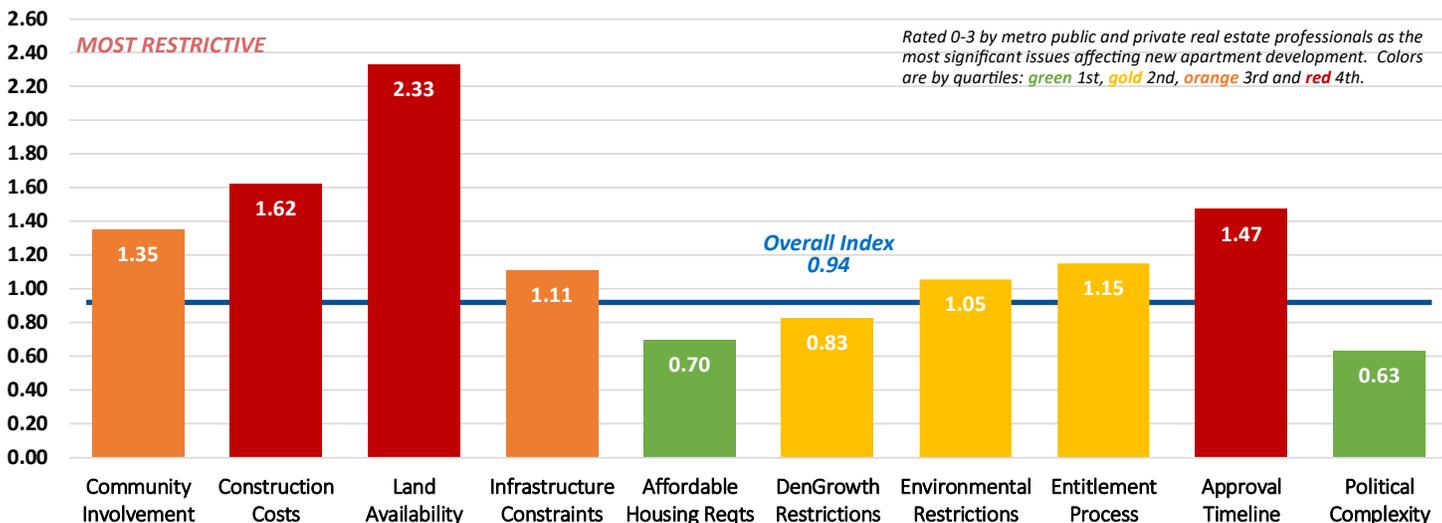


**MOST RESTRICTIVE APARTMENT CATEGORIES:**

- LAND AVAILABILITY
- CONSTRUCTION COSTS
- APPROVAL TIMELINE

Seattle metro was ranked in the top fourth of major multifamily markets with an overall index of 0.94, while sustained demand also remains in the top third of national metros. Local survey respondents cite land availability and its feasibility as the top barrier, followed by construction costs driven by land cost and its share of total costs. Approval timelines are lengthy from land and project rezoning. Community involvement slows new development with strong local opposition and the public engagement required. Unlike major western metros, affordable housing requirements, density and growth restrictions, and political complexity are deemed less restrictive. Median rental incomes are near the top of major markets, yet remain 15% below the requirements for Seattle’s average market rents of \$1,635.

### Barriers to Apartment Construction Subindices



#### BARRIERS INDEX METHODOLOGY:

These NAA HAS Barriers to Apartment Construction indices were created from over 90 apartment development, process and timing questions in ten categories and sourced digitally from real estate professionals in both the public and private realms. An initial overall metro **Barriers to Apartment Construction Index** is also plotted above.

#### DEFINITIONS and NOTES:

- <sup>1</sup>**BARRIERS RANKING** is the relative ranking among 58 major metro apartment markets based upon the average index of each metro from the least restricted to the most; ranges from 1 (Albuquerque) to 58 (San Jose). Rankings consider expert responses from throughout the extended metro that includes but not isolates the urban core.
- <sup>2</sup>**NEW MF DEMAND** is the updated total demand for new multifamily units (in thousands) through 2030 based upon the forecasted total rental housing demand 2017-2030 from the NAA-NMHC demand study by HAS: *U.S. Apartment Demand—A Forward Look (2017)*; ranges from 3,890 (Sioux Falls) to 222,589 (New York).
- <sup>3</sup>**HIGH RENT BURDEN** refers to that share of 2017 households spending over 35% of combined household income on rent; major metro ranges from 56% and rents of \$1,370 (Miami) to 38% and rents of \$865 (Sioux Falls) with a major metro average of 43%.
- <sup>4</sup>**STAR SHARE** is that share of metro rental housing stock with five or more units HAS qualified as *\*Second-Tier Affordable Rentals* or those non-institutional sites of typically lower unit count, lower quality and greater age, often overlooked as crucial affordable housing already in place. Using CoStar® ratings of 1-5 for sites of five units or more, STAR is the lower ratings of 1-2. This share ranges from 61% (Los Angeles) to 17% (Austin) with a major metro average of 36%.
- <sup>5</sup>**INCOME REQUIRED FOR AVERAGE RENT** assumes a more conservative 30% of rental household income needed for the average metro contract rent.