

# Urban Center / Village Housing Unit Growth Report Through 4th Quarter 2021

Please note: In April 2019 the boundaries of several areas were changed; therefore, housing unit growth, base year-end 2015 total units, and future estimates based on the growth rate are being reported based on current boundaries.

Urban Center / Village	Previous Growth		Base Year	Housing Units Built by Year **						Growth from Base Year			Estimated Growth		Pipeline Growth
	1996-2005	2006-2015	Total Units 2015 (as of year end)	2016	2017	2018	2019	2020	2021	Units Built 2016 - 12/31/2021	Total Units (2015 base + net built)	Growth Rate ***	Comprehensive Plan 20-year Estimate (2015-2035)		Units Permitted, Not Yet Built ****
													Housing Units	Growth Rate	
Belltown	3,097	3,177	11,496	64	1,191	-24	797	365	60	2,453	13,949	21.3%	3,332	0%	783
Denny Triangle	555	2,961	4,817		767	396	449		725	2,337	7,154	48.5%	3,364	0%	3,129
Commercial Core	1,014	623	3,896		607	304	45	266	210	1,432	5,328	36.8%	1,313	0%	
Pioneer Square	257	670	1,562	45		107		-1	1	152	1,714	9.7%	363	0%	206
Chinatown-International District	679	407	2,574	221	120		494	174	321	1,330	3,904	51.7%	3,628	0%	150
<b>Downtown</b>	<b>5,602</b>	<b>7,838</b>	<b>24,345</b>	<b>330</b>	<b>2,685</b>	<b>783</b>	<b>1,785</b>	<b>804</b>	<b>1,317</b>	<b>7,704</b>	<b>32,049</b>	<b>31.6%</b>	<b>12,000</b>	<b>N/A</b>	<b>4,268</b>
Capitol Hill	554	1,939	14,978	62	162	326	187	271	890	1,898	16,876	12.7%	1,755	0%	468
Pike/Pine	495	2,053	5,036	735	345	358	-1	45	60	1,542	6,578	30.6%	848	0%	298
First Hill	306	832	7,064	169	17	557	1,103	329	83	2,258	9,322	32.0%	2,878	0%	3,174
12th Avenue	750	616	2,367	110	258	133	3	143	25	672	3,039	28.4%	519	0%	833
<b>First Hill/Capitol Hill</b>	<b>2,105</b>	<b>5,440</b>	<b>29,445</b>	<b>1,076</b>	<b>782</b>	<b>1,374</b>	<b>1,292</b>	<b>788</b>	<b>1,058</b>	<b>6,370</b>	<b>35,815</b>	<b>21.6%</b>	<b>6,000</b>	<b>N/A</b>	<b>4,773</b>
Ravenna	285	153	1,621	21	30	36	3	250	266	606	2,227	37.4%	1,237	0%	530
University Campus	-11	273	500	-1						-1	499	-0.2%	0	0%	
University District Northwest	663	1,792	7,830	285	448	157	513	356	175	1,934	9,764	24.7%	2,263	0%	1,708
<b>University District</b>	<b>937</b>	<b>2,218</b>	<b>9,951</b>	<b>305</b>	<b>478</b>	<b>193</b>	<b>516</b>	<b>606</b>	<b>441</b>	<b>2,539</b>	<b>12,490</b>	<b>25.5%</b>	<b>3,500</b>	<b>N/A</b>	<b>2,238</b>
Northgate	143	1,033	4,535	0	5	-31	354	8	17	353	4,888	7.8%	3,000	0%	408
South Lake Union	753	3,169	4,537	1,027	1,045	1,925	1,240		188	5,425	9,962	119.6%	7,500	0%	2,054
Uptown	976	2,618	7,557	66	241	159	206	359	546	1,577	9,134	20.9%	3,000	0%	888
<b>Urban Centers</b>	<b>10,516</b>	<b>22,316</b>	<b>80,370</b>	<b>2,804</b>	<b>5,236</b>	<b>4,403</b>	<b>5,393</b>	<b>2,565</b>	<b>3,567</b>	<b>23,968</b>	<b>104,338</b>	<b>29.8%</b>	<b>35,000</b>	<b>N/A</b>	<b>14,629</b>

\* Housing unit estimate is less than percentage growth rate above the 2015 base shown due to actual zoning capacity constraints.

