

Chapter 5

Buildalbe Lands and Housing

Buildable Lands and Housing

City of Woodinville Sustainable Development Study

Prepared for:

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Table of Contents

1. Overview	1
1.1. Growth Management Act Background: Managing Growth and Housing	1
2. Growth Targets and Carrying Capacity.....	1
3. Housing Variety	2
4. Progress toward Housing Goals	3
5. Housing Affordability.....	4
5.1. Affordability in Woodinville.....	4
5.2. Affordability Goals.....	4
6. Conclusions.....	5

Tables

Table 5-1. Housing Allocation and Permits Issued	2
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Appendices

Appendix 5A Memo on City of Woodinville Growth Targets and Housing Data

Appendix 5B Buildable Lands Report

Acronyms

ADU	Accessory Dwelling Unit
GMA	Growth Management Act
TDR	Transfer of Development Rights

1. Overview

The following sections are intended as a summary of buildable lands and housing issues in the City of Woodinville (City). Further detail on each of the topics covered below is provided in Appendix 5A, Memo on City of Woodinville Growth Targets and Housing Data, and Appendix 5B, Buildable Lands Report, both of which are attached to this document.

1.1. Growth Management Act Background: Managing Growth and Housing

According to the Growth Management Act (GMA), the City must plan for its fair share of regional population growth. GMA stipulates that each city and county required to plan under the Act must develop a comprehensive plan and zoning to accommodate their fair share of the state's anticipated growth. Accommodating growth is expressed at the local level in terms of housing units. The GMA-required Land Use Element identifies how the City intends to accommodate and manage its share of future growth and shows the distribution of residential, commercial, institutional, and other land uses.

In addition to housing goals and requirements, GMA addresses urban growth patterns, environmental protection, open space, public services, and transportation, as well as other topics. By reviewing a range of important planning issues for the Sustainable Development Study, the City intends appropriately to harmonize GMA goals with local conditions in Woodinville. Issues examined include growth and housing as part of neighborhood character studies, along with environmental, transportation, and capital facilities. Further information on the GMA planning process is contained in Appendix 5A.

2. Growth Targets and Carrying Capacity

The Washington State Office of Financial Management develops population projections that are divided into regions and then down to the county level. Each county and the cities therein divides up the growth allocated to the county according to established criteria including the "carrying capacity" (potential for accommodating growth) for each city and the county for a 20-year planning period. Based on the King County (County) population allocation process performed under the GMA, the City of Woodinville is required to provide as many as 1,869 new housing units by the year 2022. The Buildable Lands amendment to the Growth Management Act requires six counties in Washington, and their cities, to report to the state every 5 years on the

amount of land currently suitable for urban development and evaluate capacity for growth to ensure that growth targets can be accommodated.

According to the 2007 Buildable Lands Report, 448 housing units were created in Woodinville from 2001 to 2005, leaving a balance of 1,421 units to be created in the 2006-2022 time frame. If 2006’s net new housing units were considered, then the housing allocation balance would be reduced to 1,384 units created by the end of 2022. Table 1 shows the current housing allocation and the permits issued during the current planning period.

Table 5-1. Housing Allocation and Permits Issued

Housing Allocations and Permits	Housing Units
2001 – 2022 Housing Allocation	1,869
2001 – 2005 Housing Permits Issued	-448 ¹
Housing Allocation Balance	1,421

¹ Includes both Residential Zone Projects and known Commercial Zone Projects

To achieve its 2022 overall growth targets, the City would need to accommodate an average of 93 dwellings per year. Between 2001 and 2005, the City is trending towards 115 dwellings per year. Thus, the City is doing well in progress towards meeting its growth targets.

A buildable lands analysis was conducted in 2007 to determine the capacity for residential development under the City’s current zoning. According to this analysis, Woodinville has capacity for 2,139 housing units, which exceeds the City’s allocation balance. With vacancy rates considered, the 2007 buildable lands analysis indicates that the City has a housing capacity of 2,073 housing units, resulting in a surplus of 652 units beyond the balance of 1,421 dwelling units left to accommodate.

The City is likely to accommodate many of the 1,421 dwelling units in its Town Center neighborhood and the Tourist Business zone, where as many as 708 dwelling units are proposed in planned developments (though not yet permitted). The data indicate that the City has growth potential beyond its 2022 growth target for future planning horizons, as appropriate.

