The Cost of Process: Developer Realities and Local Systems in Multifamily Housing

Housing Washington 2026 · Spokane



Dominique Rémy
Moderator, Remy Construction



Kiara Daniels
3D Homes



Michael Hopkins
Tac Build LLC



CM Sandesh Sadalge
City of Tacoma

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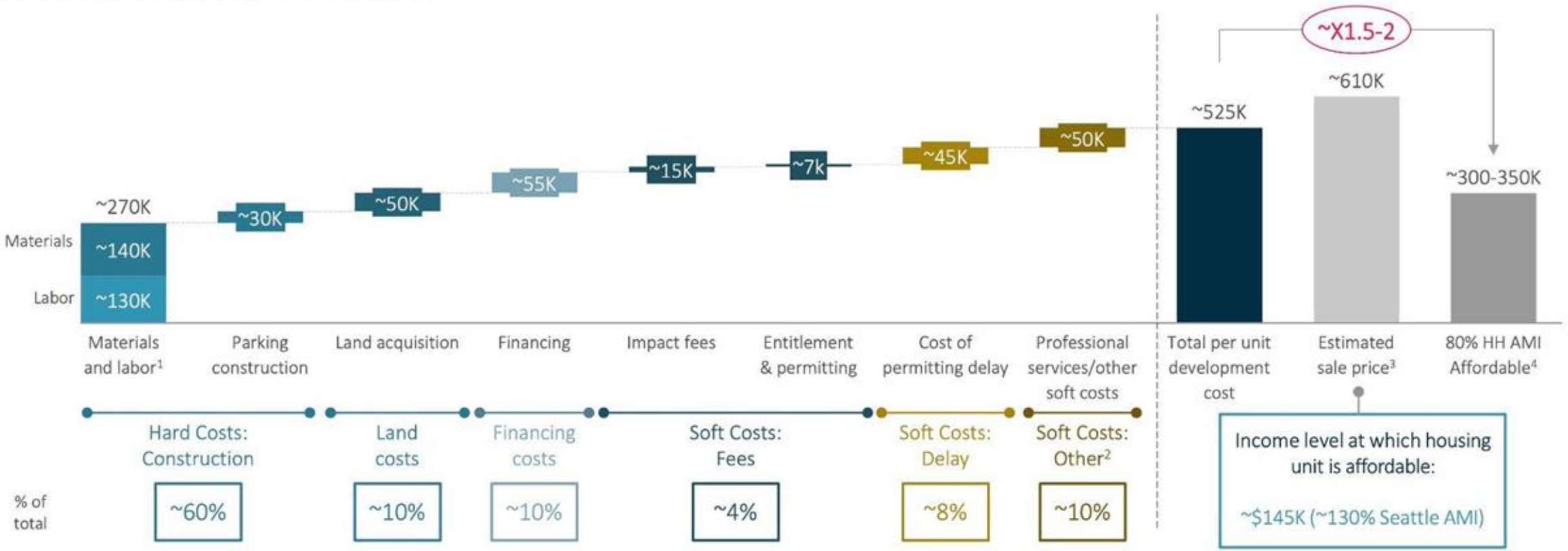
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City of Tacoma



The problem: Costs of developing multi-family unit is 1.5-2x more expensive than what a household at 80% AMI can afford … (1/2)

PER UNIT COSTS TO DEVELOP HYPOTHETICAL MULTI-FAMILY HOUSING PROJECT IN SEATTLE METRO AREA

COST PER UNIT IN $ (~700SF) - 2024 - DIRECTIONAL



1. Incl. contingency 2. Other soft costs incl. sales tax on construction materials, developer overhead 3. "Estimated sales price" assumes cap rate of 7% 4. "80% AMI Affordable" assumes mortgage payments equal to 25% of monthly income for the Seattle Metro Area, assuming 6.5% interest rate on 30-year fixed mortgage and 20% down payment | Source: Market interview participants, CBRE, BCG Analysis

Kiara Daniels: 17th Street Homes

3D Homes

$186,000

Total additional pre-vertical infrastructure costs, or $23,250 per home before sticks and bricks

Project details

- Total land area: 0.32 acres / 13,939 SF
- 8 homes: 7 new construction, 1 existing home renovation
- 6 townhomes: 3 BD / 3.5 BA, ~1,700 SF each
- 1 DADU: 2 BD / 2 BA, 1,016 SF
- 1 renovated existing home: 2 BD / 1 BA, 800 SF
- Housing type: Homeownership

