

REDMOND'S CITIZEN ACADEMY: HOUSING

May, 2011



H O U S I N G
101
E A S T K I N G C O U N T Y

H O U S I N G 101 E A S T K I N G C O U N T Y

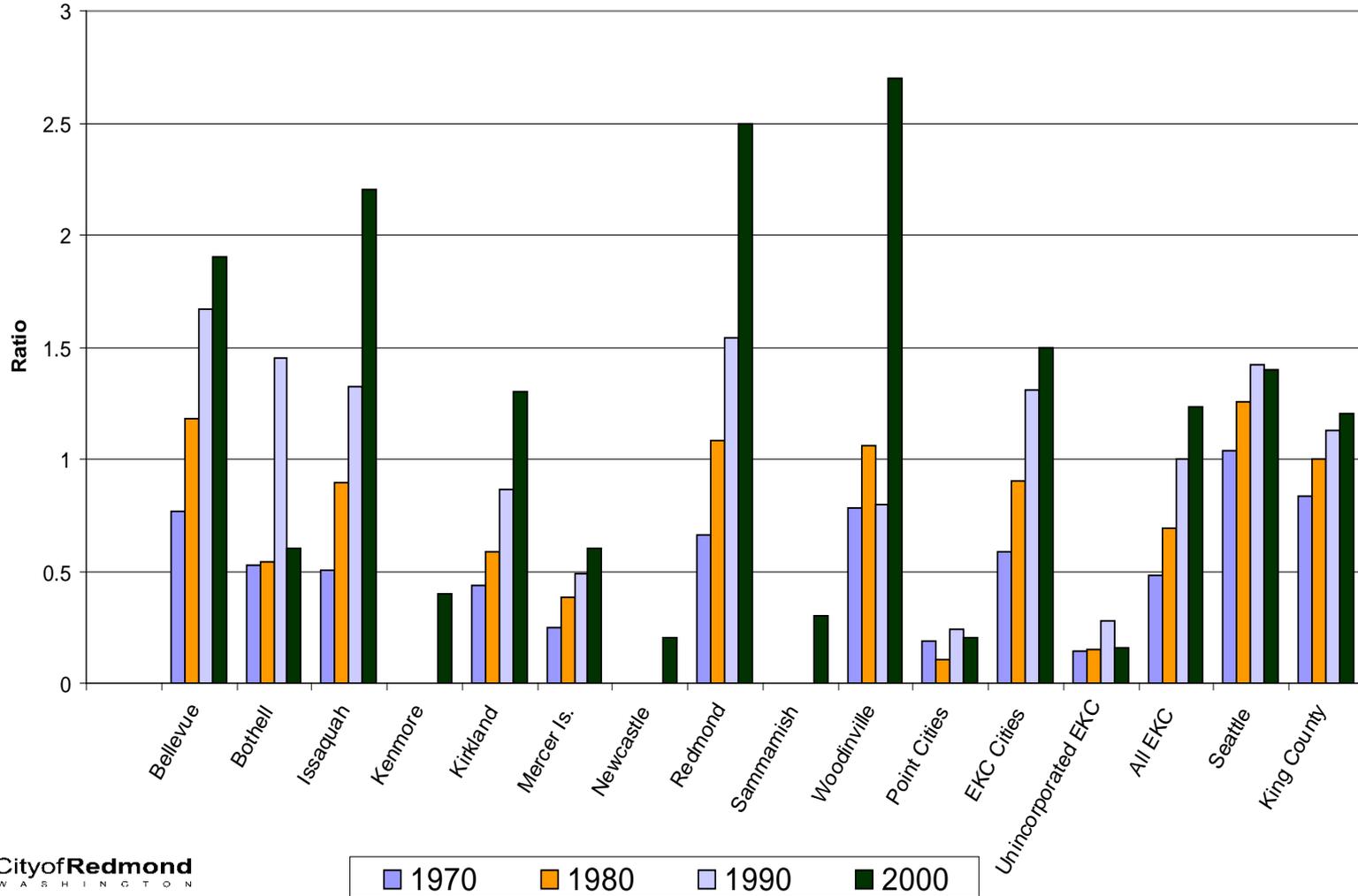
CONTEXT FOR ADDRESSING HOUSING

- ❖ **Demand for Housing**
 - Local Employment
 - Local Demographics
- ❖ **Housing Supply**
 - What exists in the Community
 - Overall and Affordable Housing Goals
- ❖ **Players that Impact Local Housing**
 - Wide range of players
 - City Role
- ❖ **City Strategies**

ARCH Housing 101 Report: <http://www.archhousing.org/resources/housing-101-workbook.html>

JOBS – HOUSING BALANCE

Exhibits 7 / 8 (page A-10 / A-11)



JOBS – HOUSING BALANCE

Ratio of Housing Demand to Supply

Exhibits 7 / 8 (page A-10 / A-11)