Methodology and further details on the Buildable Lands Analysis are contained in Appendix 5B.

3. Housing Variety

In addition to creating a comprehensive plan that accommodates overall growth targets, the City is required to provide a variety of housing choices and to accommodate affordable housing. Providing a variety of housing choices can strengthen business districts by providing a customer base for businesses (for example, providing mixed-use development that includes housing above

commercial uses), make efficient use of land (for example, encouraging small lot single-family development as well as cottage housing development), recognize environmentally critical areas (for example, allowing larger lots in order to retain habitat), or provide alternative affordable home ownership options (for example, townhomes instead of detached single-family homes).

Present zoning encourages high-density housing and transit-oriented design in the Town Center neighborhood, as well as detached dwellings, accessory dwelling units (ADUs), and other dwelling types in the balance of the city. There is capacity for additional housing in the range of residential and mixed-use zones found in Woodinville. In addition, several redevelopment projects currently being planned in the Central Business District could provide a significant portion of the City's housing allocation balance. These redevelopment projects would greatly reduce the need for residential zones to fulfill the housing obligation. The City's efforts in preparing a Downtown/Little Bear Creek Corridor Master Plan will help direct and shape housing growth in the City's downtown.

Further discussion of housing variety in the City of Woodinville can be found in Appendix 5A.

4. Progress toward Housing Goals

The City of Woodinville's Housing Element is centered on the following goals:

- Preserving existing neighborhoods and housing stock.
- Promoting a diversity of housing types.
- Promoting safe and healthy residential environments that are affordable to all economic segments of the population.
- Providing housing opportunities for special-needs groups.
- Approaching housing needs on a regional basis.

Woodinville is making good progress on implementing its Housing Element, in addition to having a number of programs already in place that support housing variety and choice, for example attracting an affordable housing demonstration project (Greenbrier) and initiating density incentives for affordable housing. The City leverages its resources through participation in regional bodies such as the King County Community Development Block Grant (CDBG) Consortium and A Regional Coalition for Housing (ARCH).

A more detailed discussion of the City's housing goals and metrics for measuring progress are contained in Appendix 5A.

5. Housing Affordability

5.1. Affordability in Woodinville

Housing is generally considered affordable when a household pays no more than 30% of its income on housing. With real estate prices constantly on the rise in King County, provision of affordable housing is an important issue. Everyday citizens with typical jobs are increasingly unable to afford housing.

Average rents in the Woodinville-Totem Lake area are generally affordable to households earning from 50% to 100% of the County median income. Compared to other eastside locations, these rents are relatively affordable and have even declined slightly from 2005 to 2006.

Sale prices for attached dwellings (condominiums and townhomes) are generally affordable to households earning from 80% to 100% of the County median income. As with rents, these prices are slightly lower than other eastside locations. Sale prices for detached dwellings, however, appear to be affordable only to those with incomes well above the County median. This condition is typical of most of the eastside housing market. On the whole, however, total average sale prices in Woodinville have declined slightly from 2005 to 2006, while other eastside jurisdictions have experienced increases.

The City's opportunities for new affordable housing will likely be in attached dwellings, rental or ownership, and most of these opportunities are in the Town Center neighborhood.

5.2. Affordability Goals

Woodinville's Housing Element contains a policy that sets the goal of meeting the affordable housing targets established by the Growth Management Planning Council. These targets state that 17% of growth in new households should be affordable to moderate-income households, and 24% of growth in new households should be affordable to low-income households.

Similar to other eastside communities, Woodinville needs to make additional efforts to meet affordable housing goals. If the City's 20-year affordable housing goals were annualized, about 34 dwellings per year would be needed at low and moderate-income levels. The average annual number achieved to date has been 14 dwellings at low and moderate income levels. Based on housing assistance goals developed through ARCH, the City's contributions towards eastside affordable housing programs are targeted for the range \$37,000 to \$83,000 per year. City commitments have varied within and below the range on a year-by-year basis, and the average is currently below the range. Attracting additional demonstration projects would be consistent with City implementation strategies and could offer additional affordable housing to meet housing goals. The Town Center neighborhood in general presents an opportunity for a demonstration

project (implementation strategy 11) for affordable ownership or rental housing in mixed-use zones. Future sources of City contributions to affordable housing could be CDBG funds, general funds, fee waivers, incentives or other types of contributions, that may be reflected in budgets or other programs.

