

Strategy C: Actions

C-1. Increase development potential on suitable land owned by public agencies, faith-based and non-profit housing entities for affordable housing.

This action would promote affordable housing on surplus or underutilized properties that are owned by public agencies or faith-based organizations. Public agencies, such as government, transit agencies and special districts, often own property that is no longer useful for its original purpose, or is ideally situated for shared public and private uses. Faith-based organizations are often located in residential areas on large parcels that could accommodate housing. Where the location is suitable for affordable housing, this action would increase the zoning on properties already owned by public agencies, non-profits and faith-based organizations. By changing zoning designations to increase development potential, this action would provide the opportunity to build more affordable housing at a lower cost.

Estimated new affordable units: 125 - 565 at up to 50/60% AMI and 60 - 460 at 50/60% - 80% AMI

Action C-1: Policy trade-offs and other considerations identified by the TAG

Advantages	Disadvantages
<ul style="list-style-type: none"> • Action focused on larger sites located in or adjacent to multi-family residential or commercial areas • Increasing density tied to provision of affordable housing could reduce land costs; could eliminate land costs on non-profit sites • Most effective if done as a single action for comp plan amendments and rezones 	<ul style="list-style-type: none"> • Limited number of public properties • Many similar sites not considered due to location in or adjacent to single family neighborhoods



The 12th Avenue Arts building in **Seattle** was developed on a city-owned surface parking lot used by the Seattle Police Department. Developed by Capitol Hill Housing, the new building includes underground parking for the police department, 88 affordable housing units, two theaters, commercial space, and office space for local nonprofits. The \$47 million project combined Low Income Housing Tax Credits, New Markets Tax Credits, and a HUD 108 loan, among many other sources (Capitol Hill Housing).