units. Condo. Assume half of units rented, moderate rates.
	4039 9 th NE	LR3	340' Mixed Use	6	6	Quaker House. 6 units. On historic inv?
ROOSEVELT WAY NE						
NE 52 nd – NE 50 th	5200 Roosevelt NE	NC2-40'	NC2-65'			"Sagamore" bldg. Newer mixed use. 3 stories apts over comm'l. 18 apts.
	5029 Roosevelt NE	NC2-40'	NC2-65'	See Appendix 1	See Appendix 1	Roosevelt Chiropractic Building. Units above. 5 units.
NE 50 th – NE 47 th	4747 Roosevelt NE	NC3-65'	240' Mixed Use	3	4	Older house.
	4733 Roosevelt NE	NC3-65'	240' Mixed Use	3	3	Older house. Addresses: 4731, 4731A, 4733.
	4729 Roosevelt NE	NC3-65'	240' Mixed Use	2	3	Older house.
	4725 Roosevelt NE	NC3-65'	240' Mixed Use	1	2	Older house. Listed as vulnerable because poss shared housing.
	4721 Roosevelt NE	NC3-65'	240' Mixed Use	1	2	Older house. Listed as vulnerable because poss shared housing.
NE 42 nd – NE 40 th	4115 Roosevelt NE	C1-65'	340' Mixed Use			Part of 4060 9 th NE complex. See 9 th Ave NE above.
11th AVENUE NE						
NE 52 nd – NE 50 th	1115 NE 52 nd St.	LR3	MR	3	3	Older house converted to triplex.
	5046 11 th NE	LR3	MR	1	1	Older house. Listed as vulnerable because poss shared housing.
	5045 11 th NE	LR3	MR	4	4	Older house converted to fourplex.
	5043 11 th NE	LR3	MR	4	5	Older house converted to fourplex or fiveplex.
	5042 11 th NE	LR3	MR	3	4	Older house converted to triplex or fourplex.
	5039 11 th NE	LR3	MR	4	5	Older house converted to multiplex.
	5038 11 th NE	LR3	MR	3	3	Condominium bldg. 3 story. 6 units. Assume half of units rented, low to mod rates.
	5035 11 th NE	LR3	MR	3	3	Older house converted to triplex.
	5032 11 th NE	LR3	MR	See Appendix 1	See Appendix 1	Apt. bldg. 3 stories. 6 units.
	5031 11 th NE	LR3	MR	1	3	Older house. Appears to have 2-3 units. Property info says one unit.
	5029 11 th NE	LR3	MR	See Appendix 1	See Appendix 1	"Courtlee" apts. Possible condo conversion, but affordable rents for area. 12 units.
	5028 11 th NE	LR3	MR	See Appendix 1	See Appendix 1	Apt. bldg. 3-4 stories. 7 units.
	5026 11 th NE	LR3	MR	1	2	Older house. Listed as vulnerable because poss shared housing. Poss duplex.
	5020 11 th NE	LR3	MR	1	1	Older house. Listed as vulnerable because poss shared housing.
	5018 11 th NE	LR3	MR	See Appendix 1	See Appendix 1	Apt. bldg. 3 stories. 5 units.
	5012 11 th NE	LR3	MR	See Appendix 1	See Appendix 1	Apt. bldg. 3 stories. 5 units.
	5002-008 11 th NE	LR3	MR	See Appendix 3	See Appendix 3	10 townhomes. See condo / townhouse list below.
NE 50 th – NE 47 th	4718 11 th NE	NC3-65'	240' Mixed Use	8	10	Apt bldg. 2 stories older brick. 12 units
	4716 11 th NE	NC3-65'	240' Mixed Use	1	2	Older house.
NE 43 rd – NE 42 nd	4237 11 th NE	MR	340' Mixed Use	5	7	Older house. Rooming/boarding house.
	4236 11 th NE	MR	340' Mixed Use	16	20	"Buccaneer" apts. 3 stories. 22 units
	4235 11 th NE	MR	340' Mixed Use	3	4	Apt bldg. 3 stories. 5 units
	4234 11 th NE	MR	340' Mixed Use			MUP sign. House with 3-4 units to be demo'd.
	4230 11 th NE	MR	340' Mixed Use	3	8	Older house. Multiplex/rooming/boarding.
	4229 11 th NE	MR	340' Mixed Use	3	4	Apt bldg. 3 stories. 5 units.