Cost of process

- Water connections: $8,000 per home / $64,000 total
- Alley improvements and repaving: $50,000; new electrical power pole: $22,000
- Additional site and utility labor: $50,000
- Separate utility work orders: outside the building permit process, creating potential surprise costs





New home and renovated existing home



Site before construction (aerial)

Developer project 2

Michael Hopkins: N Highland St

Tac Build LLC

Project snapshot

9 single-family homes, for sale

All 3 bedroom

Status: Completed

Projected construction end: 2025-09-23

Projected sale prices: $670,000 to $685,556

Actual sales: $670,000 to $681,630









Photos: finished homes (main). Progress, left to right: empty lot, framing, finished homes.

Cost of process

- Ramps and asphalt replacement paid entirely by the developer, with no city participation
- All nine homes had to look different: no repeated garages, siding, rooflines, or windows
- Over $40K in required plants and trees, some not carried by local nurseries
- Street lights wired and installed at developer cost, with no city share

Developer project 3

Dominique Rémy

Remy Construction, LLC

THE MEADOWLARK APARTMENTS

Project snapshot

- Multifamily, For rent
- 63 units; Adult & Senior housing
- Construction: Feb 2023 to Feb 2024
- Affordability: 10% @ 30% AMI; 90% @ 80% AMI
- 45x 1br, 18x 2br
- 3 bldgs; 54,000sf









Grasspave2

Cost of process

- Grass pavers spec'd by the architect and landscape architect, and approved by the city, had to be ripped out
- The Chief Building Official wanted concrete instead
- Two decades of tests and reports show grass pavers are ADA accessible
- City also required painted striping across the driveway apron

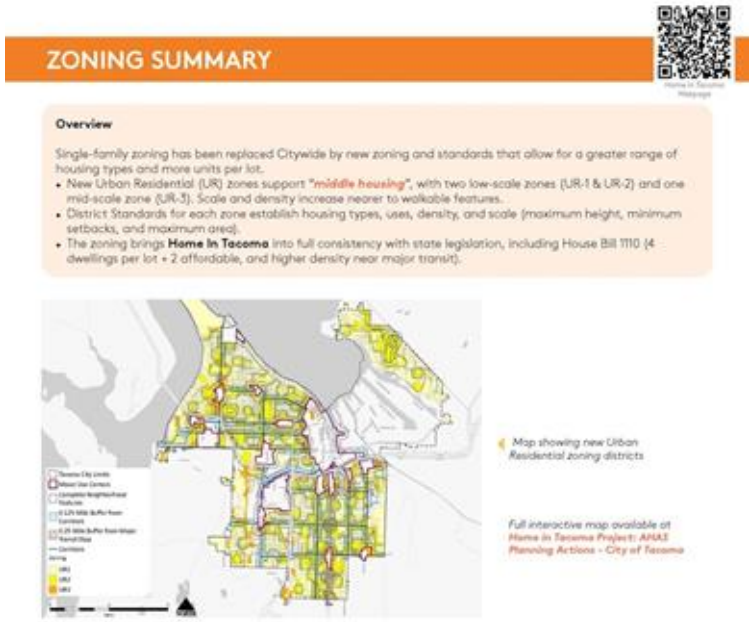
CM Sandesh Sadalge, City of Tacoma

City of Tacoma: What jurisdictions are doing today

Stakeholder and neighborhood feedback lead to better policy outcomes.



Stakeholder feedback



Home in Tacoma zoning



Neighborhood feedback

Moderated questions

Moderator: Dominique Remy, 1DROP

A Is this a one-off, or a pattern across projects and jurisdictions?

B Where do breakdowns live: in one department, or in the handoffs between them?

C When competing priorities like trees, design review, parking, and housing targets collide, how do they get ranked, and how do we build in flexibility and reasonable solutions?

D When predictability drops, how does it impact you and your stakeholders?

E What can be done? One local change that raises predictability without lowering life-safety or environmental standards.

Community questions

Open floor: questions for the panel.

Dominique Remy, Moderator, Remy Construction
Kiara Daniels, 3D Homes
Michael Hopkins, Owner, Tac Build LLC
CM Sandesh Sadalge, City of Tacoma

What would make your next project more predictable?