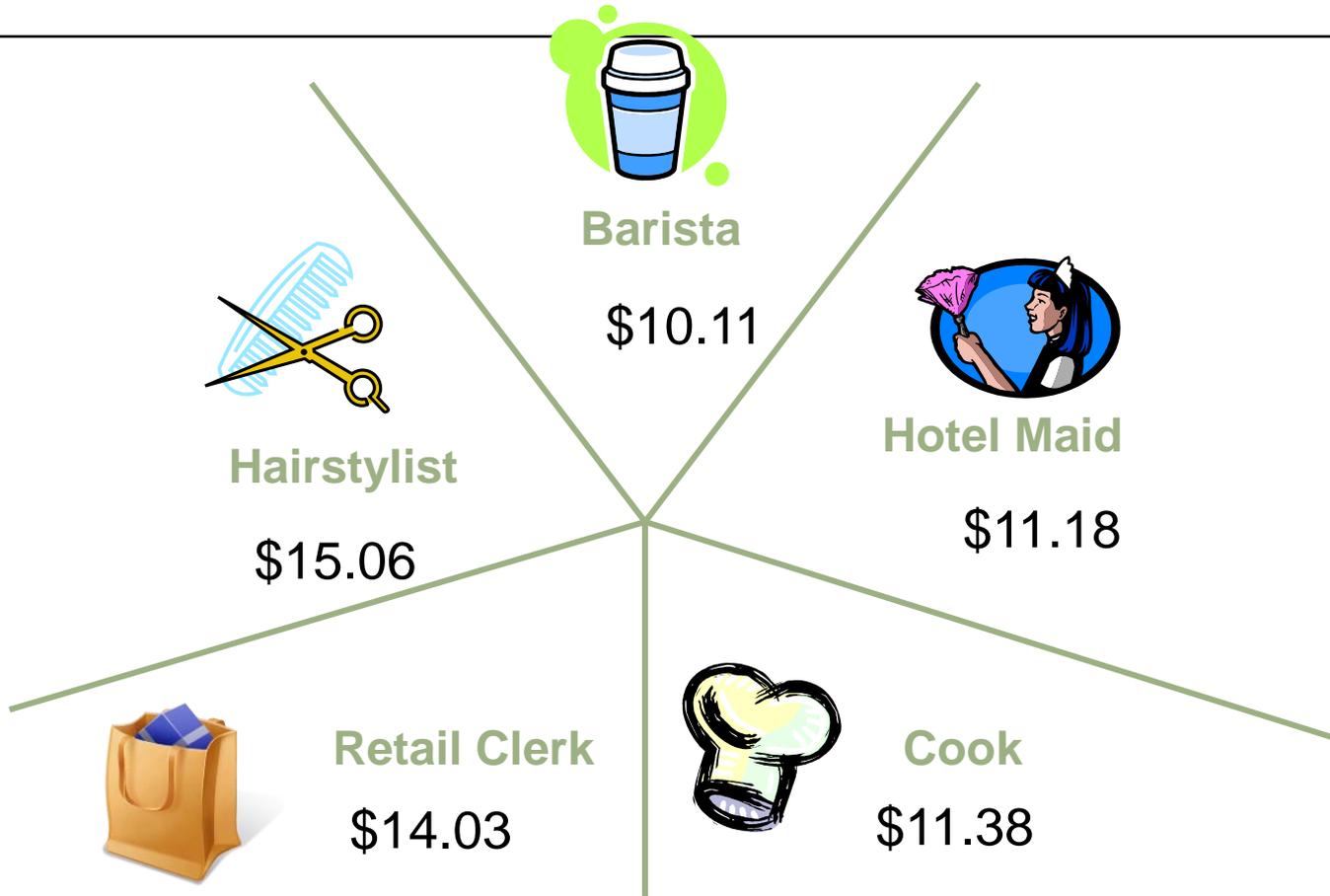
HOUSING
101
EAST KING COUNTY

Over the last 30 years, East King County has seen a steady increase in demand for housing from local employment.

Demand for housing from employment now exceeds supply (jobs housing ratio > 1), and based on planning targets, that ratio could increase.

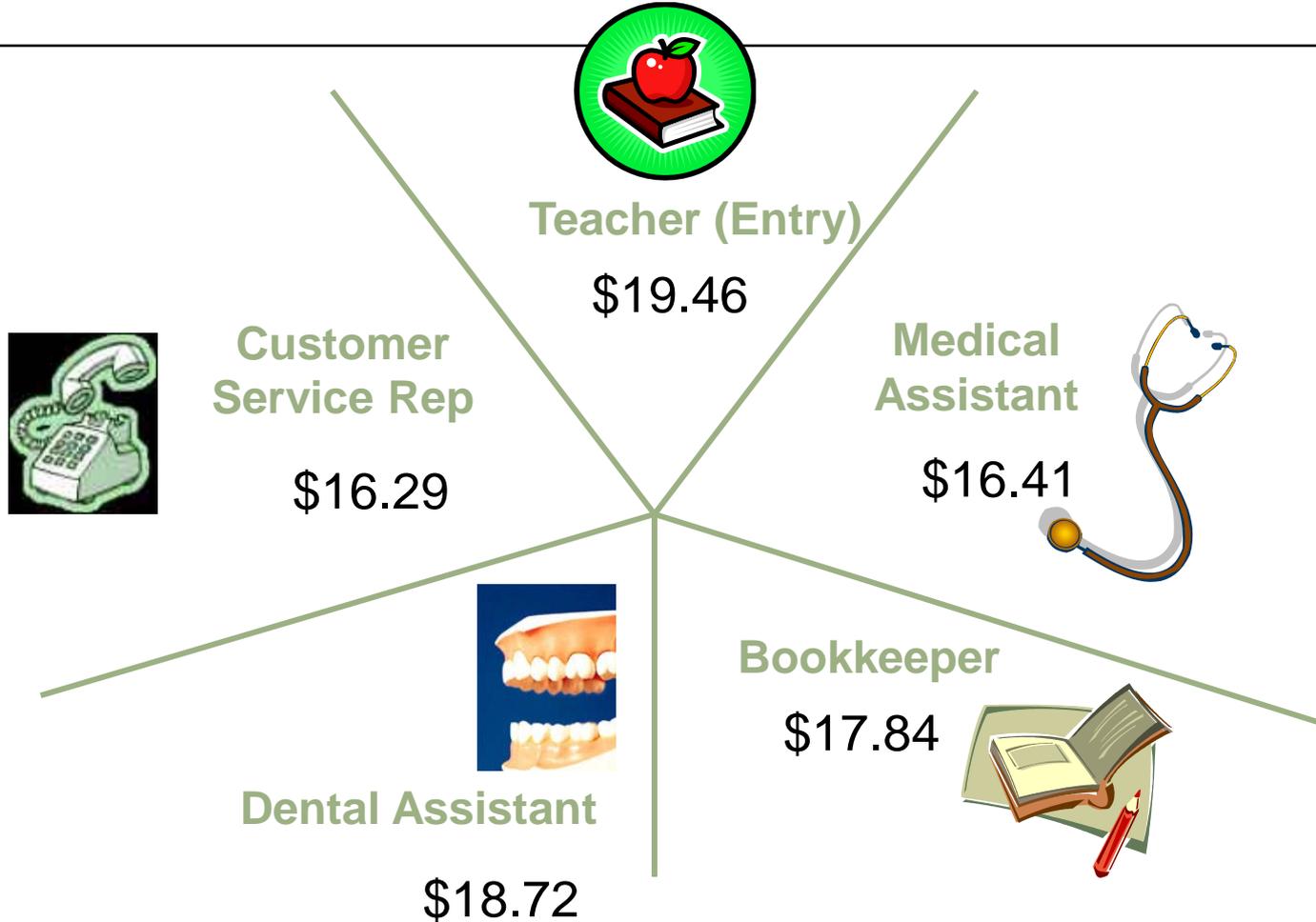
East King County residents making less than \$15.00 per hour

HOUSING
101
EAST KING COUNTY



SOURCE: Seattle-Bellevue-Everett
MSA Wage Estimates for May 2008/
ARCH

East King County residents making less than \$20.00 per hour



SOURCE: Seattle-Bellevue-Everett
MSA Wage Estimates for May 2008/
ARCH

AFFORDABILITY GUIDELINES (2010)