	4225 11 th NE	MR	340' Mixed Use	24	28	"Carlstrom" Apts. 4 stories over pkg. 32 units
	4226 11 th NE	MR	340' Mixed Use	5	6	"Celebrity Place" apts. 2 stories. Older brick bldg. 8 units
	4214 11 th NE	MR	340' Mixed Use	22	22	"Escolier Apartments". 4 stories over pkg. 44 unit bldg. Larger units and upper floor units not considered low or moderate income.
	4211 11 th NE	MR	340' Mixed Use	3	6	Two older houses. Multiplex/rooming/boarding.
	4207 11 th NE	MR	340' Mixed Use	3	4	Apt bldg. 3 stories. 5 units.
4203 11 th NE	1012 NE 42 nd St.	MR	340' Mixed Use	5	6	Older house and aux MIL type bldg. Multiplex/rooming/boarding.
	4200 11 th NE	MR	340' Mixed Use	See Appendix 3	See Appendix 3	"El Monterey" apts. 18 units. Condo conv. See condo / townhouse list below.
NE 42 nd – NE 40 th	4145 11 th NE	MR	340' Mixed Use	38	46	"Noble Plaza" apts. 4 stories. 51 units
	4144 11 th NE	MR	340' Mixed Use	18	21	Apt bldg. 4 stories over pkg. 28 unit building.
	4131 11 th NE	MR	340' Mixed Use	40	50	"College Place". 73 units. 9 stories over pkg. Upper view floors less affordable.
	4134 11 th NE	MR	340' Mixed Use	7	8	"Silver Apartments". 2 story. Older brick. 10 units.
	4120 11 th NE	MR	340' Mixed Use	21	26	"Clifton Apartments". 31 units.
12th AVENUE NE						
NE 52 nd – NE 50 th	1201 NE 52 nd St.	LR3	MR	See Appendix 1	See Appendix 1	"University Plaza" apts. 3 stories. 18 units.
	5047 12 th NE	LR3	MR	1	1	Older 10 br house. Listed as vulnerable because poss shared housing.
	5042 12 th NE	LR3	MR	See Appendix 1	See Appendix 1	Apt. bldg. Brick. 2 stories over basement. 9-10 units.
	5041 12 th NE	LR3	MR	5	6	Apt. bldg. 2 stories. 7 units.
	5038 12 th NE	LR3	MR	1	1	Older house. Listed as vulnerable because poss shared housing.
	5035 12 th NE	LR3	MR	See Appendix 3	See Appendix 3	Newer 3 story townhomes. 4 units. See condo / townhouse list below.
	5034 12 th NE	LR3	MR	2	2	Older house converted to duplex.
	5031 12 th NE	LR3	MR	2	2	Older house with newer townhouse in back. 2 units total.
	5030 12 th NE	LR3	MR	1	1	Older house. Listed as vulnerable because poss shared housing.
	5029 12 th Ave NE	LR3	MR	2	4	Older house. Property info says rooming/boarding.
	5027 12 th NE	LR3	MR	2	4	Older house. Property info says rooming/boarding.
	5026 12 th NE	LR3	MR	3	3	Older house converted to triplex.
	5020 or 22 12 th NE	LR3	MR	1	1	Older house. Listed as vulnerable because poss shared housing.
	5016 12 th NE	LR3	MR	1	5	Older house. History of shared housing. Typically one leaseholder who rents rooms out.
	5014 12 th NE	LR3	MR	1	5	Older house. History of shared housing. Typically one leaseholder who rents rooms out.
	5008&10 12 th NE	LR3	MR	See Appendix 3	See Appendix 3	Newer townhouse court. 6 units. See condo / townhouse list below.
	1202 NE 50 th St.	LR3	MR	2	4	Older house. Rooming/boarding.
	1204 or 06 NE 50 th	LR3	MR	3	3	Older house converted to triplex.
NE 50 th – NE 47 th	4727 12 th NE	NC3-65'	240' Mixed Use	1	2	Older house. Listed as vulnerable because poss shared housing.
	4713 12 th NE	NC3-65'	240' Mixed Use	1	2	Older house. Listed as vulnerable because poss shared housing.
	4711 12 th NE	NC3-65'	240' Mixed Use	1	2	Older house. Listed as vulnerable because poss shared housing.
NE 47 th – NE 45 th	4535 12 th NE	NC3-85'	340' Mixed Use			"AVA" apartments. New mixed use bldg. 6 stories. 250 units approx.
NE 45 th – NE 43 rd	4311 12 th NE	NC3-85'	340' Mixed Use			"The Collegiate" older apts. UW extended stay facility.
NE 43 rd – NE 42 nd	1120 NE 43 rd	NC3-85'	340' Mixed Use	30	36	"La Miranda" apts. 4 stories. 40 units.
	1115 & 19 NE 43 rd	NC3-65'	340' Mixed Use	20	23	"Roberta" and "Carol" apts. Older brick. 3 stories. 30 units.
	4238 12 th NE	MR	340' Mixed Use	6	8	Older house. Rooming/boarding.
	4235 12 th NE	MR	340' Mixed Use	11	14	"Goss" apts. 3 stories over parking. 15 units.
	4231 12 th NE	MR	340' Mixed Use	16	19	"Forde" apts. Confirm address. 25 units.
	4230 12 th NE	MR	340' Mixed Use	15	18	Apt bldg. 3 stories. 20 units.
	4228 12 th NE	MR	340' Mixed Use	3	3	Older house. 3 units.
	4220 12 th NE	MR	340' Mixed Use			Slated for demolition. 2 ½ stories. 12 existing units.
	4219 12 th NE	MR	340' Mixed Use	2	2	Older house. 2 units.
	4216 12 th NE	MR	340' Mixed Use	15	17	"Starlighter" apts. 3 stories. 22 units.
	4215 12 th NE	MR	340' Mixed Use	2	2	Older house. 2 units.
	4211 12 th NE	MR	340' Mixed Use	2	2	Older house. 2 units.
	4210 & 4210 ½	MR	340' Mixed Use	6	7	Older house. Rooming/boarding with adu. 6-7 Units.
	4206 12 th NE	MR	340' Mixed Use	6	6	"Pickford Arms" older house. Rooming/boarding. 6 units.
	4205 12 th NE	MR	340' Mixed Use	2	2	Older house. 2 units.
	4202 12 th NE	MR	340' Mixed Use	6	6	Older house. Boarding/rooming.
	4201 12 th NE	MR	340' Mixed Use	2	2	Older house. 2 units.

