Equitable TOD Policy Goals

- Increase ridership
- Support growth plans
- Integrate TOD into transit planning
- Engage communities
- Create housing, especially affordable housing
- Encourage safe and easy access to transit
Policy Deliverables

1. TOD as core value in project delivery
2. Affordable Housing priority & emphasis on partnerships
3. Joint or Co-development opportunities
Statute on surplus property

All applicable surplus property

Those determined as suitable for housing

At least 80% of those suitable for housing must be offered to qualified entities for affordable housing.
Development of Sound Transit properties
Completed projects

335+ housing units opened

Senior City
- 57 units
- 100% affordable
- 2009 opened

Mount Baker Lofts
- 62 units
- 100% affordable
- 2014 opened

Othello Plaza
- 108 units
- 100% affordable
- 2017 opened
Completed projects (cont.)

Station House

110 units
100% affordable
2020 opened

100% affordable
2020 opened
## Projects under construction

### 700+ housing units currently under construction

<table>
<thead>
<tr>
<th>Project</th>
<th>Number of Units</th>
<th>Affordability</th>
<th>Year Opens</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Capitol Hill Sites (3)</strong></td>
<td>318</td>
<td>20% affordable</td>
<td>2020</td>
</tr>
<tr>
<td><strong>Beacon Hill TOD</strong></td>
<td>139</td>
<td>20% affordable</td>
<td>2021</td>
</tr>
<tr>
<td><strong>Cedar Crossing</strong></td>
<td>254</td>
<td>100% affordable</td>
<td>2022</td>
</tr>
</tbody>
</table>

**Sound Transit**

---

8
Projects awarded and in design

460+ affordable housing units preparing for construction

First Hill
- 360+ units
- 100% affordable
- 2022 opens

Capitol Hill Atlas Site
- 100+ units
- 100% affordable
- 2023 opens
Projects seeking partners

Identifying development partners for TOD sites

Rainier Valley Homes
Negotiating with city

OMF East TOD
RFP open now
Implementation process phases

Define
› Review context
› Evaluate potential
› Engage community
› Define goals

Partner
› Align resources
› Select partner
› Negotiate terms
› Seek FTA approval

Realize
› Design, finance, permit TOD*
› Construct TOD*
› Monitor project

*Developer completed
Cedar Crossing Project at Roosevelt Station
Location and general facts

- 1.2 acres of TOD property used for construction staging
- Property is adjacent to North Headhouse
- Roosevelt Station opens for revenue service 2021
- TOD project (Cedar Crossing) complete 2022
- Developers are Bellwether Housing and Mercy Housing NW; will provide 250+ affordable housing units
Physical relationship with transit property

Ongoing relationship includes:

- Restrictions on soil loading to protect station box
- Station tiebacks on property
- Design restrictions to limit headhouse access
- Construction plan and means/methods approval requirements
- Access to maintain/inspect headhouse
Cedar Crossing TOD Schedule

**DEFINITION**
- Feasibility report completed
- Board action on development strategy
  - Community engagement;
  - Seattle Office of Housing partnership

**DEVELOPMENT**
- Board and Seattle Office of Housing select Bellwether-Mercy
- FTA approvals;
- ST Board approvals;
- Final closing legal documents
- Permits issued and ready
- Financing closing

**CONSTRUCTION**
- Securing local funds;
- Securing tax credits and investors;
- Securing debt and equity;
- Negotiating agreements
- TOD Construction 24 mo.
- TOD substantial completion
Collaborative engagement process was the result of a partnership between the City of Seattle, Sound Transit, and the Roosevelt Neighborhood Association

- 2 open houses
- Web survey
- 3 stakeholder workshops focused on ground level uses, housing, and public realm
- RNA participation in selecting winning RFP respondent
Key Business Terms

<table>
<thead>
<tr>
<th>Category</th>
<th>Agreement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing units</td>
<td>At least 230 units; Anticipate 254</td>
</tr>
<tr>
<td>Total housing units affordable</td>
<td>100% of units at or below 60% AMI</td>
</tr>
<tr>
<td>Deeper affordability</td>
<td>At least 20% of units below 60% AMI; Anticipate 40%</td>
</tr>
<tr>
<td>Family sized units</td>
<td>At least 20% of units sized 2+ bedrooms; Anticipate 40%</td>
</tr>
<tr>
<td>Active street-level uses</td>
<td>At least 12,000 SF of commercial space, excluding daycare space; not regulating daycare in agreement</td>
</tr>
<tr>
<td>Sustainability</td>
<td>Designed to meet or exceed Washington State Evergreen Standard</td>
</tr>
<tr>
<td>Sale price</td>
<td>$6,750,000 with $130,000 in sale proceeds held in escrow for environmental work, if encountered, otherwise released to ST</td>
</tr>
<tr>
<td>Termination</td>
<td>Performance milestones, including those related to land use approvals, financing, and transaction closing</td>
</tr>
</tbody>
</table>
Key Highlights

• FTA Joint Development Program allowed for increased flexibility
• First property discounted to achieve affordable housing outcomes under 80/80/80
• Daycare provided onsite by El Centro de la Raza
Under Construction
Cedar Crossing
Cedar Crossing