HOUSING
101
EAST KING COUNTY

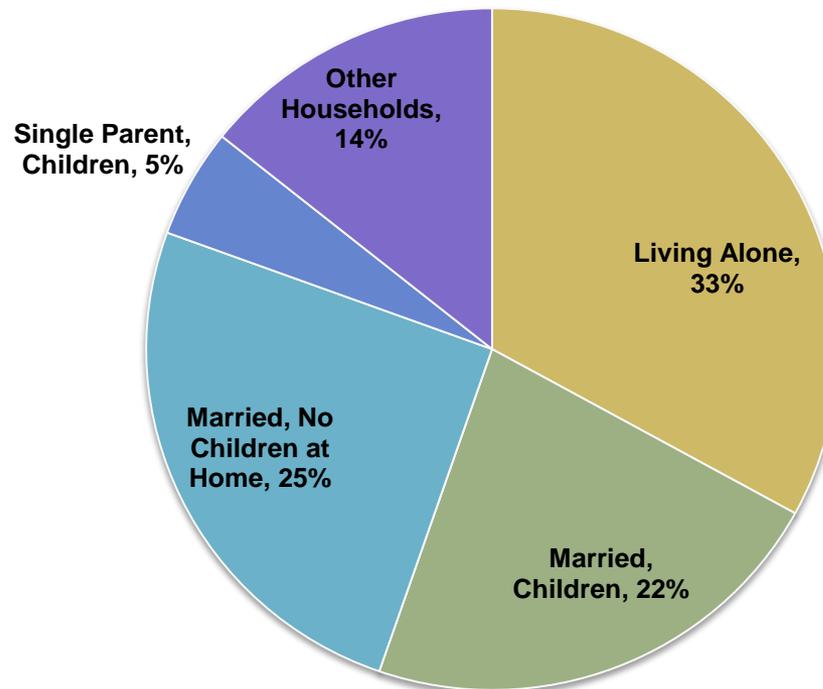
	STUDIO (1 Person)	1-Bedroom (2 Person)	2-Bedroom (3 Person)	3-Bedroom (4 Person)
LOW INCOME				
50% of Median Income				
Household Income	\$ 29,960	\$ 34,240	\$ 38,520	\$ 42,800
Rental	\$ 712	\$ 801	\$ 890	\$ 978
Owner *	\$ 94,150	\$ 107,000	\$ 119,900	\$ 132,800
MODERATE INCOME				
80% Of Median Income				
Household Income	\$ 47,936	\$ 54,784	\$ 61,632	\$ 68,480
Rental	\$ 1,161	\$ 1,315	\$ 1,468	\$ 1,620
Owner *	\$ 164,700	\$ 187,800	\$ 210,700	\$ 233,700
MEDIAN INCOME				
100% Of Median Income				
Household Income	\$ 59,920	\$ 68,480	\$ 77,040	\$ 85,600
Rental	\$ 1,461	\$ 1,657	\$ 1,853	\$ 2,048
Owner *	\$ 211,800	\$ 241,500	\$ 271,200	\$ 300,900

