

## REDMOND'S CITIZEN ACADEMY: HOUSING

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March, 2012



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### CONTEXT FOR ADDRESSING HOUSING

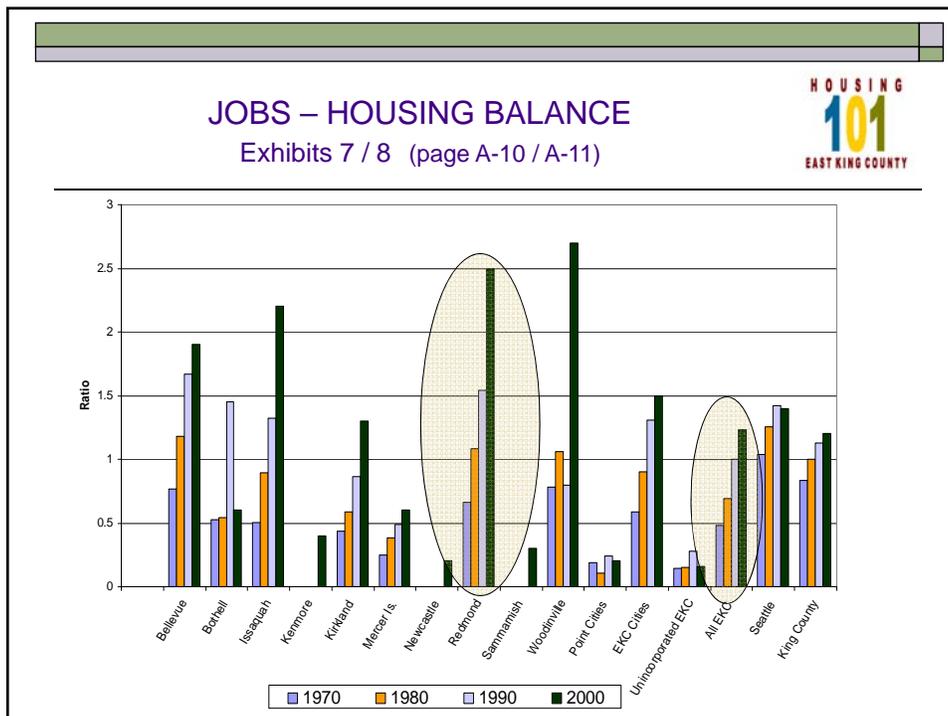
- ❖ **Demand for Housing**
  - Local Employment
  - Local Demographics
- ❖ **Housing Supply**
  - What exists in the Community
  - Overall and Affordable Housing Goals
- ❖ **Players that Impact Local Housing**
  - Wide range of players
  - City Role
- ❖ **City Strategies**

