

Co-Living Housing / Congregate Residences Allowances Legislation

September 4, 2024



City of Seattle

Background & Purpose

- **Directly implements ESSB 1998 from the 2023/2024 State legislative session**
- **Compliance with ESSB 1998 for co-living housing/congregate residences is required.**
- **Addresses need for more housing supply**
- **Provides potential for a relatively lower cost housing option without direct subsidy**
- **Rolls back most of the restrictions that were placed on congregate residences by the Seattle City Council in approximately 2014, to align with State Law**



The Roost building. Credit Neiman Taber Architects.

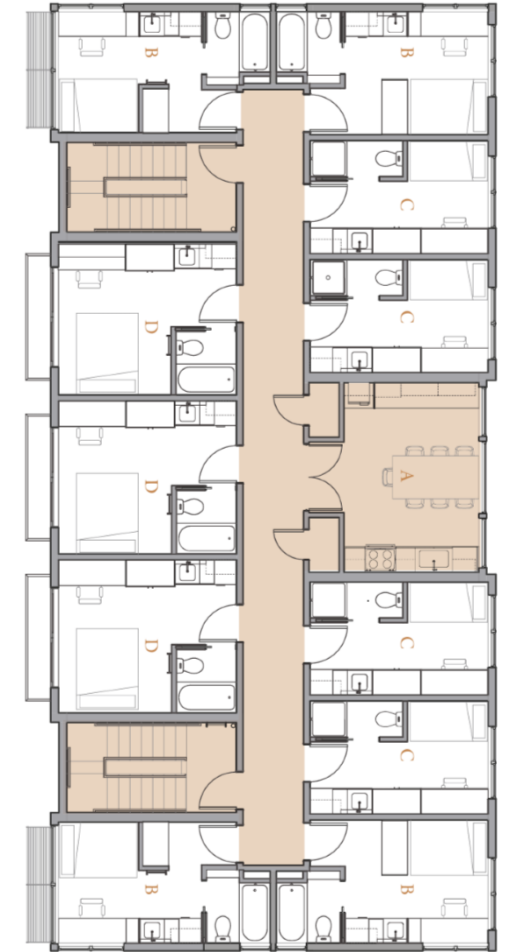
What is Co-Living Housing / Congregate Residence?

Seattle regulates this housing type as "Congregate Residence"

“Congregate residence” means a use in which sleeping rooms are independently rented and lockable and provide living and sleeping space, and residents share kitchen facilities and other common elements with other residents in a building.

(Amended definition consistent with ESSB 1998)

What is Co-Living Housing / Congregate Residence?



Yobi building. Credit Neiman Taber Architects.

Congregate Residence sleeping rooms are not subject to the dimensional and configuration requirements of dwelling units or small efficiency dwelling units (SEDUs), and may be as small as 70 sq ft., whereas SEDUs have an effective minimum size of 220-240 sq ft.

Summary of the Proposed Legislation

- **Allowable Uses.** Amends the code to allow "congregate residence" as an allowed use in all zones that allow multifamily housing. (i.e. LR zones, NC1 and NC2 zones, etc.)
- **Minimum Standards for building features.** Deletes additional standards for features of congregate residences such as minimum quantity and design standards for common areas.
- **Vehicle Parking.** Deletes parking requirements within ½ mile of major transit stop. Reduces parking requirements to 0.25 spaces per sleeping room elsewhere.
- **Bicycle Parking.** Reduces long term bike parking requirements to 0.25 spaces per sleeping room.
- **Update to Congregate Residence Definition.** Updates the definition of congregate residence to better match language and terminology of State legislation.

Examples of Co-Living Housing / Congregate Residences

kärsti apartments

1503 NW 59th St, Seattle

- 52 small private homes
- Less than 200 sq ft/ unit including top floors with sleeping lofts.
- Amenity spaces, including laundry, mail, cooking, lounges, fitness center, movie theatre, and outdoor seating.
- Households with incomes in the 30%-80% AMI range without affordable housing subsidies or public funds.



Kärsti apartment building. Credit Neiman Taber Architects

Rent Levels

Current Market Rate Rents in Co-Living / Congregate Residences*

- \$850 - \$950 for sleeping rooms in congregate residence style buildings
- \$1,150 - \$1,250 range for the smallest units in SEDU style buildings

Comparison to Rent for Subsidized Rent- and Income-Restricted Housing**

- \$1,054 is the maximum allowable rent for a studio unit that is affordable to a household with 40% of AMI
- For most of the City's affordable housing programs, small units less than 400 sq. ft. are required to serve households at the 40% AMI level.

• From a scan of online listings in August, 2024 of known buildings in Seattle

** From Office of Housing 2024 Income and Rent Limits, city-funded rental housing.



Yobi building. Credit Neiman Taber Architects.

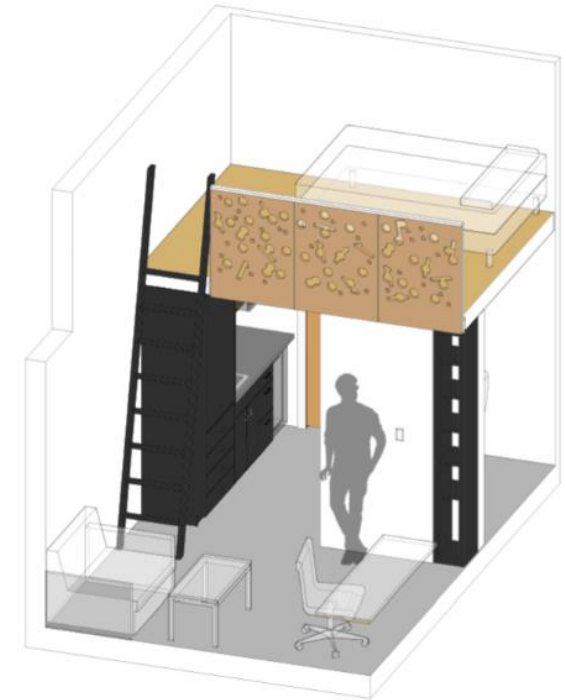
Expected Effects of the Legislation

- **Encourages the Co-housing/Congregate Residence model in more areas**
- **Likely increase to production in Lowrise (LR) multifamily zones**
 - LR zones are typically in Urban Villages or along arterial roads
 - Key areas: Capitol Hill, Ballard, Fremont, Columbia City
- **Co-housing/Congregate Residences usually do not have on-site parking**
- **Increased production expected in areas within 0.5 miles of major transit stops, not already in an urban village or center**



Future Considerations

- **Significant land use code changes are expected in the next two years.**
- **Changes will expand "middle housing" locations following 2023/2024 State legislation, including HB 1110.**
- **Updates to Neighborhood Residential (NR - formerly Single Family) zones are underway as part of the Comprehensive Plan update.**
- **New plan will enable zoning changes for greater housing variety and density in NR zones.**
- **Compliance with ESSB 1998 for co-housing/congregate residences is required.**
- **Intent to integrate new allowances for co-housing/congregate residences in forthcoming update to NR zone regulations.**



Karsti apartment building. Credit Neiman Taber Architects

Thank you.

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