HOUSEHOLD TYPE: 2009

Chart 1 / Appendix Exhibit B



Redmond

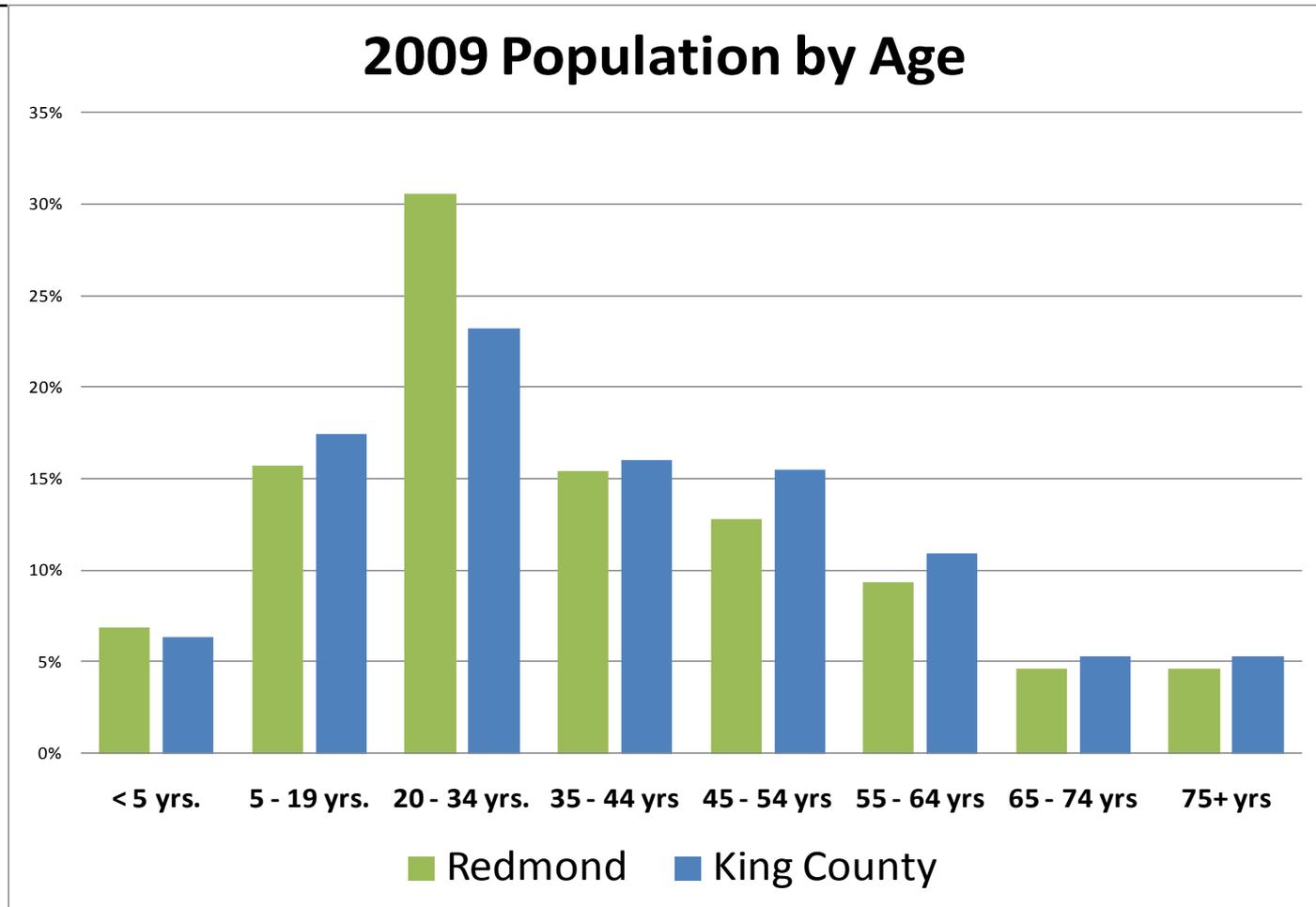


EASTSIDE CITIES AGE DISTRIBUTION

Appendix Exhibit D-1



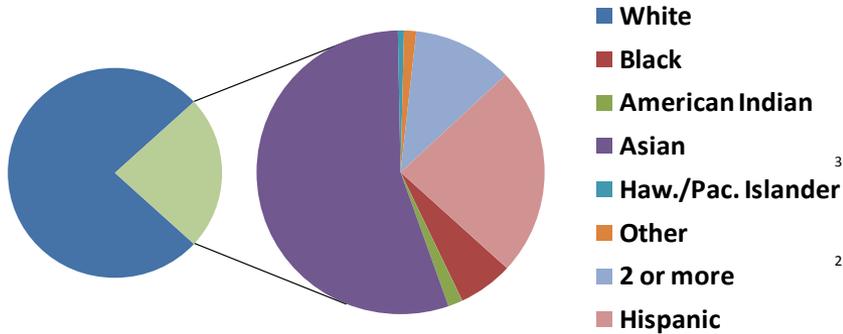
2009 Population by Age



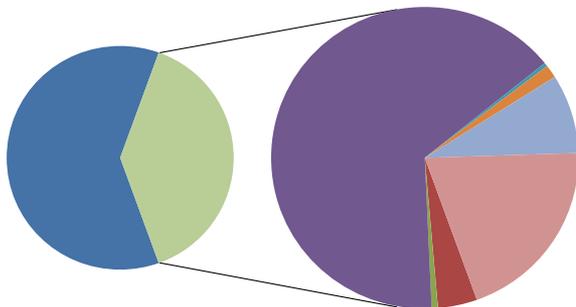
ETHNICITY/FOREIGN BORN



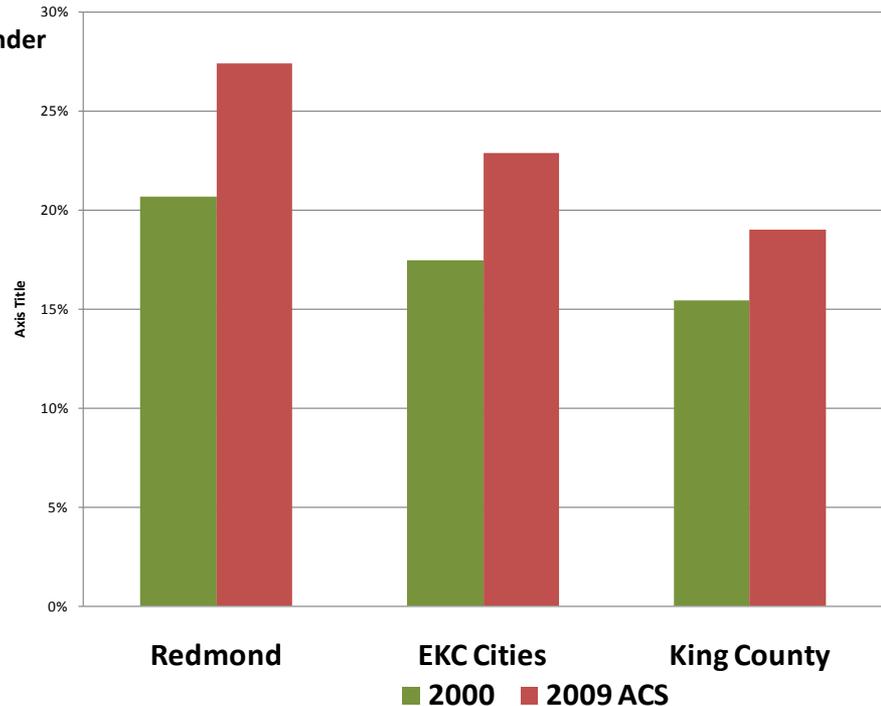
Redmond 2000



Redmond 2010



FOREIGN BORN POPULATION





CEH King County 10 Year Plan to End Homeless/

East King County Plan to End Homelessness



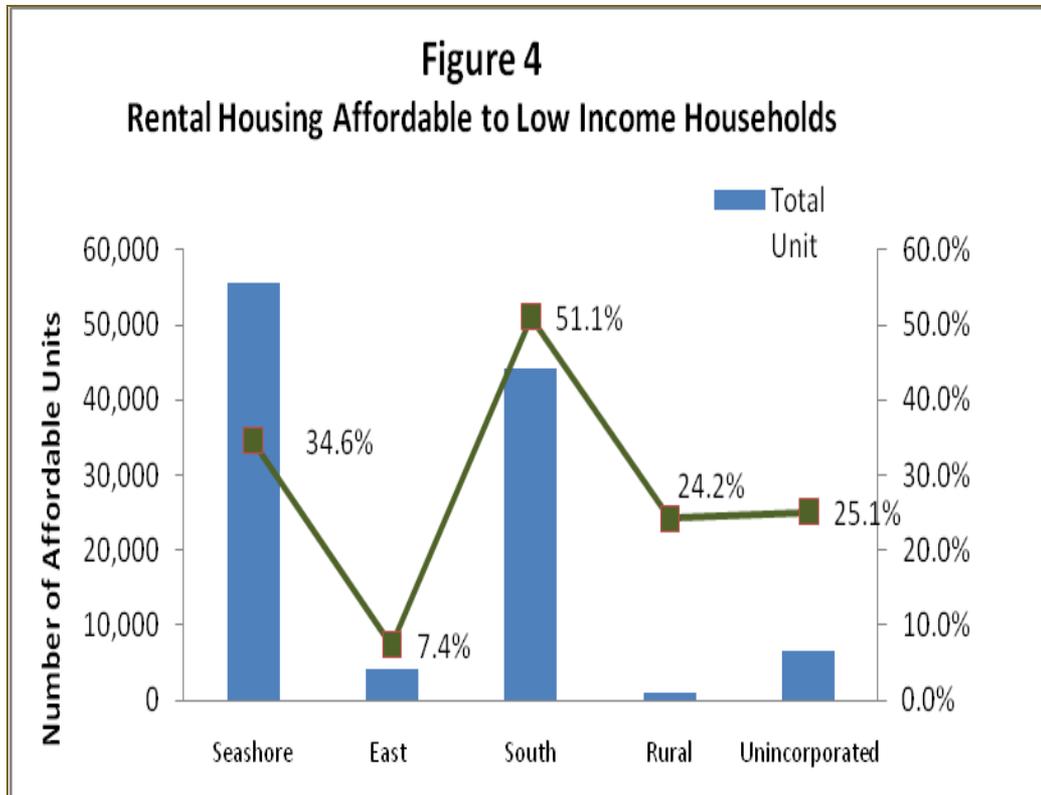
HOUSING SUPPLY

- WHAT IS THE RELATIVE AFFORDABILITY OF EXISTING HOUSING.
- THE GROWTH MANAGEMENT ACT / COUNTYWIDE PLANNING POLICIES AND LOCAL PLANNING EFFORTS
- OUTCOMES RELATIVE TO THE OBJECTIVES/GOALS ESTABLISHED THROUGH THE GROWTH MANAGEMENT ACT / COUNTYWIDE PLANNING POLICIES.

RENTAL HOUSING AFFORDABILITY

HOUSING
101
EAST KING COUNTY

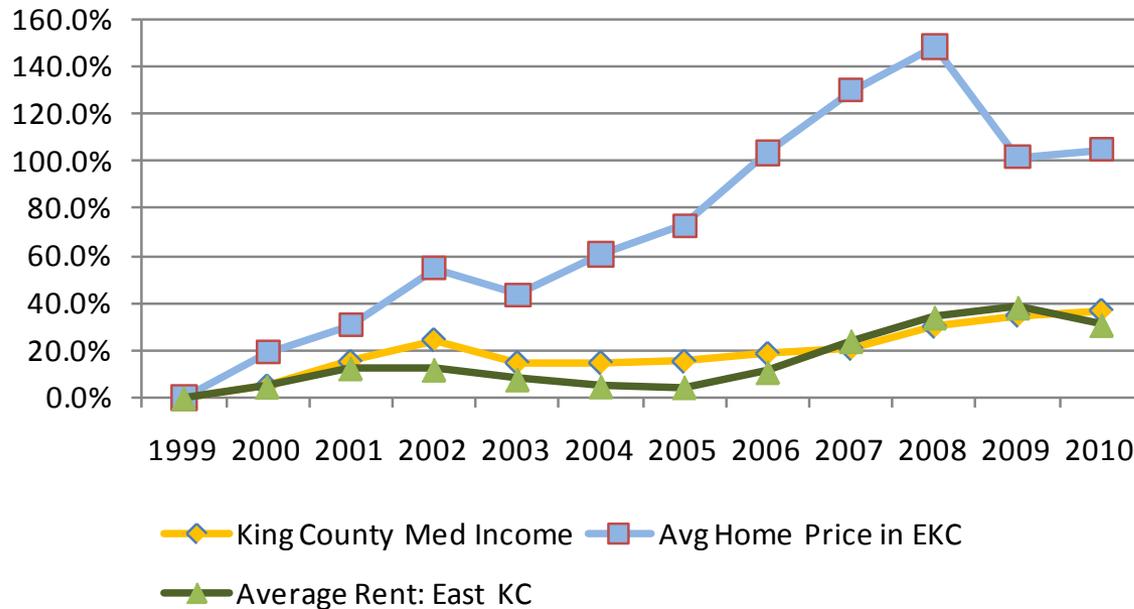
Figure 4 (page 5)



East King County has a low proportion of rental housing affordable to low income households and ownership housing affordable to moderate incomes.