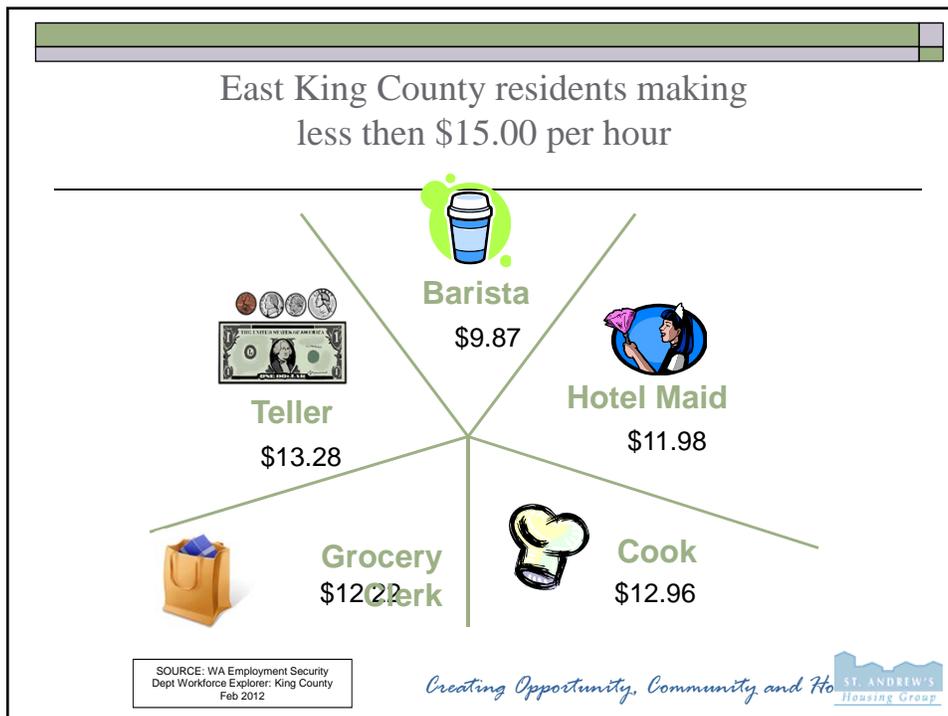
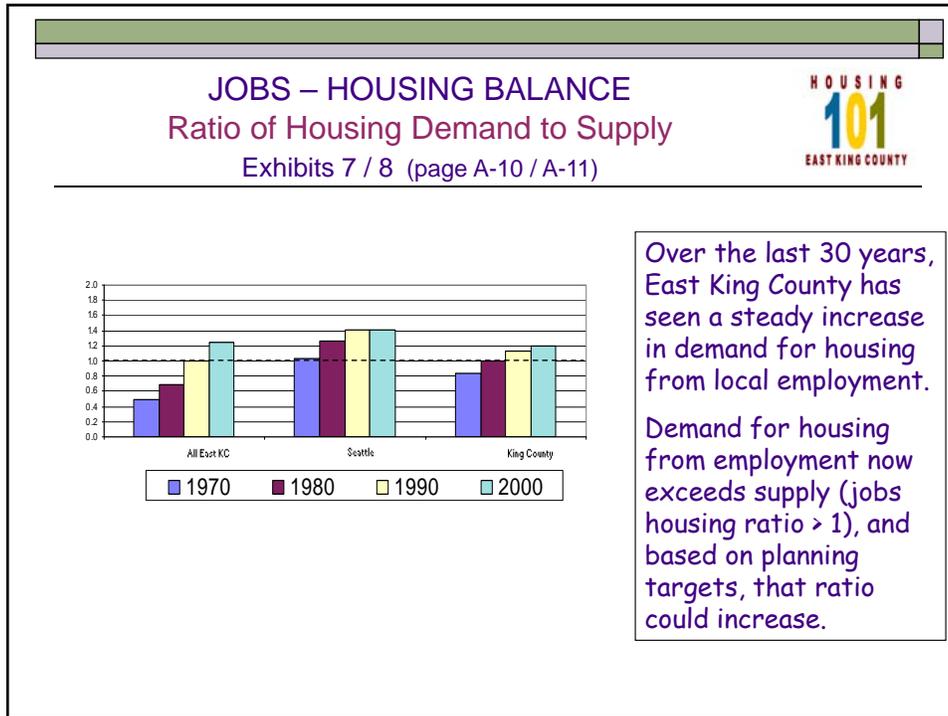
ARCH Housing 101 Report:  
<http://www.archhousing.org/resources/housing-101-workbook.html>

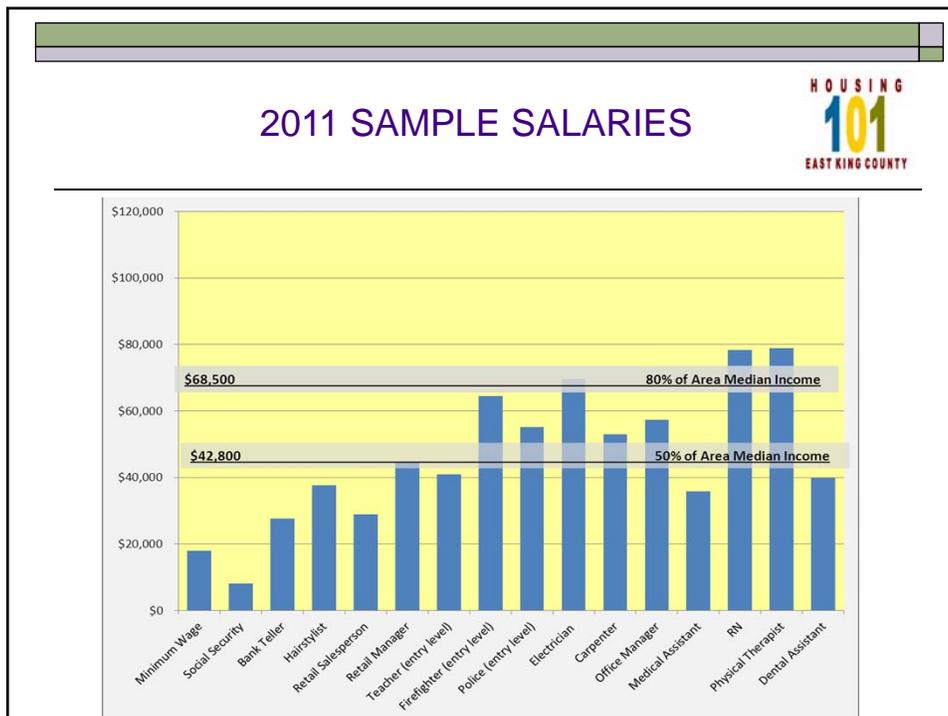
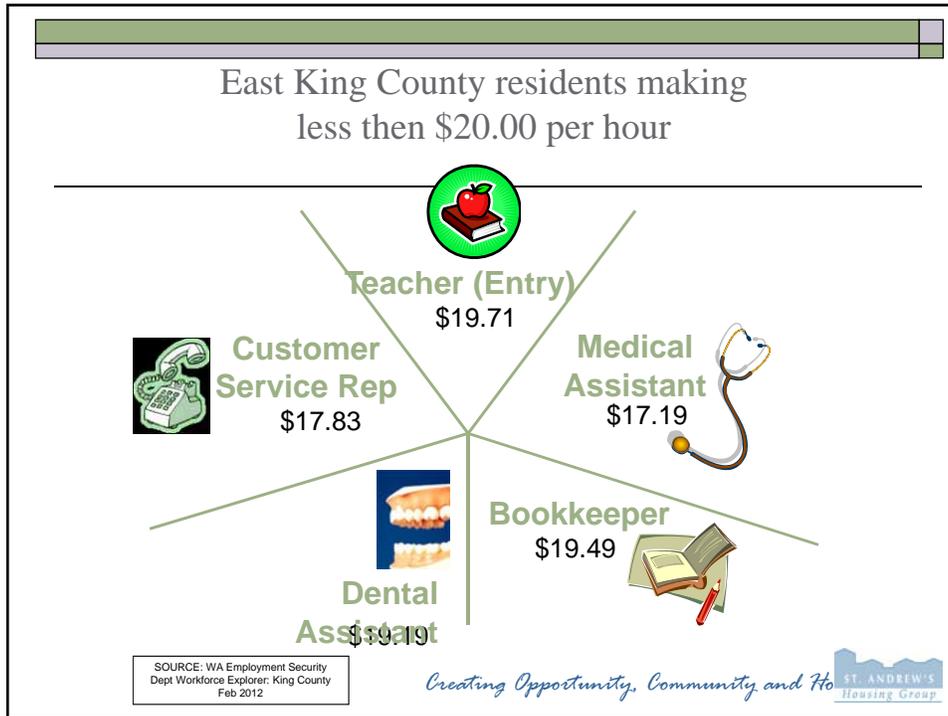
## AFFORDABILITY GUIDELINES (2012)