NE 42 nd – NE 40 th	1113 NE 42 nd St	MR	340' Mixed Use	5	8	Apt bldg. 2 ½ stories. 10 units Separate entry each unit. (Notes say 1147 12 th .)
	1205 NE 42 nd St	MR	340' Mixed Use	See Appendix 3	See Appendix 3	"Villa Camini" apts. 2 stories. Large 4 br apts. Rents appear to be just above moderate.
	4143 12 th NE	MR	340' Mixed Use	1	2	Older house.
	4142 12 th NE	MR	340' Mixed Use	28	28	Large rooming house/apt hotel. 4 stories over pkg.
	4139 12 th NE	MR	340' Mixed Use	30	34	"Campus" apts. 4 stories. 46 units.
	4138 12 th NE	MR	340' Mixed Use	5	5	Older house. Fourplex or rooming/boarding. 5 units.
	4134 12 th NE	MR	340' Mixed Use	3	4	Apt bldg. 3 stories. 5 units.
	4128 12 th NE	MR	340' Mixed Use	6	8	Apt bldg. 3 stories. 10 units.
	4127 12 th NE	MR	340' Mixed Use	6	8	"Locke" apts. 3 stories. 11 units.
	4126 12 th NE	MR	340' Mixed Use	5	7	Older house subdivided into apts.
	4116 12 th NE	MR	340' Mixed Use	20	24	"Casa Del Rey" apts. 3 stories. 27 units.
	4110 12 th NE	MR	340' Mixed Use	12	12	"Del Capri" apts. 3 stories. Condo. 24 units. Assume half of units rented, mod rates.
BROOKLYN AVENUE NE						
NE 52 nd – NE 50 th	5043 Brooklyn NE	LR3	MR			New loft studio apt. bldg. 4 stories. 44 units.
	5037 Brooklyn NE	LR3	MR	7	8	Apt bldg. 2 stories. 11 units.
	5033 Brooklyn NE	LR3	MR	See Appendix 1	See Appendix 1	Apt. bldg. 4 stories. 18-20 units.
	5027 Brooklyn NE	LR3	MR	See Appendix 1	See Appendix 1	Apt. bldg. 3 stories.
	5021 Brooklyn NE	LR3	MR			"Adams Court". Newer apt. bldg. 4 stories over pkg. 19 units.
	5011 Brooklyn NE	LR3	MR	6	7	Apt bldg. 2 stories. 8 units.
	5007 Brooklyn NE	LR3	MR	2	3	Older house converted to duplex or triplex.
	5001 Brooklyn NE	LR3	MR	3	3	Older house converted to triplex.
NE 50 th – NE 47 th	4737 Brooklyn NE	NC3-65'	240' Mixed Use	8	9	"The Frederick" apts. 3 stories older brick. 10 units.
	4713 Brooklyn NE	NC3-65'	240' Mixed Use	3	4	Apt bldg. 2 stories, walk-up. 4-5 units.
	4707 Brooklyn NE	NC3-65'	240' Mixed Use	3	4	Apt bldg. 2 stories, walk-up. 5 units.
NE 47 th – NE 45 th	4541 Brooklyn NE	NC3-85'	340' Mixed Use	16	16	Apt bldg. 3 stories older brick.
	4522 Brooklyn NE	NC3P-65'	340' Mixed Use	36	43	"University Regency" apts. 3 stories older brick. 48 units.
NE 43 rd – NE 42 nd	1305 NE 43 rd St.	NC3-65'	340' Mixed Use	50	60	"University Manor" apts. 8 stories older brick. 79 units. Upper view floors less affordable.
	4235 Brooklyn NE	MR	340' Mixed Use	See Appendix 3	See Appendix 3	"Varsity Arms" apts. 3 stories. 22-24 units. Condo conv. Listed in Appendix 3.
	4229 Brooklyn NE	MR	340' Mixed Use	6	9	Older house. Multiplex/rooming/boarding.
	4225 Brooklyn NE	MR	340' Mixed Use	See Appendix 3	See Appendix 3	"Canterbury Court". 2 stories. 12 units. Co-op. Tudor style. On historic inv?
	4215 Brooklyn NE	MR	340' Mixed Use	7	8	"Ranice" apts. 3 stories. 9 units.
	4211 Brooklyn NE	MR	340' Mixed Use	5	6	Older house. Multiplex/rooming/boarding.
	4210 Brooklyn NE	NC3-65'	340' Mixed Use	25	29	"Campus" apts. 4 stories. 39 units.
	4203 Brooklyn NE	MR	340' Mixed Use	24	27	"Wellesly" apts. 3 stories. 36 units.
	1304 NE 42 nd St.	NC3-65'	340' Mixed Use			"Stanford" apts. 3 stories older brick bldg. 32 units. Recently renovated. Higher end furnished apts.
NE 42 nd – NE 41 st	4141 Brooklyn NE	MR	340' Mixed Use	21	24	"Brooklyn" apts. 4 stories. 32 units.
	4138 Brooklyn NE	MR-RC	340' Mixed Use	2	3	Older house converted to apts.
	4135 Brooklyn NE	MR	340' Mixed Use	15	19	Also named "Brooklyn" apts. 3 stories. 21 units.
	4132 Brooklyn NE	MR-RC	340' Mixed Use	10	12	Older house converted to apts.
	4131 Brooklyn NE	MR	340' Mixed Use	20	21	"Maverick" apts. 4 stories. Condo. 41 units. Assume half of units rented, moderate rates.
	4128 Brooklyn NE	MR-RC	340' Mixed Use	4	5	Older house converted to apts.
	4120 Brooklyn NE	MR-RC	340' Mixed Use	27	31	"Coho: apts. 4 stories. 41 units.
	4115 Brooklyn NE	MR	340' Mixed Use	32	36	"Tyee" apts. 4 stories. 48 units.
	4106 Brooklyn NE	MR-RC	340' Mixed Use	See Appendix 3	See Appendix 3	"Brooklyn Plaza" apts. 2 stories over comm'l. Unit count approx. Large apt's with balcs.
	4105 Brooklyn NE	MR	340' Mixed Use	24	26	"Levere" apts. 3 stories brick. 35 units.
UNIVERSITY WAY NE						
Ravenna – NE 56 th	5651 Univ Way	NC2P-40'	NC2P-65'			1 story commercial bldg.
	5639 Univ Way	NC2P-40'	NC2P-65'	1	1	Older house. Listed as vulnerable because poss shared housing.
	5633 Univ Way	NC2P-40'	NC2P-65'			1 story commercial bldg.
	5629 Univ Way	NC2P-40'	NC2P-65'			2 story bldg. Apt's over commercial. Apt's now commercial.
	5625 Univ Way	NC2P-40'	NC2P-65'			2 story bldg. Apt's over commercial. Apt's now commercial.
	5623 Univ Way	NC2P-40'	NC2P-65'			1 story commercial bldg.