CHANGE IN INCOME, RENTS AND HOME PRICES SINCE 1999

Chart 10 D

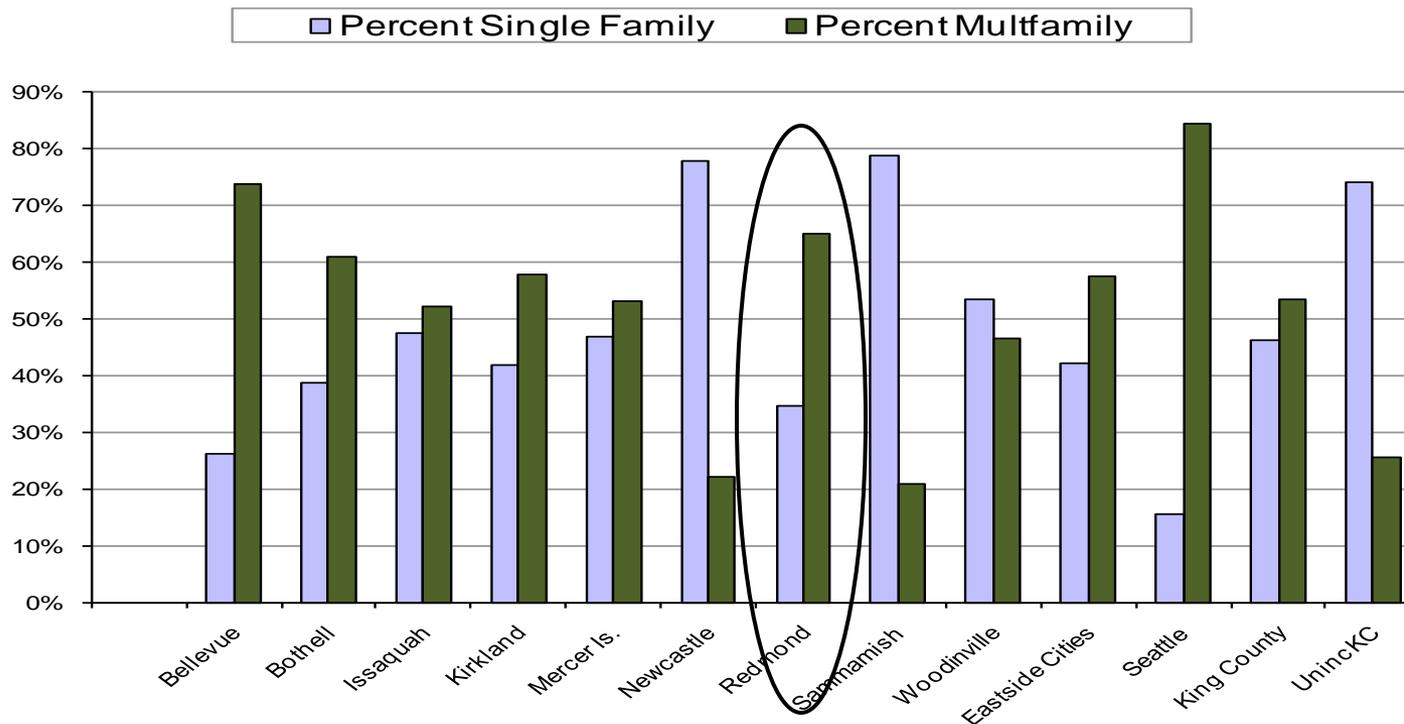


Even with a decrease in prices over the past couple years, Home prices have increased significantly faster than income over the last 5+ years.

HOUSING PRODUCTION TRENDS

Residential Permit Activity

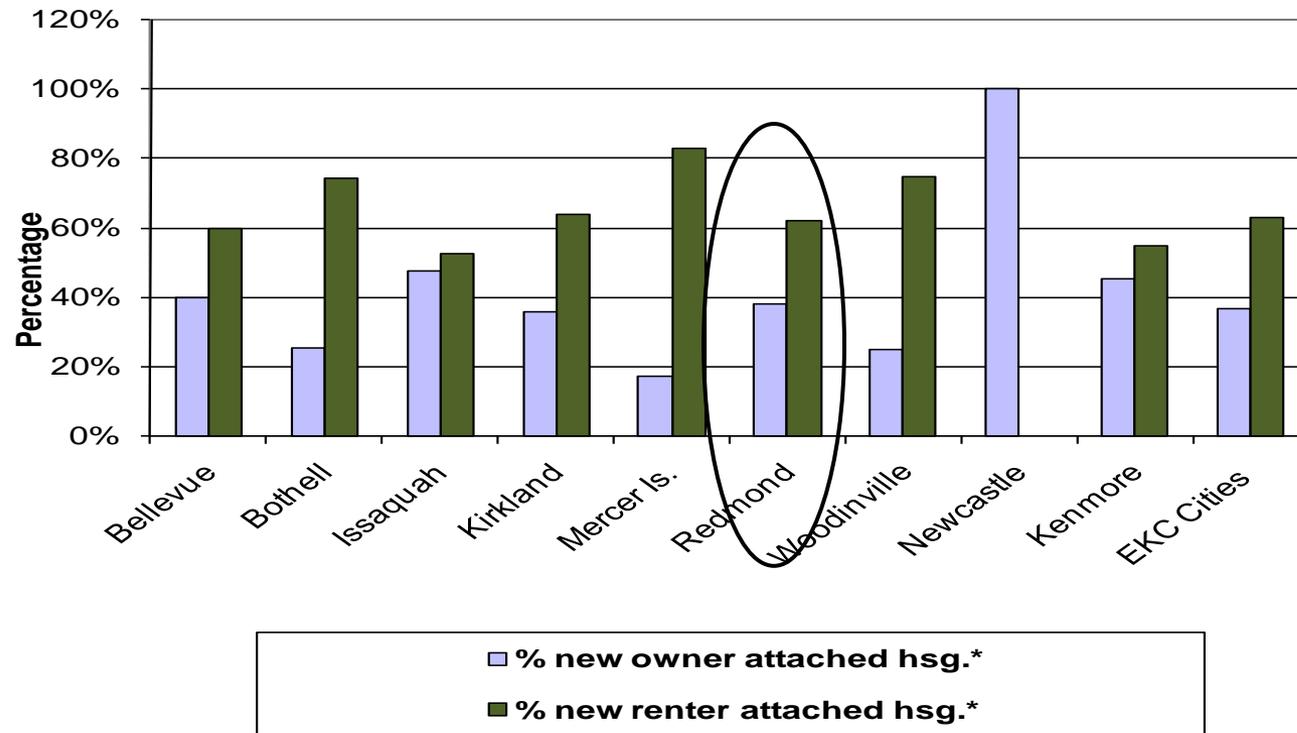
Single Family vs Multifamily
1992 - 2009



