BOARD OF DIRECTORS
Session 123
Date: *April 25th, 2024*
Submitted by Andal Sridhar
Senate Vice Speaker

ASUW | ASSOCIATED STUDENTS OF THE UNIVERSITY OF WASHINGTON

BOARD BILL 5.11 Resolution to Endorse Housing Stock Additions Around the UW

Sponsor: **Jacob Anderson**

***Senate Vote*: 43-0-8**

WHEREAS, the students of the University of Washington live a city with a cost of living 45.7% above the national average[1], and with housing that is 111.6% more expensive than the national average[1]; and

WHEREAS, restrictive zoning laws 'reduce the supply of land available for new housing, which in turn inflates the cost of new housing projects'[2] , making housing more expensive in general, are the product of historically[3] and presently[4] racist city planning, and are present in neighborhoods adjacent to the University of Washington, like Laurelhurst, Wallingford, and Montlake; and

WHEREAS, the gap between housing supply and demand makes housing more expensive[5] and restrictive zoning restrains housing supply in Seattle; and

WHEREAS, the city of Seattle projects to have a 112,000 unit housing deficit between 2019 and 2044[6]; and

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[1] https://www.axios.com/local/seattle/2023/11/16/cost-of-living-seattle-washington-expensive
[2] https://harvardlawreview.org/print/vol-135/addressing-challenges-to-affordable-housing-in-land-use-law
[3] https://www.whitehouse.gov/cea/written-materials/2021/06/17/exclusionary-zoning-its-effect-on-racial-discrimination-in-the-housing-market/
[4] https://www.seattletimes.com/seattle-news/politics/seattles-longstanding-urban-village-strategy-for-growth-needs-reworking-new-report-says/
[5] Maritz, Benjamin, and Dilip Wagle. "Why Does Prosperous King County Have a Homelessness Crisis?" McKinsey & Company, McKinsey & Company, 22 Jan. 2020, www.mckinsey.com/industries/public-sector/our-insights/why-does-prosperous-king-county-have-a-homelessness-crisis
[6] https://mkcclegisearch.kingcounty.gov/View.ashx?M=F&ID=12109129&GUID=F216E989-AAEC-4DC0-BAE0-E22B10358C3A

WHEREAS, the current Seattle Comprehensive Plan proposed by the Seattle Municipal Office of Planning and Community Development does not propose adequate rezoning to combat this problem; and

WHEREAS, people with shorter commutes are empirically proven to be happier than people with long commutes[7], and many members of the University of Washington student body are forced into living hours away from their work due to lack of housing near the University; and

WHEREAS, dense housing emits less carbon than single family houses[8], and the construction of dense housing prevents deforestation and loss of habitat through sprawl[9]; and

WHEREAS, the new Seattle Social Housing Developer needs land zoned for apartments to put publicly owned housing projects on, the areas around the UW are very good locations for future social housing projects, and the organization that created the Seattle Social Housing Developer, House Our Neighbors, has already signed a letter endorsing the rezoning proposed in the letter attached in citations; and

WHEREAS, burdens related to new housing construction in Seattle have been concentrated disproportionately on poor and racial minority neighborhoods, causing exclusion and gentrification[10], and adding housing capacity in historically exclusionary, affluent, and white neighborhoods, like those adjacent to the University of Washington could reduce access barriers to these communities and their resources;

THEREFORE, BE IT ENACTED BY THE ASSOCIATED STUDENTS OF THE UNIVERSITY OF WASHINGTON BOARD OF DIRECTORS:

THAT, the ASUW call on the Seattle Municipal Office of Planning and Community Development (OPCD) to add the following to the Seattle Comprehensive Plan: 2 new urban centers in the comprehensive plan, one in Montlake encompassing land within 4 blocks of the route 48 from Boyer Ave to the cut, one in Lower Laurelhurst within 3 blocks of both the route 75 and the Burke-Gilman trail up to 75th street, and within 4 blocks of Children's Hospital to

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[7] Kevin M. Leyden, Michael J. Hogan, Lorraine D'Arcy, Brendan Bunting & Sebastiaan Bierema (2024) Walkable Neighborhoods, Journal of the American Planning Association, 90:1, 101-114, DOI: 10.1080/01944363.2022.2123382

[8] https://www.nytimes.com/interactive/2022/12/13/climate/climate-footprint-map-neighborhood.html

[9] A.P. (2005, January 11). Groups: Urban sprawl threatens species. NBCNews.com. https://www.nbcnews.com/id/wbna6814251#.UelSneDR3ia

[10] https://www.seattletimes.com/seattle-news/politics/seattles-longstanding-urban-village-strategy-for-growth-needs-reworking-new-report-says/

accommodate nurses, a neighborhood anchor in Portage Bay and an expansion of the Wallingford Urban Center; and

THAT, OPCD gives the Seattle Social Housing Developer the same incentives as other affordable housing types; and

THAT, the ASUW support and sign the letter addressed to OPCD attached in citations[11] which reiterates and expands on these principles; and

THAT, a copy of this legislation be forwarded to OPCD director and UW alum Rico Quirindongo.

End

References

[1] https://www.axios.com/local/seattle/2023/11/16/cost-of-living-seattle-washington-expensive

[2] https://harvardlawreview.org/print/vol-135/addressing-challenges-to-affordable-housing-in-land-use-law/

[3] https://www.whitehouse.gov/cea/written-materials/2021/06/17/exclusionary-zoning-its-effect-on-racial-discrimination-in-the-housing-market/

[4] https://www.seattletimes.com/seattle-news/politics/seattles-longstanding-urban-village-strategy-for-growth-needs-reworking-new-report-says/

[5] Maritz, Benjamin, and Dilip Wagle. "Why Does Prosperous King County Have a Homelessness Crisis?" McKinsey & Company, McKinsey & Company, 22 Jan. 2020, www.mckinsey.com/industries/public-sector/our-insights/why-does-prosperous-king-county-have-a-homelessness-crisis

[6] https://mkcclegisearch.kingcounty.gov/View.ashx?M=F&ID=12109129&GUID=F216E989-AAEC-4DC0-BAE0-E22B10358C3A

[11] https://docs.google.com/document/d/1Y_AtdteNlhwh_lOFXVO2gtMX8dbFbi7QTv68Ri-LY_A

[7] Kevin M. Leyden, Michael J. Hogan, Lorraine D'Arcy, Brendan Bunting & Sebastiaan Bierema (2024) Walkable Neighborhoods, Journal of the American Planning Association, 90:1, 101-114, DOI: 10.1080/01944363.2022.2123382

[8] https://www.nytimes.com/interactive/2022/12/13/climate/climate-footprint-map-neighborhood.html

[9] A.P. (2005, January 11). Groups: Urban sprawl threatens species. NBCNews.com. https://www.nbcnews.com/id/wbna6814251#.UelSneDR3ia

[10] https://www.seattletimes.com/seattle-news/politics/seattles-longstanding-urban-village-strategy-for-growth-needs-reworking-new-report-says/

[11] https://docs.google.com/document/d/1Y_AtdteNlhwh_lOFXVO2gtMX8dbFbi7QTv68Ri-LY_A