	5611 Univ Way	NC2P-40'	NC2P-65'			"Park Modern" bldg. Built in 2007. 3 stories condos over commercial. 12 units.
	5601 Univ Way	NC2P-40'	NC2P-65'			One story commercial. University Cooperative School.
NE 56 th – NE 55 th	1403 NE 56 th St.	NC2P-40'	NC2P-65'	7	7	Apt bldg. 3 stories. 55 years old in fair condition. 7 units.
	5525 Univ Way	NC2P-40'	NC2P-65'			4 stories apt's over commercial. 20-24 units.
	5519-21 Univ Way	NC2P-40'	NC2P-65'	1	2	2 story bldg. Apt's over commercial.
	5512 Univ Way	NC2P-40'	NC2P-65'			1 story commercial bldg.
	5511 Univ Way	NC2P-40'	NC2P-65'	3	3	Older house converted to triplex.
	5510 Univ Way	NC2P-40'	NC2P-65'			1 story older theater.
	5509 Univ Way	NC2P-40'	NC2P-65'	3	3	Older house. 3 units over ground floor commercial.
	5505 Univ Way	NC2P-40'	NC2P-65'	4	4	Older house. 4 units over ground floor commercial.
	5501 Univ Way	NC2P-40'	NC2P-65'	3	5	2 story bldg. Apt's over commercial.
	5500 Univ Way	NC2P-40'	NC2P-65'	12	16	3 story bldg. Apt's over commercial. 12-16 units. Older wood sided bldg in fair condition.
NE 50 th – NE 47 th	4760 Univ Way	NC2P-40'	NC2P-65'	1	2	2 story commercial bldg w/ theater. Orig house above at alley. Verify unit count.
	4749 Univ Way	NC3P-65'	NC3P-85'			1 story fast food restaurant.
	4754 Univ Way	NC3P-65'	NC3P-85'	1	2	1 story commercial bldg. Orig house above at alley. Verify unit count.
	4750 Univ Way	NC3P-65'	NC3P-85'	See Appendix 1	See Appendix 1	"University Way" apts. 3 stories apts over commercial. 18 units.
	4747 Univ Way	NC3P-65'	NC3P-85'			1 story commercial bldg.
	4744 Univ Way	NC3P-65'	NC3P-85'	1	2	2 story commercial bldg. Orig house above at alley. Verify unit count.
	4743-5 Univ Way	NC3P-65'	NC3P-85'			2 story commercial bldg.
	4742 Univ Way	NC3P-65'	NC3P-85'	1	2	2 story commercial bldg. Orig house above at alley. Verify unit count.
	4741 Univ Way	NC3P-65'	NC3P-85'			1 story commercial bldg.
	4736-8 Univ Way	NC3P-65'	NC3P-85'	1	2	2 story commercial bldg. Orig house above at alley. Verify unit count.
	4733-5 Univ Way	NC3P-65'	NC3P-85'			1 story commercial bldg.
	4731 Univ Way	NC3P-65'	NC3P-85'			1 story commercial bldg.
	4730 Univ Way	NC3P-65'	NC3P-85'			"Lothlorian" apts. 5 stories apts over 2 stories commercial. Built 2008. 138 units.
	4725-7 Univ Way	NC3P-65'	NC3P-85'			2 story commercial bldg.
	4710 Univ Way	NC3P-65'	NC3P-85'			"Wilsonian" midrise. 6 stories apt's over commercial. 99 units. Landmark bldg.
	4701 Univ Way	NC3P-65'	NC3P-85'			1 story commercial bldg. Bank.
NE 47 th – NE 45 th	1315 NE 47 th St.	NC3P-65'	NCP 85'	See Appendix 1	See Appendix 1	"Adelaide" apts. Older brick condo. 3 stories apt's over comm'l. 18 units. Assume half of units rented, moderate rates.
	4500-56 Univ Way	NC3P-65'	NC3P-85'			East side of block. All commercial, mostly 1 or 2 story bldgs. No housing.
	4523-4555 Univ Way	NC3P-65'	NC3P-85'			1 story commercial bldgs.
	4515-19 Univ Way	NC3P-65'	NC3P-85'			Originally one story apts over commercial. Now all commercial.
	4509-13 Univ Way	NC3P-65'	NC3P-85'	See Appendix 1	See Appendix 1	"St. Moritz" apts. 2 story apt's over commercial.
	4505-07 Univ Way	NC3P-65'	NC3P-85'			2 story commercial bldg.
NE 45 th – NE 43 rd	4303-45 Univ Way	NC3P-65'	NC3P-85'			West side of block. All commercial, 1 or 2 story bldgs. No housing.
	1407 NE 45 th ST	NC3P-65'	NC3P-85'	See Appendix 1	See Appendix 1	2 ½ stories apt's over commercial. NE corner of block.
	4302-4344 Univ Way	NC3P-65'	NC3P-85'			East side of block. All commercial, mostly 2 story bldgs. No housing.
NE 43 rd – NE 42 nd	4201-4209 Univ Way	NC3P-65'	NC3P-85'			1 and 2 story commercial bldgs. No housing.
	4213-15 Univ Way	NC3P-65'	NC3P-85'	See Appendix 1	See Appendix 1	2 stories apts over retail. 4-6 units. Need to verify unit count.
	4217-45 Univ Way	NC3P-65'	NC3P-85'			West side of block north of 4215. All commercial, 1 or 2 story bldgs. No housing.
	4244 Univ Way	NC3P-65'	NC3P-85'			US Post office
	4230 Univ Way	NC3P-65'	NC3P-85'			2 stories offices over retail.
	4212-26 Univ Way	NC3P-65'	NC3P-85'			1 and 2 story commercial bldgs. No housing.
	1404 NE 42 nd St.	NC3P-65'	NC3P-85'	See Appendix 1	See Appendix 1	"La Paz" apts. 2 stories apts over commercial. 16-20 units. Need to confirm unit count
NE 42 nd – NE 41 st	4141-47 Univ Way	NC3P-65'	NC3P-85'			1 and 2 story commercial bldgs. No housing.
	4137 Univ Way	NC3P-65'	NC3P-85'	See Appendix 1	See Appendix 1	"Bucklin" apts. 2 story apts over commercial. 10 units.
	4101-33 Univ Way	NC3P-65'	NC3P-85'			1 and 2 story commercial bldgs. No housing.
	4100-44 Univ Way	NC3P-65'	NC3P-85'			East side of block. 1 and 2 story commercial bldgs. No housing.
15th AVENUE NE						
NE 50 th – NE 47 th	4731 15 th NE	NC2-65'	NC3-85'			University Baptist Church facilities.
Existing zoning	4725 15 th NE	LR3	NC3-85'	See Appendix 3	See Appendix 3	"Wayfarer" co-op apartments. 31 Units.
changes mid block	4719 15 th NE	LR3	NC3-85'	See Appendix 3	See Appendix 3	"Rivendell" apartments. Condominium. 24 units. See condo / townhouse list below.
	4701 15 th NE	LR3	NC3-85'	See Appendix 1	See Appendix 1	"The Hiatt" apartments. 3 ½ stories. See Appendix 1.