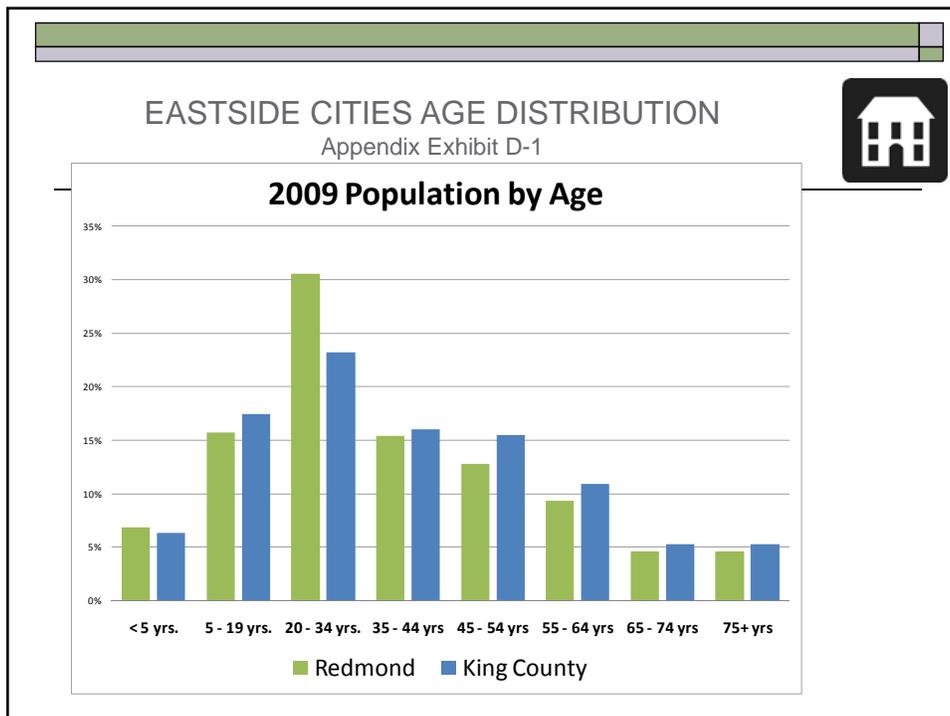
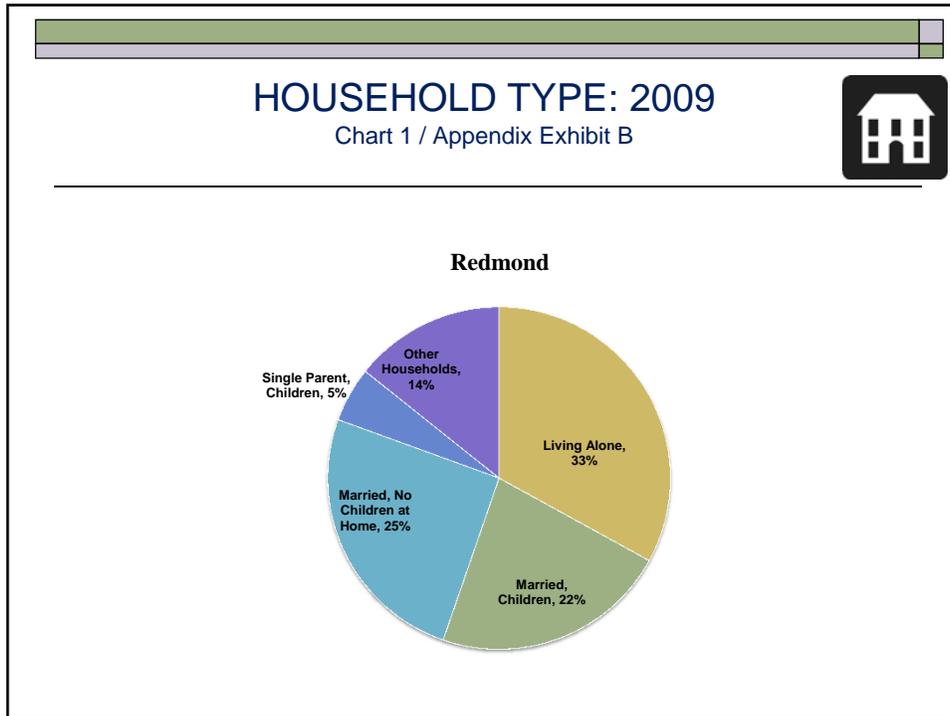