\*\* Built Housing Units are the net new units (new units built minus units demolished) reported in the year the building construction permit was finalized.

\*\*\* Growth Rate is the percentage growth in housing units above the 2015 base. Urban centers do not have 20-year growth rate estimates, only specific housing unit goals.

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	Previous Growth		Base Year	Housing Units Built by Year **						Growth from Base Year			Estimated Growth		Pipeline Growth
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<a href="#">Urban Center / Village</a>													Housing Units	<a href="#">Growth Rate</a>	
Ballard	690	3,154	9,881	607	526	336	356	191	120	2,136	12,017	21.6%	4,000*	60%	517
Bitter Lake Village	209	1,171	3,388	-1	6	176	-1		30	210	3,598	6.2%	1,400	40%	418
Fremont	317	794	3,199	349	158	7	23	86	88	711	3,910	22.2%	1,300*	40%	223
Lake City	645	523	2,570	4	146	69	133	18	17	387	2,957	15.1%	1,000	40%	277
Mt Baker	517	407	2,586	18	151	188	55	609	61	1,082	3,668	41.8%	1,000	40%	1,167
West Seattle Junction	573	1,773	4,430	328	74	499	224	97	327	1,549	5,979	35.0%	2,700	60%	224
<b>Hub Urban Villages</b>	<b>2,951</b>	<b>7,822</b>	<b>26,054</b>	<b>1,305</b>	<b>1,061</b>	<b>1,275</b>	<b>790</b>	<b>1,001</b>	<b>643</b>	<b>6,075</b>	<b>32,129</b>	<b>23.3%</b>	<b>11,400</b>	<b>N/A</b>	<b>2,826</b>
23rd & Union-Jackson	862	1,165	5,838	285	182	218	427	699	616	2,427	8,265	41.6%	1,800	30%	552
Admiral	215	98	1,134	138	5	16	121	3	-40	243	1,377	21.4%	300	30%	50
Aurora-Licton Springs	476	531	3,455	13	37	28	251	106	108	543	3,998	15.7%	1,000	30%	253
Columbia City	261	1,119	2,933	267	47	268	123	35	92	832	3,765	28.4%	900	30%	700
Crown Hill	38	148	2,104	16	145	30	37	33	153	414	2,518	19.7%	1,100	50%	249
Eastlake	311	667	3,833	25	227	106	64	102	39	563	4,396	14.7%	800*	30%	413
Green Lake	226	643	2,605	12	224	1	34	66	75	412	3,017	15.8%	600*	30%	260
Greenwood-Phinney Ridge	386	206	1,760	102	-9	54	144	3	154	448	2,208	25.5%	500	30%	485
Madison-Miller	713	460	2,781	53	445	110	144	23	39	814	3,595	29.3%	800	30%	139
Morgan Junction	53	176	1,347	7	17	24	11	12	51	122	1,469	9.1%	400	30%	60
North Beacon Hill	55	183	2,503	138	16	40	61	36	185	476	2,979	19.0%	800	30%	308
Othello	912	651	3,473	-4	98	16	391	13	389	903	4,376	26.0%	1,000	30%	229
Rainier Beach	86	34	1,672	19	1	12	43	16	22	113	1,785	6.8%	500	30%	261
Roosevelt	70	503	1,720	265	73	266	492	-3	598	1,691	3,411	98.3%	900	50%	629
South Park	106	91	1,292	13	1	2	7	24	39	86	1,378	6.7%	400	30%	74

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Upper Queen Anne	86	292	1,723	-1		2	7			8	1,731	0.5%	500	30%	13
Wallingford	512	527	3,269	5	58	5	132	22	48	270	3,539	8.3%	1,000	30%	352
Westwood-Highland Park	125	169	2,154	3	21	0	16	51	45	136	2,290	6.3%	600	30%	165
<b>Residential Urban Villages</b>	<b>5,493</b>	<b>7,663</b>	<b>45,596</b>	<b>1,356</b>	<b>1,588</b>	<b>1,198</b>	<b>2,505</b>	<b>1,241</b>	<b>2,613</b>	<b>10,501</b>	<b>56,097</b>	<b>23.0%</b>	<b>13,900</b>	<b>N/A</b>	<b>5,192</b>
Ballard-Interbay-Northend	-19	3	660	-3		-1		3	1	0	660	0.0%	0	0%	9
Greater Duwamish	3	-26	405	-1	-9				1	-9	396	-2.2%	0	0%	0
<b>Manufacturing Industrial Centers</b>	<b>-16</b>	<b>-23</b>	<b>1,065</b>	<b>-4</b>	<b>-9</b>	<b>-1</b>		<b>3</b>	<b>2</b>	<b>-9</b>	<b>1,056</b>	<b>-0.8%</b>	<b>0</b>	<b>N/A</b>	<b>9</b>

