



SEATTLE CITY COUNCIL  
**CENTRAL STAFF**

# **Council Bill 121011 – Roots to Roofs Pilot program**

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KETIL FREEMAN, ANALYST

LAND USE COMMITTEE

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# Proposed Pilot Program

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“The purpose of the program is to demonstrate the social benefits of equitable development, including community-serving uses and housing available to a spectrum of household incomes by setting onsite affordability standards and incentives for development of housing and equitable development uses through partnerships between public, private, and community-based organizations.”

- Defines equitable development uses
- Requires that qualifying development provide at least 25 percent of units as affordable
- Identifies minimum qualifications for program eligibility
- Provides additional height, allowable floor area, exemptions from floor area calculations
- Exempts eligible development from Design Review and parking minimums
- Directs SDCI, OPCD, and OH to promulgate a Director’s Rule for administering the program
- Expires by the end of 2035 or after 35 qualifying projects have applied

# Who Could Qualify

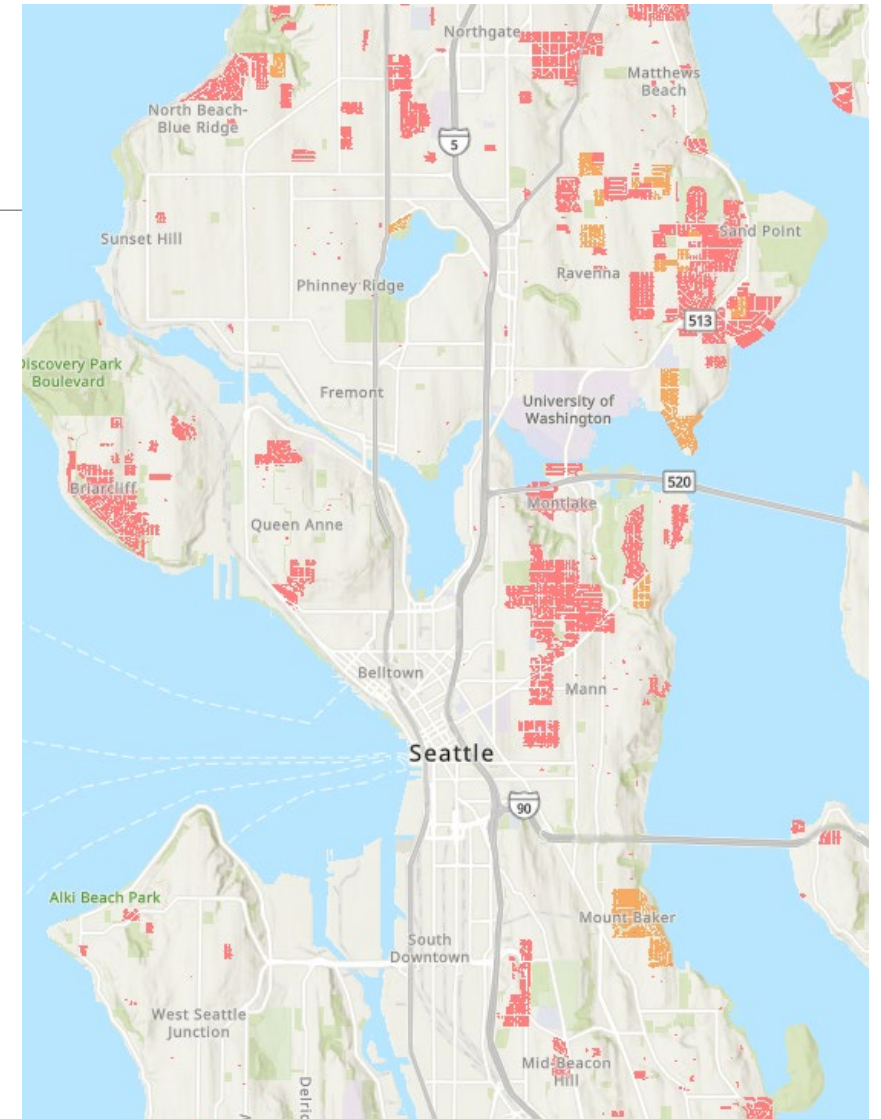
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“A nonprofit organization registered with the Washington Secretary of State as a public development authority created pursuant to RCW 35.21.730, or a public housing authority created pursuant to RCW 35.82.030, that has as its purpose the creation or preservation of affordable housing, affordable commercial space, affordable arts space, community gathering spaces, or equitable development uses. A qualifying community development organization may consist of a partnership among one or more qualifying community development organizations, one or more qualifying community development organizations and a partnering for-profit development entity, or a partnership or limited liability company of which at least one qualifying community development organization serves as the controlling general partner or managing member.”

# Extra – Development Capacity

Development Standards By Zone	NR	LR1	LR2	LR3	NC2 55
<b>Height Limits</b>					
Current Height Limit	30 ft.	30 ft.	40 ft.	40 – 50 ft.	55 ft.
Proposed For Comp Plan Implementation	32 - 40 ft.	32 ft.	40 ft.	50 ft.	55 ft.
Density Bonus Pilot	40 ft.	40 ft.	50 ft.	55 – 65 ft.	85 ft.
<b>Floor Area Ratio (FAR)</b>					
Current FAR	.5	1.3	1.6	1.8 – 2.3	3.75
Proposed For Comp Plan Implementation	.6 – 1.4	1.3 – 1.5	1.4 – 1.6	2.3	3.75
Density Bonus Pilot – Baseline	1.8	2.0	2.0	2.5 – 3.0	4.75
Density Bonus Pilot – All FAR Incentives and Exemptions	2.5	3.4	3.4	4.2 – 4.8	6.0

- Additional FAR Incentive for Development in Areas with Historical Racially Restrictive Covenants
- FAR Exemption for Equitable Development uses



Source: The University of Washington's [Racial Restrictive Covenants Project](https://depts.washington.edu/covenants/index.shtml) (<https://depts.washington.edu/covenants/index.shtml>).

# Questions?