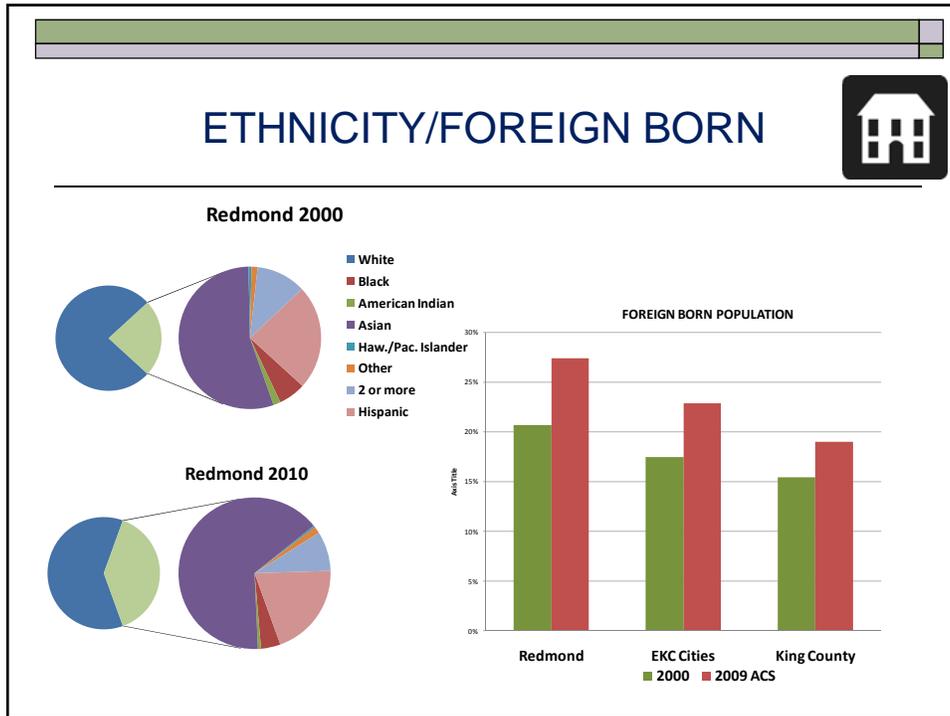
	Studio (1 Person)	1-Bedroom (2 People)	3-Bedroom (4 People)
<b>POVERTY</b>			
Average poverty thresholds for 2010 by size of family*			
Household Income	\$10,890	\$14,710	\$22,350
<b>VERY LOW INCOME: 30% of Median Income</b>			
Household Income	\$18,480	\$21,120	\$26,400
Max. Affordable Rent	\$425	\$472	\$567
<b>LOW INCOME: 50% of Median Income</b>			
Household Income	\$30,800	\$35,200	\$44,000
Max. Affordable Rent	\$733	\$824	\$1,007
<b>MODERATE INCOME: 80% of Median Income</b>			
Household Income	\$49,280	\$56,320	\$70,400
Max. Affordable Rent	\$1,195	\$1,352	\$1,667
Max. Affordable Purchase	\$163,987	\$187,413	\$234,267
<b>MEDIAN INCOME</b>			
Household Income	\$61,600	\$70,400	\$88,000
Max. Affordable Rent	\$1,503	\$1,704	\$2,107
Max. Affordable Purchase	\$211,771	\$242,024	\$302,530











## CEH King County 10 Year Plan to End Homeless/

### East King County Plan to End Homelessness






## Did you know...?

- **Approximately 17% of homeless single adults are from the Eastside.**
- **In January 2007, 223 households living in emergency shelter or transitional housing reported that their last address was in East King County.**
- **To address overall homeless needs in King County, CEH has set a goal of 8,800 homes of which ~1,800 needed for needs in East King County.**