NE 47 th – NE 45 th	4555 15 th NE	NC3P-65'	NC3-85'	See Appendix 1	See Appendix 1	"D.D. Culp" apts. 3 stories. Brick. 34 Units.
	4545 15 th NE	NC3P-65'	NC3-85'			4 story office bldg/bank w/ adjacent parking structure.
NE 45 th – NE 42 nd	SE crnr 15 th & 45 th	NC3-65'	300' Mixed Use			UW Alumni House
	4337 15 th NE	NC3-65'	300' Mixed Use	75	90	"Malloy" apts. 8 stories older brick. 123 units. Upper view floors less affordable.
	1414 NE 43 rd St	NC3-65'	300' Mixed Use			University Methodist Church facilities
	1414 NE 42 nd St	NC3-65'	300' Mixed Use			Newer mixed use. 2 stories apts over 3 stories office over commercial. 30 units.
TOTAL VULNERABLE HOUSING UNITS				1151	1380	
		NC3-85' & MR	340' Mixed Use	706	828	
		NC3/3P & C1-65'	340' Mixed Use	131	155	
		LR3	340' Mixed Use	50	57	
		NC3-65'	300' Mixed Use	75	90	
		NC3/3P-65'	240' Mixed Use	36	49	
		LR3	Midrise (MR)	114	150	
		NC3/3P-65'	NC3/3P-85'	4	8	NOTE: Most of the vulnerable units in these four rezone categories are listed in Appendix 1 below.
		LR3	NC3-85'	0	0	
		NC2/2P-40'	NC2/2P-65'	35	43	
		LR3	NC2P-65'	0	0	
ABOVE TOTAL, IN TERMS OF VULNERABLE UNITS PER PROPOSED UPZONES				1151	1380	
TOTAL VULNERABLE HOUSING UNITS				1250		Note: Total averaged and rounded to 1,250.