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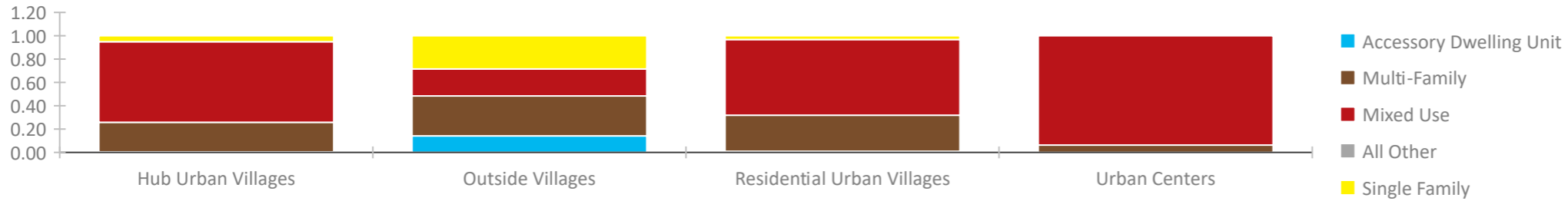
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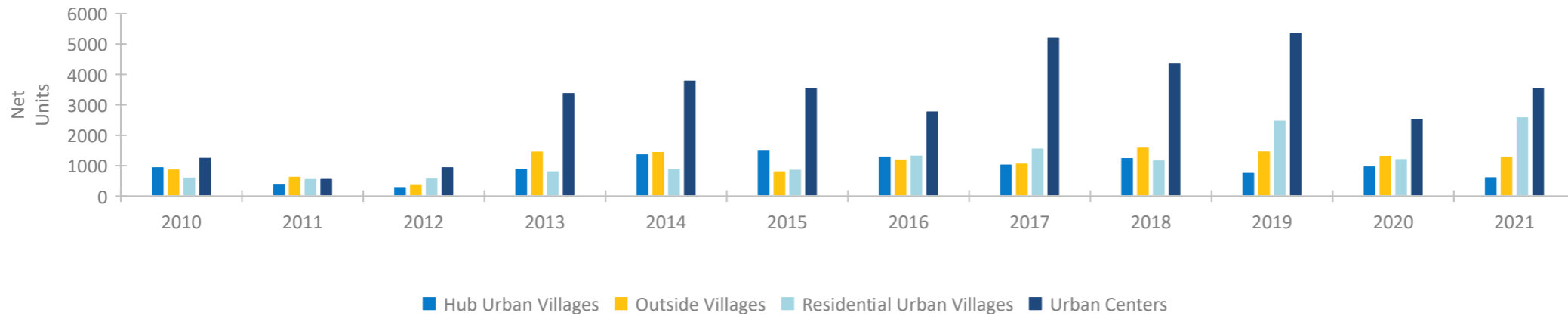
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Total Inside Villages	18,944	37,778	153,085	5,461	7,876	6,875	8,688	4,810	6,825	40,535	193,620	26.5%	60,300	N/A	22,656
Total Outside Villages	7,098	9,896	183,053	1,228	1,097	1,617	1,491	1,349	1,305	8,087	191,140	4.4%	9,700	N/A	3,829
<b>GRAND TOTAL</b>	<b>26,042</b>	<b>47,674</b>	<b>336,138</b>	<b>6,689</b>	<b>8,973</b>	<b>8,492</b>	<b>10,179</b>	<b>6,159</b>	<b>8,130</b>	<b>48,622</b>	<b>384,760</b>	<b>14.5%</b>	<b>70,000</b>	<b>N/A</b>	<b>26,485</b>

**New Units by Unit Type by Year Built 2016 - 2021**



**Net Units by Urban Village Type by Year Built**



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