Source: King County Annual Growth Report

HOUSING PRODUCTION TRENDS

New Attached Housing by Tenure 1994 - 2008



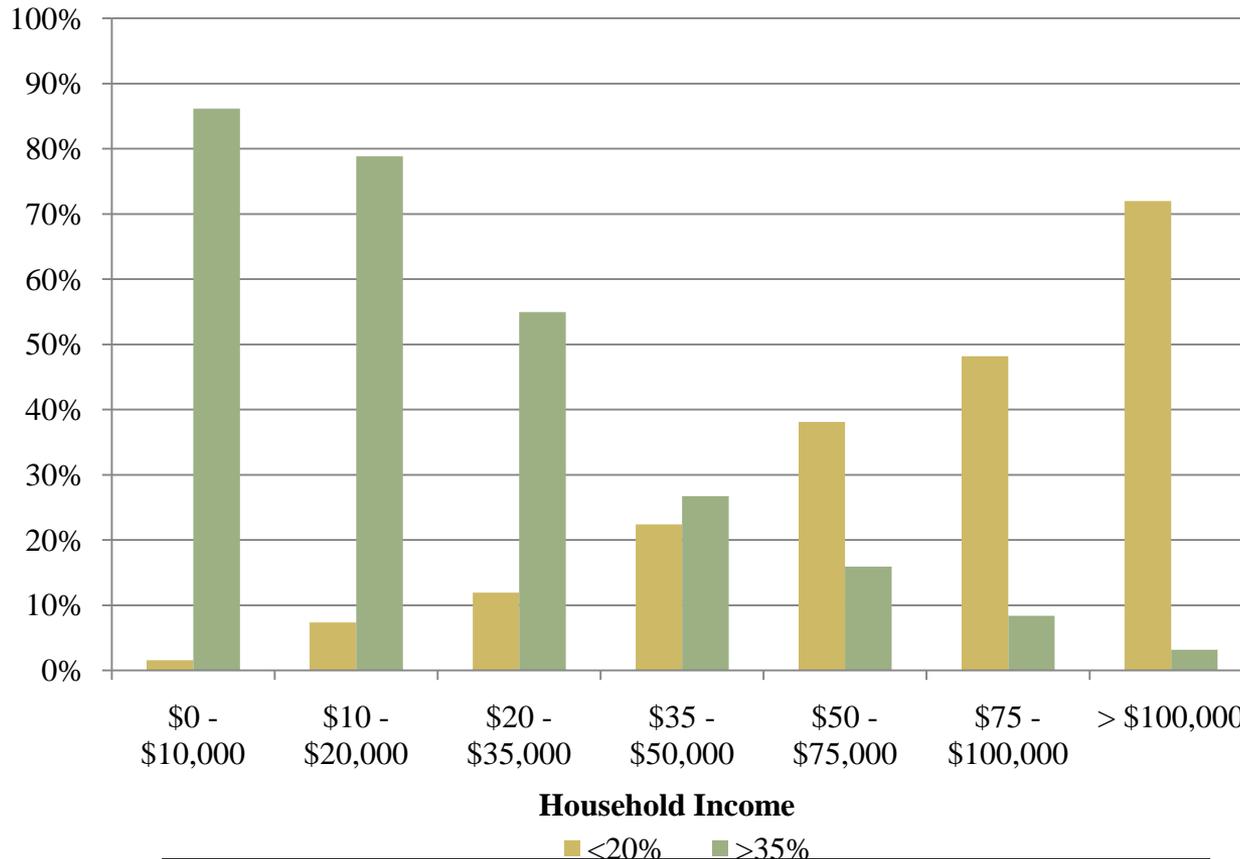
* Includes Senior assisted housing

Housing Costs as a Percent of Income

Appendix Exhibit H-2



East King County 2000



Percent of Household income paid toward housing

GROWTH MANAGEMENT ACT (Page 11)

Counties and cities shall ensure that, taken collectively, adoption of and amendments to their Comprehensive Plans and/or development regulations provide sufficient capacity of land suitable for development within their jurisdictions to accommodate their allocated housing and employment growth, as adopted in the applicable countywide planning policies (RCW 36.70A.115)

Encourages the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock. (RCW 36.70A.020)

HOUSING PRODUCTION TRENDS

HOUSING
101
EAST KING COUNTY

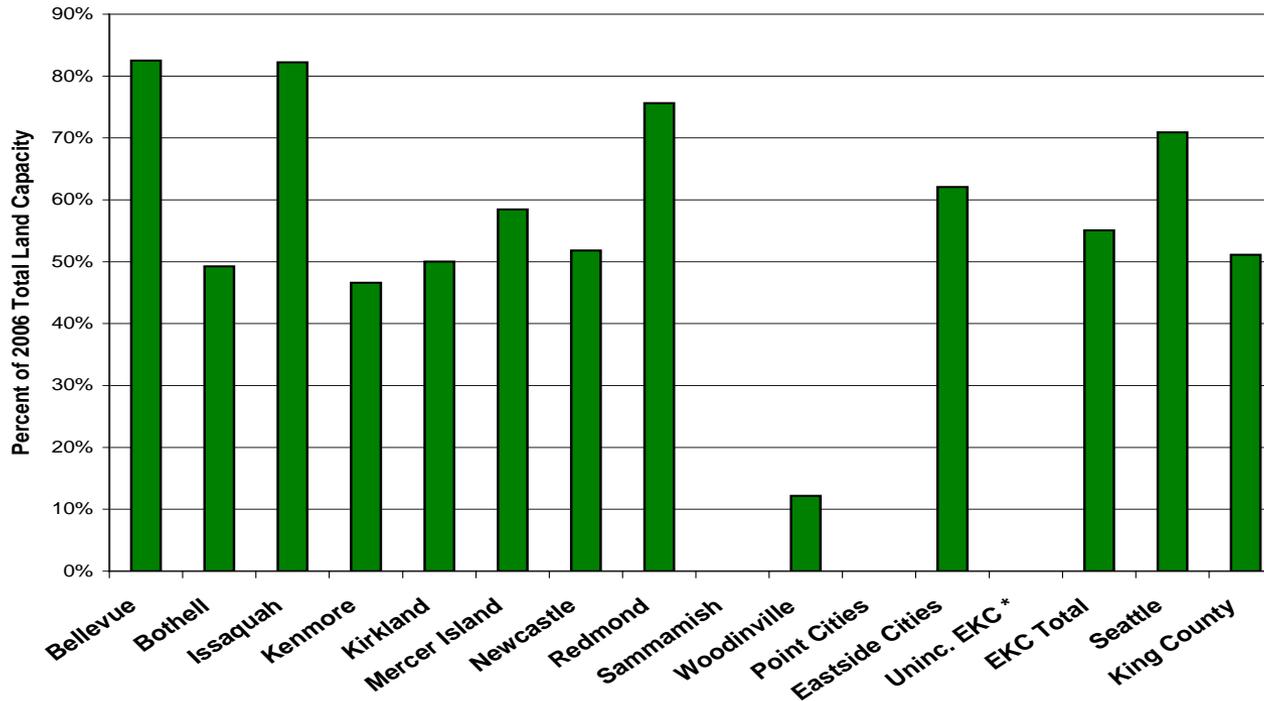
- **Progress toward Housing Goals.** To date, Eastside cities cumulatively have met their overall housing targets
- **Capacity to Meet Housing Goals.** When including potential housing development in mixed use zones, all Eastside cities have capacity to achieve their 2031 housing targets.