(See Next Page for Appendices)

APPENDIX 1: HOUSING AFFECTED BY LESS INTENSIVE PROPOSED ZONING INCREASES

Units listed here are in three story or taller apartment buildings in good or very good condition. They are listed in the main spreadsheet, but in most cases are not counted as vulnerable in that spreadsheet. The City's proposed rezoning for these addresses is less intensive, with most zones being changed from existing LR3 to proposed MR. While the proposed rezones do make these buildings more vulnerable to demolition and increased rents than they are now, the emphasis in the above spreadsheet is on the more intensive rezones, such as LR, MR, or NC to 240' , 300' or 340'.

STREET	ADDRESS	CURRENT ZONING	PROPOSED ZONING	VULNERABLE UNITS - MIN	VULNERABLE UNITS - MAX	BUILDING DESCRIPTION & COMMENTS
EXISTING: LR3 - PROPOSED REZONE: MIDRISE (MR)						
	4338 8 th NE	LR3	MR	20	23	"Dry Creek" apts. 3 story over pkg. 30 units.
	4262 8 th NE	LR3	MR	20	23	Apt bldg. 4 story over pkg. 30 units. Built 1990.
	4240 8 th NE	LR3	MR	17	19	Apt bldg. 3 story over pkg. 26 units.
	4230 8 th NE	LR3	MR	6	6	Apt bldg. 4 story over pkg. 13 units. Has larger apts with above moderate rents.
	4220 8 th NE	LR3	MR	13	15	Apt bldg. 3 story over pkg. 20 units.
	816 NE 43 rd St	LR3	MR	22	25	On corner 43 rd & 9 th , west side. 3 story over pkg. 33 units.
	4225 9 th NE	LR3	MR	12	14	Apt bldg. 3 story over pkg. 19 units.
	4315 9 th NE	LR3	MR	12	14	"Michelle" apts. 3 story over parking. 18 units.
	1201 NE 52 nd St.	LR3	MR	12	14	"University Plaza" apts. 3 stories. 18 units.
	5032 11 th NE	LR3	MR	3	3	Apt. bldg. 3 stories. 6 units.
	5029 11 th NE	LR3	MR	9	11	"Courtlee" apts. Possible condo conversion, but affordable rents for area. 12 units.
	5028 11 th NE	LR3	MR	5	6	Apt. bldg. 3 stories over pkg. 7 units.
	5018 11 th NE	LR3	MR	3	4	Apt. bldg. 3 stories. 5 units.
	5012 11 th NE	LR3	MR	4	5	Apt. bldg. 3 stories. 6 units.
	5042 12 th NE	LR3	MR	5	7	Apt. bldg. Brick. 2 stories over basement. 9 units.
	5033 Brooklyn NE	LR3	MR	14	17	Apt. bldg. 4 stories. 18 units.
	5027 Brooklyn NE	LR3	MR	4	4	Apt. bldg. 3 stories. 4 units.
EXISTING: LR3 - PROPOSED REZONE: NC3-85'						
	4701 15 th NE	LR3	NC3-85'	21	24	"The Hiatt" apartments. 3 ½ stories. 32 units.
EXISTING: NC3P-65' - PROPOSED: NC3-85'						
	1315 NE 47 th St.	NC3P-65'	NCP 85'	9	9	"Adelaide" apts. Older brick condo. 3 stories apt's over comm'l. 18 units. Assume half of units rented, moderate rates.
	4750 Univ Way	NC3P-65'	NC3P-85'	14	17	"University Way" apts. 3 stories apts over commercial. 18 units.
	4509-13 Univ Way	NC3P-65'	NC3P-85'	9	11	"St. Moritz" apts. 2 story apt's over commercial. 12 units.