## HOUSING SUPPLY

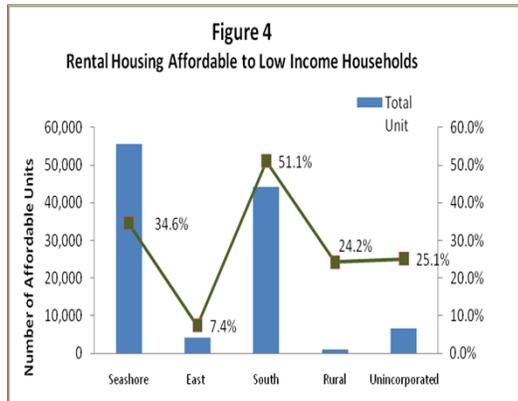


- WHAT IS THE RELATIVE AFFORDABILITY OF EXISTING HOUSING.
- THE GROWTH MANAGEMENT ACT / COUNTYWIDE PLANNING POLICIES AND LOCAL PLANNING EFFORTS
- OUTCOMES RELATIVE TO THE OBJECTIVES/GOALS ESTABLISHED THROUGH THE GROWTH MANAGEMENT ACT / COUNTYWIDE PLANNING POLICIES.

## RENTAL HOUSING AFFORDABILITY



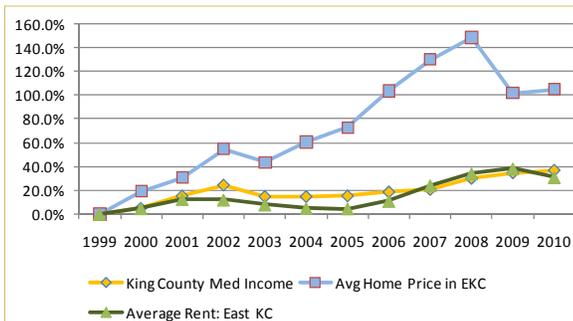
Figure 4 (page 5)



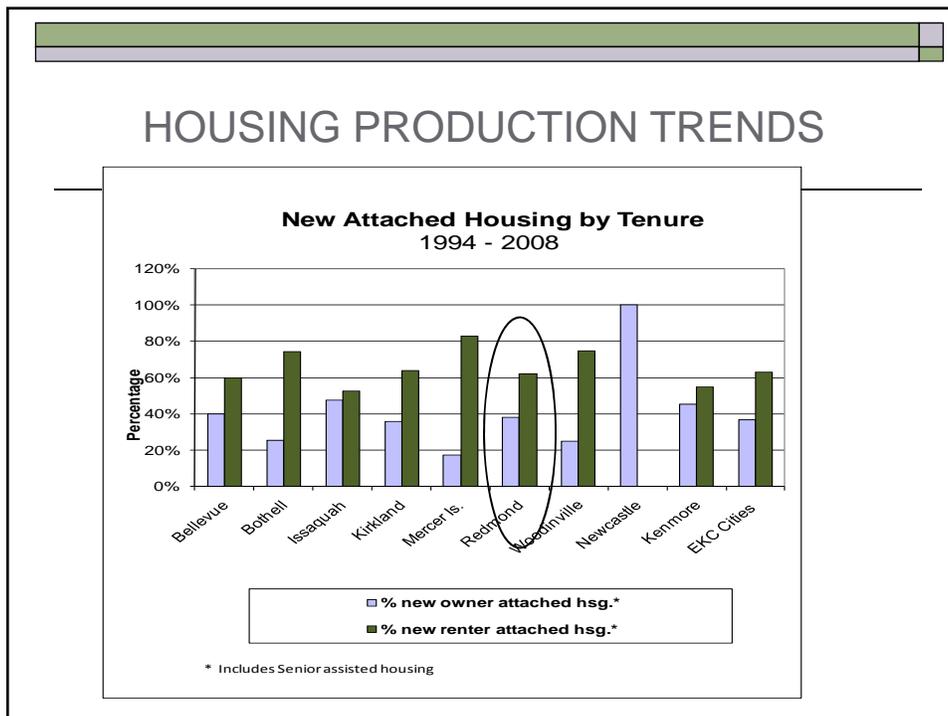
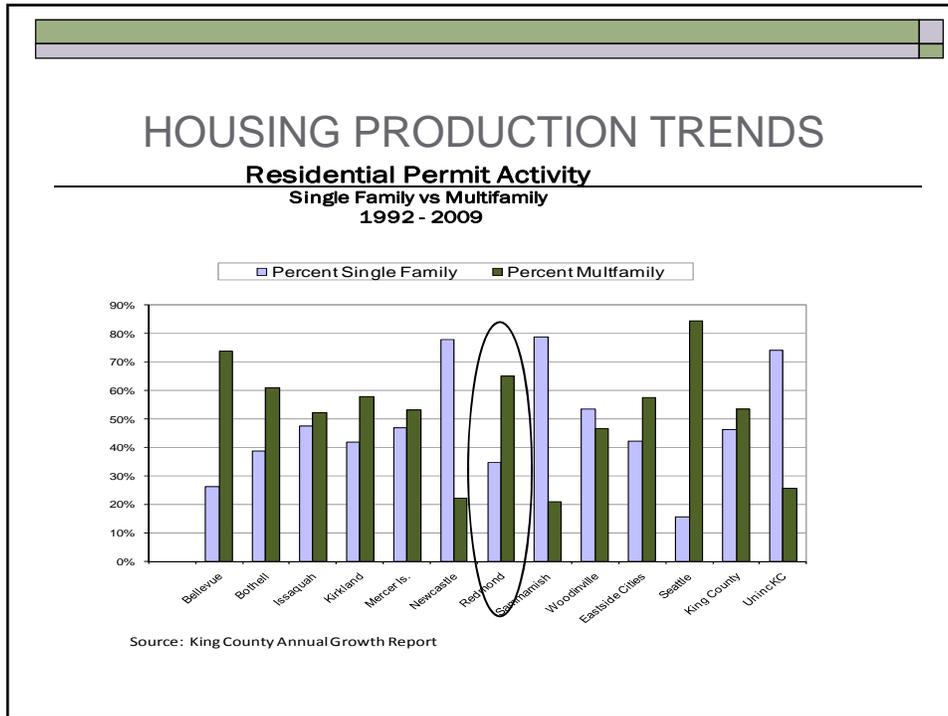
East King County has a low proportion of rental housing affordable to low income households and ownership housing affordable to moderate incomes.