Proportion of Housing Capacity in Mixed Use Zones

Summary Page, Figure 16, (page 57)

HOUSING
101
EAST KING COUNTY

**2006 Housing Capacity within Mixed Use Zones
Relative to Overall Housing Capacity**



In East King County over 50% of residential capacity and 80% of multifamily capacity is in mixed use zones.

HOUSING PRODUCTION TRENDS: AFFORDABILITY



- Eastside cities cumulatively have managed to almost meet the combined moderate income goal, using variety of approaches.
- A high proportion of moderate income units are smaller, rental units.
- Have met only a third of the combined low income goal, and essentially all have needed direct assistance.
- While home prices have come down in the last 2 years, they still haven't offset the large increases in the mid 2000's.

STRATEGIES/TOOLS

- I. Direct Local Support
 - A. Direct Funding (ARCH Trust Fund)
 - B. Other Forms- Land Donation / Fee Waiver
- II. Direct Support by other Public/Private
- III. Incentives for Affordable Housing
- IV. Regulations to Increase Housing Diversity

Direct Support: Housing Trust Fund



- **Distribution Goal:** Long term goal for cities housing resources
 - Families (inc. single households) 56%
 - Homeless/transitional 13%
 - Elderly 19%
 - Special Needs populations 12%

- **Geographic Goal:** Long term goal of geographic balance of projects among cities

HOUSING TRUST FUND

Figure 12 (Page 20)

PROJECTS FUNDED 1993 - FALL 2009

<u>Housing Type</u>	<u># Units/Beds</u>	<u>Funding</u>
Family	1,841	\$21,357,000 (62%)
Senior	417	\$ 4,631,000 (14%)
Transitional/Homeless	198	\$ 5,844,000 (17%)
Special Needs	119	\$ 2,185,000 (6%)
TOTAL	2,575	\$34,017,000*

* Leveraged over \$300 million in total project cost

TRUST FUND FAMILY OWNERSHIP

HOUSING
101
EAST KING COUNTY



Project: Patterson Park
Location: Redmond
Developer: Habitat of EKC

Affordability:
50% Median 24 Units



TRUST FUND SENIOR HOUSING, SPECIAL NEEDS

Brandenwood
Bellevue



Group Home
(Residence East)

TRUST FUND TRANSITIONAL/HOMELESS HOUSING

HOUSING
101
EAST KING COUNTY



YWCA Family Village

I. DIRECT SUPPORT SURPLUS LAND



Coast Guard
Site Redmond



I. DIRECT SUPPORT IMPACT/ PERMIT FEE WAIVERS

HOUSING
101
EAST KING COUNTY

Citywide Policy or Case by Case



Rosecrest (SAHG) Issaquah



Habitat - Newcastle

II. DIRECT SUPPORT BY OTHERS

Underutilized Private Land

- Church properties
 - Cambridge Court
 - Vasa Creek
 - Overlake Townhomes



Cambridge Senior
Apartments:
Bellevue

III. AFFORDABLE LAND USE INCENTIVES

Rezone - Regulatory Revisions -

- Rezones/Changed Regulations for Districts
- Rezones of Individual Parcels
- Required, with bonus density



Frazer Court



Meadows at
Marymoor

IV. INCREASE HOUSING DIVERSITY

ACCESSORY DWELLING UNITS



IV. INCREASE HOUSING DIVERSITY COTTAGE HOUSING DEVELOPMENTS

WESTERN HOME AWARDS

Sunset MARCH 2006



- Willows/Rose Hill Neighborhood Plan
- Implementation
 - Conover Commons
 - Phase I – 12 cottages
 - 2:1 density
 - Phase II – 12 size limited homes
- Extended to 3 other neighborhoods through plan updates

IV. INCREASE HOUSING DIVERSITY

REDMOND INNOVATIVE HOUSING PROGRAM

HOUSING
101
EAST KING COUNTY

- Adopted 2005 as demonstration project, extended in 2008
- Allows flexibility in density, site planning
- Provide variety, choice, affordability
- Innovative, infill
- Housing compatible with single family design
- Status – 3 projects



Sycamore Park (Burnstead)

IV. INCREASE HOUSING DIVERSITY



Multiplex -
examples

IV. INCREASE HOUSING DIVERSITY ENCOURAGE HOUSING IN MIXED USE ZONES

- Overlake
(Redmond)
 - Allow more building area, height for housing
 - Require portion residential in new development
- Totem Lake
(Kirkland)
 - Increased height for residential



Housing Issues

- Questions?
 - Arthur Sullivan, ARCH
 - 425-861-3677
 - Sarah Stiteler, City of Redmond
 - 425-556-2469

PERMIT ACTIVITY COMPARED TO HOUSING TARGETS 1992-2009

Jurisdiction	Housing Targets				Permits		
	1992-2012	2001 -2022		2006-2031	1992-2009	2001 - 2009	
	Annual Avg	Total **	Annual Avg	Annual Avg	Annual Avg	Total	Annual Avg
Beaux Arts	0	3	0.2	0	0.6	6	1
Bellevue	436	10,117	506	680	735	6,223	691
Bothell (KC Part)	98	1,751	88	120	143	852	95
Clyde Hill	1	21	1	0	9	115	13
Hunts Pt.	0.2	1	0.1	0	2	16	2
Issaquah	169	3,993	200	230	342	4,129	459
Kenmore	54	2,325	116	140	133	1,199	133
Kirkland	292	5,480	274	288	363	3,168	352
Medina	0.9	31	2	1	12	91	10
Mercer Island	56	1,437	72	80	94	1,061	118
Newcastle	42	863	43	48	85	765	85
Redmond	581	9,083	454	408	411	4,133	459
Sammamish	0	3,842	192	160	339	2,623	291
Woodinville	90	1,869	93	120	86	628	70
Yarrow Pt.	0.9	28	1	1	4	33	4
East King County	1,820	40,844	2,042	2,276	2,531	25,042	2,782
Seattle	2,687	51,510	2,576	3,440	3,458	33,945	3,772
Uninc KC	1,675	13,405	670	634	2,690	17,458	1,940
King County Total	9,859	152,332	7,617	9,323	11,180	100,001	11,111

* Per adopted local Comprehensive Plan (Note: midpoint used if capacity stated as a range)