	1407 NE 45 th ST	NC3P-65'	NC3P-85'	12	14	2 ½ stories apt's over commercial. NE corner of block. 16 units.
	4213-15 Univ Way	NC3P-65'	NC3P-85'	4	6	2 stories apts over retail. Need to verify unit count. 4-6 units.
	1404 NE 42 nd St.	NC3P-65'	NC3P-85'	16	20	"La Paz" apts. 2 stories apts over commercial. Need to confirm unit count
	4137 Univ Way	NC3P-65'	NC3P-85'	5	10	"Bucklin" apts. 2 story apts over comm'l. Some of 10 apt's comm'l? Need to confirm.
	4555 15th NE	NC3P-65'	NC3-85'	22	26	"D.D. Culp" apts. 3 stories. Brick. 34 Units.
EXISTING: NC2-40' - PROPOSED: NC2-65'						
	5029 Roosevelt NE	NC2-40'	NC2-65'	3	4	Roosevelt Chiropractic Building. 5 Units above commercial.
TOTAL ADDITIONAL POTENTIALLY VULNERABLE HOUSING UNITS				296	351	Note: Total averaged and rounded to 300.
				300		

APPENDIX 2: HOUSING UNITS AFFECTED BY ADJACENT REZONES

Units listed here are on 8th and 9th, across the street from blocks proposed for rezoning. Redevelopment likely to occur on rezoned sites will tend to affect property values on these sites, which in turn will increase redevelopment and rental increase pressures on these properties. Units in buildings adjacent to or across the street from proposed rezone to NC2-65' or MR are not included.

STREET	ADDRESS	CURRENT ZONING	PROPOSED ADJACENT ZONING	VULNERABLE UNITS - MIN	VULNERABLE UNITS - MAX	BUILDING DESCRIPTION & COMMENTS
8th AVENUE NE						
NE 42 nd – NE 40 th	4059 8 th NE	LR3	340' Mixed Use	9	9	Older apt bldg. 2 stories. Not great cond.
	4055 8 th NE	LR3	340' Mixed Use			Newer apodment building. Approx 50 units.
	4047 8 th NE	LR3	340' Mixed Use			Newer apodment bldg. 30 units.
	4043 & 4039 8 th NE	LR3	340' Mixed Use	4	6	(2) Older houses. Multiplex/rooming/boarding.
	4035 8 th NE	LR3	340' Mixed Use	2	3	Older house. Multiplex/rooming/boarding.
9th AVENUE NE						
NE 50 th – NE 47 th	4749 9 th NE	LR2	240' Mixed Use	4	5	Apartment bldg. 2 stories.
	4738 9 th NE	LR2	240' Mixed Use	3	3	Older house converted to triplex.
	4734 9 th NE	LR2	240' Mixed Use	1	1	Older house. Listed as vulnerable because poss shared houing.
	4730 9 th NE	LR2	240' Mixed Use	1	1	Older house. Listed as vulnerable because poss shared houing.
	4724 9 th NE	LR2	240' Mixed Use	2	7	Older house converted to apts. Neighbor says 7 units. Property info says 2.
	4720 9 th NE	LR2	240' Mixed Use	3	3	Older house converted to triplex.
	4716 9 th NE	LR2	240' Mixed Use	2	3	Older house converted to duplex or triplex.
	4710 9 th NE	LR2	240' Mixed Use	2	3	Older house converted to duplex or triplex. Property info says single fam.
	4706 9 th NE	LR2	240' Mixed Use	1	1	Older house. Listed as vulnerable because poss shared houing.
TOTAL ADDITIONAL POTENTIALLY VULNERABLE HOUSING UNITS				34	45	Note: Total rounded to 40.
				40		