A more detailed discussion of housing affordability is contained in Appendix 5A.

6. Conclusions

The King County 2007 buildable lands analysis for the City of Woodinville shows that the City can accommodate more growth than its 2022 population allocation. Factors contributing to this outcome include present zoning that encourages high-density housing and transit-oriented design in the Town Center neighborhood and additional capacity in a variety of residential zones. Permit trends indicate the City is well on its way to achieving its 20-year growth targets relatively early in its planning period; therefore, the R-1 density in the sustainable development study area is not affecting the City's ability to meet its growth forecast.

From available evidence, the City's mixed-use and multi-family residential zones are the areas where the City has the greatest chance of providing affordable housing to meet its goals. Attached housing is promoted in Woodinville's Town Center neighborhood where services and infrastructure are also concentrated. Future sources of City contributions to affordable housing could be CDBG funds, general funds, fee waivers, incentives, or other types of contributions, that may be reflected in budgets or other programs.

Whether the R-1 study area would be designated with R-1 or R-4 densities, it is likely that single-family development at either density would not be affordable based on the information reviewed in this memo. This condition would likely be the same for other R-4 locations in the City.

In terms of affordability in the R-1 area, one of the City's best opportunities would be to promote ADUs that the City already allows. An inventory of ADUs in the City and a program to promote additional ADUs could be appropriate. The City may consider Mercer Island's efforts to promote ADUs along with other jurisdictions.

To strengthen Woodinville's Town Center neighborhood efforts, a link between the R-1 study area and the Central Business District (CBD) and/or Tourist Business District (TBD) could be made through amendments to the City's transfer of development rights (TDR) programs to promote density transfers from the R-1 zone to the Town Center neighborhood.

Added efforts in the R-1 study area (e.g., ADUs, TDR), completion of the Downtown/Little Bear Creek Corridor Master Plan to assist in directing additional housing growth to the downtown, continued regional coordination through ARCH and CBD programs, added fee incentives or

budget resources, and continued progress on Housing Element implementation strategies will help the City achieve its goals for growth management, housing variety, and affordable housing.

Appendix 5A

Memo on Housing (Jones & Stokes)

Memorandum

Date:	July 27, 2007, Revised September 11, 2007
To:	Ray Sturtz, Planning Manager
From:	Lisa Grueter, Senior Planner; Kevin Gifford, Urban Planner
cc:	Gil Cerise, Senior Planner
Subject:	City of Woodinville Growth Targets and Housing Data

Introduction & Purpose

The City of Woodinville requested that Jones & Stokes evaluate the current status of growth and housing in Woodinville, housing policies and regulations currently in place, and housing conditions in local jurisdictions in the area. In particular, the following topics are addressed in this memorandum:

- Growth Management Act (GMA) Background: Managing Growth and Housing
- How are Woodinville and other communities meeting growth targets?
- What are Woodinville's housing goals?
- How is affordable housing defined?
- What is affordable housing?
- How affordable are rents and housing prices in Woodinville and King County?
- Who needs affordable housing?
- How are Woodinville and King County meeting affordability goals?
- What subsidized or affordable dwellings are present in Woodinville?
- How have Eastside cities participated in regional funding programs?
- What are some other communities doing in the housing arena?
- What could the City consider as it evaluates the Sustainable Development Study Area (R-1)?
- Summary

Information in this memo is intended to be integrated into the overall Sustainable Development Study, and is most relevant to the Neighborhood Character Chapter. Housing is only one GMA topic, and other GMA topics related to Sustainable Development are addressed under separate cover.

Growth Management Act Background: Managing Growth and Housing

The City must plan for its fair share of population growth in accordance with GMA provisions. GMA stipulates each city and county (required to plan under the Act) must develop a comprehensive plan and zoning to accommodate their fair share of the State's anticipated growth. This is expressed at the local level in terms of housing units. The Washington State Office of Financial Management develops population projections. These growth projections are divided into regions and then down to the county level. Each county and the cities therein divide up the growth allocated to the county according to established criteria including the "carrying capacity" (potential for accommodating growth) for each city and the county for a twenty-year planning period. Based on the King County population allocation process performed under the GMA, the City of Woodinville is required to provide up to 1,869 new housing units by the year 2022.