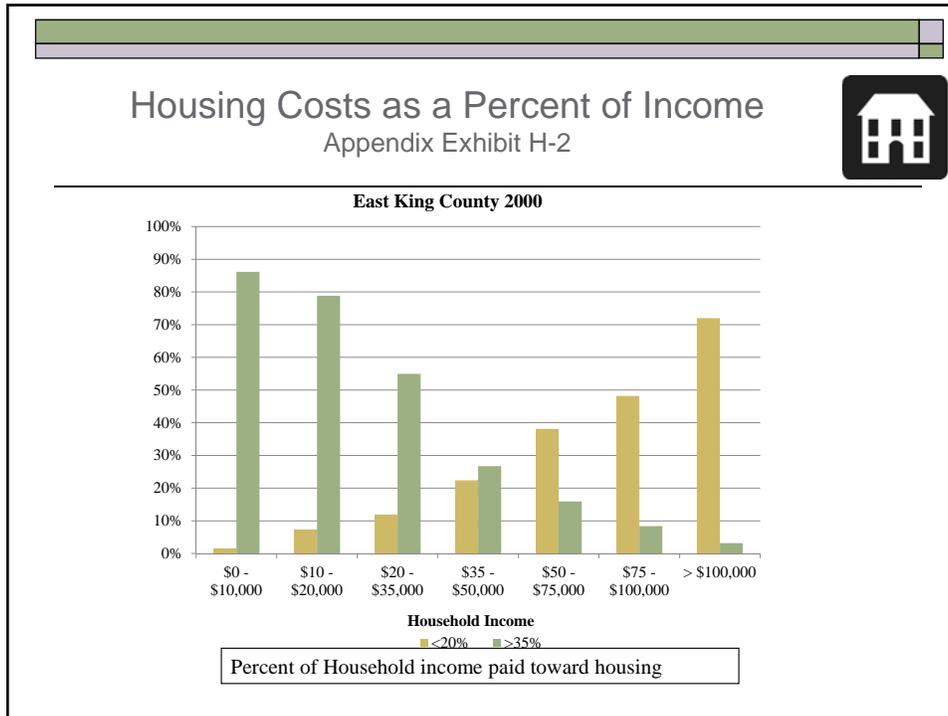
## CHANGE IN INCOME, RENTS AND HOME PRICES SINCE 1999

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.





## GROWTH MANAGEMENT ACT (Page 11)

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*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

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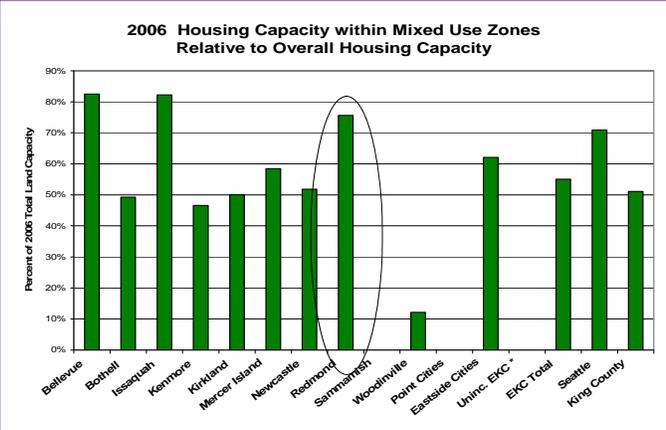
- **Progress toward Housing Goals.** To date, Eastside cities cumulatively have met their overall housing targets
  
- **Capacity to Meet Housing Goals.** When including potential housing development in mixed use zones, all Eastside cities have capacity to achieve their 2031 housing targets.