APPENDIX 3: AFFECTED CONDOMINIUMS, TOWNHOUSES AND HIGHER RENT APARTMENTS NOT COUNTED ABOVE

While possibly vulnerable in the long term due to the proposed rezoning, these units aren't included in the vulnerable affordable housing totals above because they are assumed to be mostly owner-occupied or in buildings in which all units rent at higher than moderate rate. In some cases, smaller condominiums in fair condition are listed in the main spreadsheet, and noted in the building description and comments column.

**** Note:** The two rows below the subtotal represent the remaining percentage of apartments in buildings where a percentage of apartments were counted in the main spreadsheet and Appendix 1 as vulnerable; for example, for a forty unit building in which 75% of the units are counted as vulnerable, the remaining 25%, or ten units, would be included in these two rows below the subtotal. These two figures are approximate.

STREET	ADDRESS	CURRENT ZONING	PROPOSED ZONING	UNITS - MIN	UNITS - MAX	BUILDING DESCRIPTION & COMMENTS
8th AVENUE NE	4528 8 th NE	MR	340' Mixed Use	16	16	Newer condominiums. 5 stories. 16 units.
	4517 8 th NE – A & B	MR	340' Mixed Use	2	2	Newer townhouses. 2 units.
	4515 8 th NE – A & B	MR	340' Mixed Use	2	2	Newer townhouses. 2 units.
	4341-55 8 th NE	LR3	MR	8	8	New townhouse court. 8 units.
	4312-4318 8 th NE	LR3	MR	8	8	Newer townhouse court. 8 units.
	4303 8 th NE	LR3	MR	2	2	Older house at corner. Has unit upstairs. Restored and remodeled.
	4210A-4212D 8 th NE	LR3	MR	8	8	Newer townhouses. 8 units.
9th AVENUE NE	4702 9 th NE	LR2	240' Mixed Use	3	3	Townhouses at NE corner 47 th & 9 th . Three units.
	4341 & 4343 9 th NE	LR3	MR	2	2	Duplex. 2 stories over parking.
	4337 9 th NE	LR3	MR	4	4	Apt bldg. 4 stories. 4 Units. Higher than moderate rents.
	4331 9 th NE	LR3	MR	8	8	Newer townhouse court. 8 units. Poss vulnerable longer term.
	901 & 905 43 rd	C1-65'	340' Mixed Use	36	36	Older apartment bldgs. 36 units. Brick. 3 story. Condo conv. On historic inv?
	4233 9 th NE	LR3	MR	36	36	Apt bldg. 4 story over pkg. Confirm unit count. Rents higher than moderate.
11th AVENUE NE	5002-008 11 th NE	LR3	MR	10	10	10 townhomes.
	4200 11 th NE	MR	340' Mixed Use	18	18	"El Monterey" apts. 18 units. Condo conv. On historic inv?
12th AVENUE NE	5035 12 th NE	LR3	MR	4	4	Newer 3 story townhomes. 4 units.
	5008&10 12 th NE	LR3	MR	6	6	Newer townhouse court. 6 units.
	1205 NE 42 nd St	MR	340' Mixed Use	6	6	"Villa Camini" apts. 2 stories. Large 4 br apts. Rents appear to be just above moderate.
BROOKLYN AVENUE	4225 Brooklyn NE	MR	340' Mixed Use	12	12	"Canterbury Court". 2 stories. 12 units. Condo conv. Tudor style. On historic inv?
	4235 Brooklyn NE	MR	340' Mixed Use	22	24	"Varsity Arms" apts. 3 stories older brick. 22-24 units. Recently restored. Condo conv.
	4106 Brooklyn NE	MR-RC	340' Mixed Use	14	18	"Brooklyn Plaza" apts. 2 stories over comm'l. Unit count approx. Large apt's with balcs.
15th AVENUE NE	4725 15 th NE	LR3	NC3-85'	31	31	"Wayfarer" co-op apartments. 31 Units.
	4719 15 th NE	LR3	NC3-85'	24	24	"Rivendell" apartments. Condominium. 24 units.
SUBTOTAL UNITS				282	288	Note: Total rounded to 280.
				280		
REMAINING PERCENTAGE OF UNITS – MAIN SPREADSHEET				350		
REMAINING PERCENTAGE OF UNITS – APPENDIX 1				120		
TOTAL AFFECTED UNITS NOT COUNTED IN MAIN SPREADSHEET AND APPENDIX 1				750		(See **Note under Appendix 3 heading above)