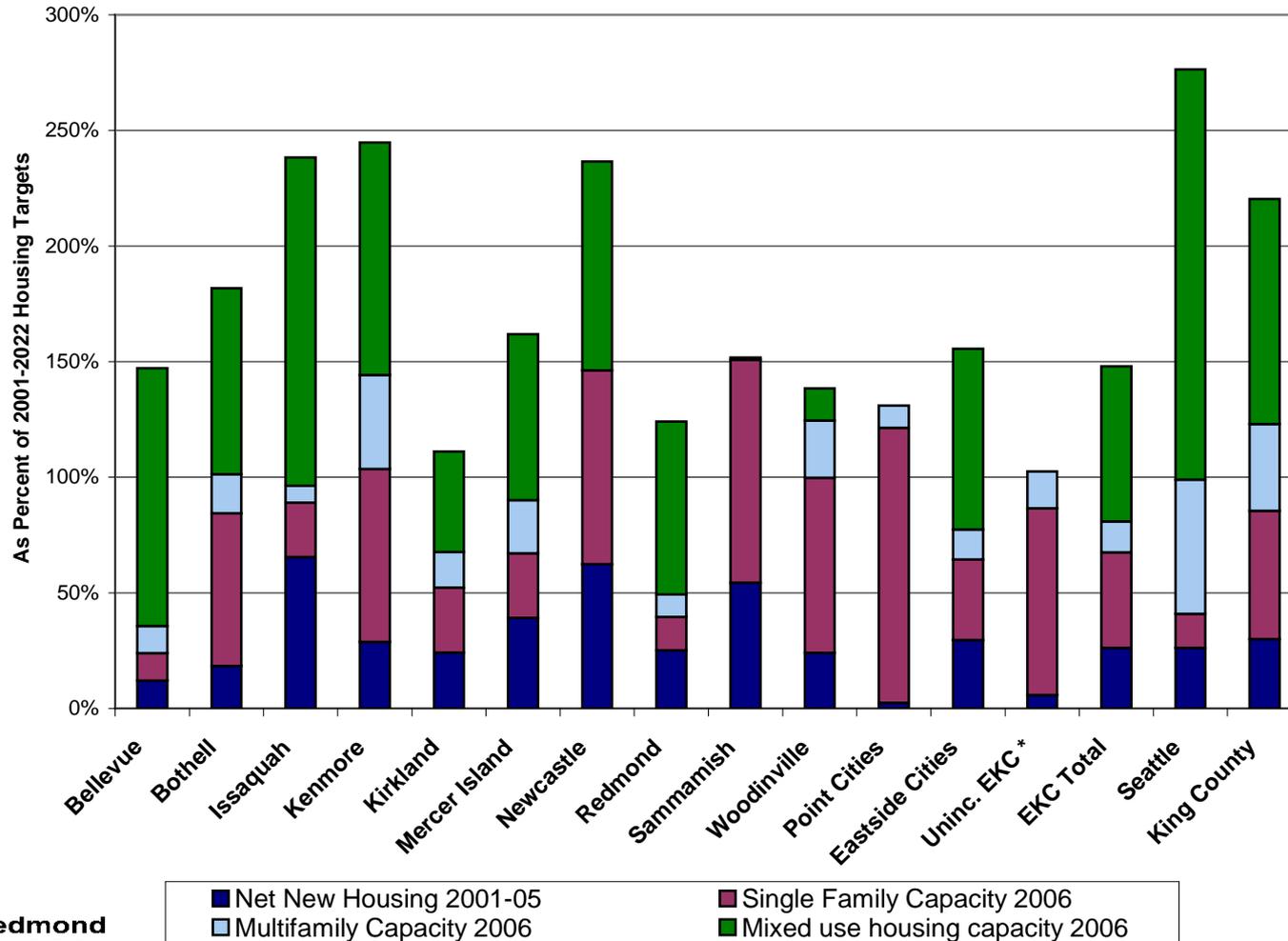
** GMPC 2001-2022 Household Growth Targets, 2003 KC Annual Growth Report, p. 62

Source: Permit Activity- 2008 King County Annual Growth Report, pg 69, King County Staff, PSRC

HOUSING CAPACITY AS PERCENT OF 2001 – 2022 HOUSING TARGETS



Figure 10 (page 15)



CREATION OF AFFORDABLE HOUSING 1993 -2007

Figure 13 (Page 24)



City	Low Income (50% of Median)				Moderate Income (80% of Median)			
	Direct Assist- ance	Land Use Incentives	Market	Sub Total	Direct Assist- ance	Land Use Incentives	Market	Sub Total
Beaux Arts	0	0	0	0	0	0	0	0
Bellevue	864	0	8	872	582	321	810	1,713
Bothell	90	0	0	90	59	2	647	708
Clyde Hill	2	0	0	2	1.0	3	0	4
Hunts Point	0.3	0	0	0.3	0.0	0	0	0
Issaquah	181	0	0	181	1	134	133	268
Kenmore	112	0	0	112	84	23	51	158
Kirkland	157	0	43	200	108	133	158	399
Medina	2.1	0	0	2.1	0.2	1	0	1
Mercer Island	59	0	0	59	2.4	202	10	214
Newcastle	20	0	0	20	1.1	10	0	11
Redmond	285	3	0	288	376	196	239	811
Sammamish	6	0	0	6	0.2	0	0	0.2
Woodinville	71	0	0	71	1	33	153	187
Yarrow Point	0.3	0	0	0.3	0	0	0	0
TOTAL	1,849	3	51	1,903	1,215	1,058	2,201	4,474
TOTAL UNITS	6,377							

PROGRESS TOWARDS AFFORDABLE HOUSING TARGETS: (1993 – 2008)

	Low Income Housing (50% of Median)			Moderate Income Housing (80% of Median)		
	Annual Average	Annual Target	Total Units	Annual Average	Annual Target	Total Units
Beaux Arts	0	0	0	0	0	0
Bellevue	54	110	872	106	78	1,713
Bothell	6	19	90	51	13	708
Clyde Hill	0	0.2	2	0.3	0.2	4.0
Hunts Point	0.03	0.01	0.3	0.0	0.01	0.0
Issaquah	11	44	181	17	31	268
Kenmore	11	25	112	16	18	158
Kirkland	13	60	200	25	42	399
Medina	0.2	0.3	2.1	0.1	0.2	1.2
Mercer Island	4	16	59	14	11	214
Newcastle	2	9	20	1	7	11
Redmond	18	99	288	51	70	811
Sammamish	1	42	6	0.0	30	0.2
Woodinville	5	20	71	13	14	187
Yarrow Point	0.02	0.3	0.3	0.0	0.2	0.0
TOTAL	126	445	1,903	294	315	4,474
% of Goal	28%			93%		

Source: ARCH, Updated March 2009

Recent Eastside Efforts



- Scattered site housing for single men (CFH), single women (Sophia Way), young adults (FOY) and victims of domestic violence (EDVP)
- Incorporate homeless units in new affordable housing (e.g. YWCA Family Village Issaquah)
- Women drop-in center and shelter (Sophia Place)
- Friends of Youth – New Ground
- Andrews Glen and Totem Lake (SAHG): Permanent Supportive Housing for homeless single adults and families