## Proportion of Housing Capacity in Mixed Use Zones

Summary Page, Figure 16. (page 57)

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



City/Region	Percent of 2006 Total Land Capacity
Bellevue	82%
Bothell	48%
Issaquah	82%
Kenmore	45%
Kirkland	50%
Mercer Island	58%
Newcastle	52%
Redmond	75%
Sammamish	12%
Woodinville	62%
Point Cities	-
Eastside Cities	-
Uninc. EKC+	-
EKC Total	-
Seattle	-
King County	50%

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



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- 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 - 2010

<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%)
<b>TOTAL</b>	<b>2,575</b>	<b>\$34,017,000*</b>

\* Leveraged over \$300 million in total project cost



**TRUST FUND  
FAMILY RENTAL: Preservation**



**Project:** Plum Court  
**Location:** Kirkland  
**Developer:** DASH

**Affordability:**

30% Median	25 Units
50% Median	30 Units
60% Median	5 Units
Market	5 Units

**TRUST FUND  
FAMILY OWNERSHIP**



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

**Affordability:**

50% Median	24 Units
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**TRUST FUND  
SENIOR HOUSING**

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Brandenwood: Bellevue



Cambridge Court: Bellevue



**TRUST FUND  
SPECIAL NEEDS HOUSING**

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ARBOR HOUSE  
(Friends of Youth):  
Bothell



DD Group Home  
(Residence East)  
Bellevue



TRUST FUND  
TRANSITIONAL/HOMELESS HOUSING



Kensington Square - Bellevue  
(Housing at the Crossroads)



YWCA Family Village -  
Redmond

I. DIRECT SUPPORT  
SURPLUS LAND



YWCA Issaquah Family Village



'Coast Guard' Site,  
Redmond



**I. DIRECT SUPPORT**  
**IMPACT/ PERMIT FEE WAIVERS**

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Citywide Policy or Case by Case



Rosecrest (SAHG) Issaquah



Habitat - Newcastle

**II. DIRECT SUPPORT BY OTHERS**

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Utilize Other Public Funding

- ARCH Trust Fund only 10-25% total cost.  
But that means developments often have 4+ funding sources



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## II. DIRECT SUPPORT BY OTHERS

### Underutilized Private Land

- Church properties
  - Cambridge Court (Senior Apartments)
  - Vasa Creek (Senior Apartments, SRI)
  - Overlake Townhomes (Ownership, Habitat)



Cambridge Senior Apts: Bellevue

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## III. AFFORDABLE LAND USE INCENTIVES

### Voluntary with Regulatory Incentives

- Additional density if provide Affordable Housing
  - King County, Bellevue, Newcastle, Woodinville, etc
- To accommodate bonus, sometimes relax other regulations (e.g. impervious surface, attached)



Greenbrier (Woodinville)

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### III. AFFORDABLE LAND USE INCENTIVES

Rezone/Regulatory Revisions - Mandatory

- Rezones/Changed Regulations for Districts
- Master Planned Communities
- Rezones of Individual Parcels



Frazer Court (Redmond)  
(Changed regulations)



Kelsey Lane (Bellevue)  
(Site Rezone)

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### III. AFFORDABLE LAND USE INCENTIVES

#### ACCESSORY DWELLING UNITS

Over 500 permitted through 2009 in East King County cities



## IV. INCREASE HOUSING DIVERSITY DEMONSTRATION / COTTAGES



### Kirkland Demonstration Program



Kirkland Bungalows (Camwest)

### Danielson Grove (Cottage Co. )



## IV. INCREASE HOUSING DIVERSITY COTTAGE HOUSING DEVELOPMENTS



- Willows/Rose Hill – residents initiated
- Implementation
  - Conover Commons
  - Phase I – 12 cottages
  - 1.75:1 density
  - Phase II – 12 size limited homes
  - One affordable unit at 50% of median instead of 2 units at 80%
- Extended to 3 other neighborhoods through plan updates

A1



## IV. INCREASE HOUSING DIVERSITY REDMOND INNOVATIVE HOUSING PROGRAM

- ❑ Adopted 2005; extended in 2008
- ❑ Allows flexibility in density, site planning
- ❑ Demonstration projects
- ❑ Goals
  - Provide variety, choice, affordability
  - Innovative, infill housing compatible with single family design
  - ID code amendments
- ❑ Status - 3 projects



Sycamore Park (Burnstead)

A1



## IV. INCREASE HOUSING DIVERSITY ZERO LOT LINE / DUPLEXES / MULTIPLEXES



- ❑ Zoning approaches
  - Allow outright
  - Allow for affordable housing units
  - Provisions through neighborhood plan
  - Conditional use
  - Innovative housing program
- ❑ Redmond Implementation
  - Several permitted since 2007

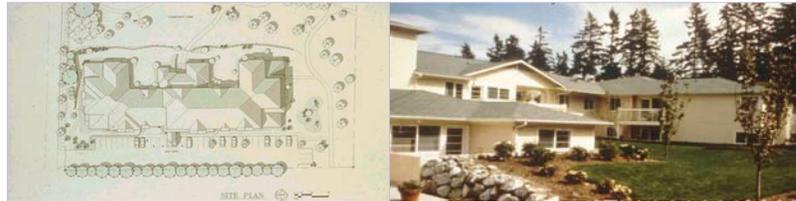


#### IV. INCREASE HOUSING DIVERSITY SENIOR OVERLAY ZONING



**Redmond:** Each Senior Unit counts as 1/3 Unit;  
Reduced parking;  
Portion of units meeting affordability test

**Bellevue:** Small Units =  $\frac{1}{2}$  unit // reduced parking  
Brandenwood (SRI)



#### IV. INCREASE HOUSING DIVERSITY ENCOURAGE HOUSING IN MIXED USE ZONES



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





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## Questions

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- Sarah Stiteler                      425-556-2469
  
- Arthur Sullivan                      425-861-3677



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## PERMIT ACTIVITY COMPARED TO HOUSING TARGETS 1992-2009

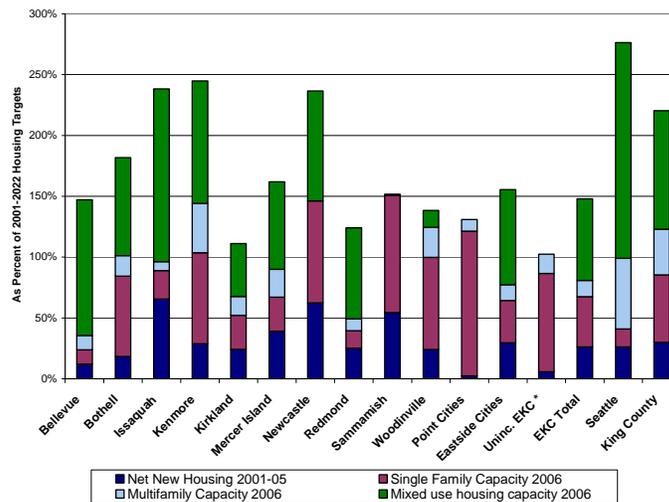
Jurisdiction	Housing Targets				Permits		
	1992-2012	2001 -2022		2006-2031	1992-2009	2001 - 2009	
	Annual Avg	Total **	Annual Avg	Annual Avg	Annual Avg	Total	Annual Avg
Beaux Arts	0	3	0,2	0	0,6	6	1
Bellevue	436	10,117	506	680	735	6,223	691
Bothell (KC Part)	98	1,751	88	120	143	852	95
Clyde Hill	1	21	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
<b>East King County</b>	<b>1,820</b>	<b>40,844</b>	<b>2,042</b>	<b>2,276</b>	<b>2,531</b>	<b>25,042</b>	<b>2,782</b>
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
<b>King County Total</b>	<b>9,859</b>	<b>152,332</b>	<b>7,617</b>	<b>9,323</b>	<b>11,180</b>	<b>100,001</b>	<b>11,111</b>

\* 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-	Land Use		Sub	Direct Assist-	Land Use	Market	Sub
	ance	Incentives	Market	Total	ance	Incentives	Market	Total
Beaux Arts	0	0	0	0	0	0	0	0
Belleuve	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
<b>TOTAL</b>	<b>1,849</b>	<b>3</b>	<b>51</b>	<b>1,903</b>	<b>1,215</b>	<b>1,058</b>	<b>2,201</b>	<b>4,474</b>
<b>TOTAL UNITS</b>	<b>6,377</b>							

## 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
Belleuve	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
<b>TOTAL</b>	<b>126</b>	<b>445</b>	<b>1,903</b>	<b>294</b>	<b>315</b>	<b>4,474</b>
<b>% of Goal</b>	<b>28%</b>			<b>93%</b>		

Source: ARCH, Updated March 2009

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### III. AFFORDABLE LAND USE INCENTIVES

Rezone/Regulatory Revisions - Voluntary

- Additional Height if provide Affordable Housing
  - Totem Lake – Kirkland // Downtown Mercer Island
- Planned Unit Development Bonuses

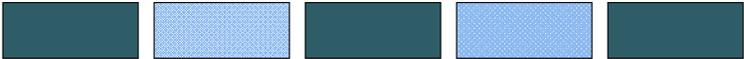


Lakeview Commons (Kirkland) Camwest

## Two Focus Areas



1. **Prevention of Homelessness**
2. **Availability of Permanent Supportive Housing for:**
  - Single Adults
  - Families
  - Domestic Violence
  - Youth and Young Adults



## 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