The GMA-required Land Use Element identifies how the City intends to accommodate and manage its share of future growth and shows the distribution of residential, commercial, institutional, and other land uses. In an extensive public process, the City has strategically evaluated where and how it could locate its population growth with the goal of preserving its woodland community character. The City did this through creation of a Central Business District (CBD), which allows a base density of 36 units per acre, up to a maximum of 48 units per acre. Some mixed-use development is also allowed in the Tourist Business District (TBD) and Office (O) districts.

In addition to creating a Comprehensive Plan that accommodates overall growth targets, the City is required to provide a variety of housing choices and to accommodate affordable housing. People face different housing needs at different times of their life. Providing a continuum of housing choices helps meet those changing needs, including housing for families, retired persons, young singles starting out in the job world, etc. Single-family development on small, medium and larger lots, cottage housing, accessory dwelling units, manufactured home parks, multiplexes, townhouses, mixed use with retail, and apartments meet the needs of different persons. These different types of housing choices can strengthen business districts (e.g. mixed use) by providing a customer base for businesses, make efficient use of land (e.g. small lot single family, cottages, apartments), recognize environmentally critical areas (e.g. larger properties retaining habitat), or provide alternative affordable homeownership options (e.g. townhomes).

The Growth Management Act (GMA) includes a specific housing goal, and it requires a Housing Element addressing a variety of housing topics:

- **GMA Goal – Housing.** Encourage 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(4))
- **GMA Housing Element Requirements:** A housing element ensuring the vitality and character of established residential neighborhoods that: (a) Includes an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth; (b) includes a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences; (c) identifies sufficient land for housing, including, but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, and group homes and foster care facilities; and (d) makes adequate provisions for existing and projected needs of all economic segments of the community. (RCW 36.70A.070(2))

In addition to housing goals and requirements, GMA addresses urban growth patterns, environmental protection, open space, public services and transportation, as well as other topics. By reviewing a range of important planning issues for the Sustainable Development Study, including growth and housing as part of neighborhood character studies, along with environmental, transportation, and capital facilities, the City intends to harmonize GMA goals appropriate to local conditions in Woodinville.

How are Woodinville and other communities meeting growth targets?

There are two key numbers when considering housing goals – housing targets and land capacity or buildable lands:

- **Housing Target:** The City’s housing target is the number of housing units the City plans and zoning are to accommodate during the planning period. Based on the King County population allocation process performed under the GMA, the City of Woodinville is required to provide up to 1,869 new housing units by the year 2022. The exact planning period is: January 1, 2001 to December 31, 2022¹. King County and its cities measure progress towards the target through approved building permits.
- **Land Capacity or Buildable Lands:** The City plans need to demonstrate that the amount of unconstrained vacant and redevelopable land in a variety of zones can at least accommodate its growth target. The City has prepared land capacity analyses in the past but now participates in the GMA required buildable lands analysis where six of the largest counties

¹ Countywide Planning Policy charts with targets state the applicable growth target years as 2001 to 2022. Based on discussions with Lisa Voight, Program Manager, King County Countywide Planning Policies Benchmark Program, it is based on calendar years.

(and the cities therein) in Washington State must report the amount of available land capacity in relation to targets.

With development standards that encourage high density housing and transit- oriented design, the City's 2002 buildable land analysis showed that the City had sufficient capacity under its current zoning to accommodate at least 1,947 new housing units, 78 more than are needed to meet its 2001-2022 population allocation of 1,869. This original capacity analysis did not account for commercial zones because at the time the City did not have past housing growth in these areas, i.e. no experience to project forward. However, if accounting for housing growth in commercial zones which totaled 99 building permits between 2001 to 2006, the "effective" land capacity could be adjusted to 2,046, 177 more than the target.

According to the 2007 Buildable Lands analysis the City of Woodinville gained 448 net new dwellings from 2001 to 2005. Another net new 37 dwelling units were added in 2006 according to the City's Building Permits records. About 22 percent of the units (99 dwellings) have been permitted through three projects located in the CBD zone.

Based on building permits for 448 dwellings through 2005, the City has a Housing Allocation balance of 1,421 dwelling units to be provided over the 2006-2022 time frame. If the net new dwelling units from 2006 are considered, the City has a housing allocation balance of 1,384 dwelling units over the 2007-2022 time frame.

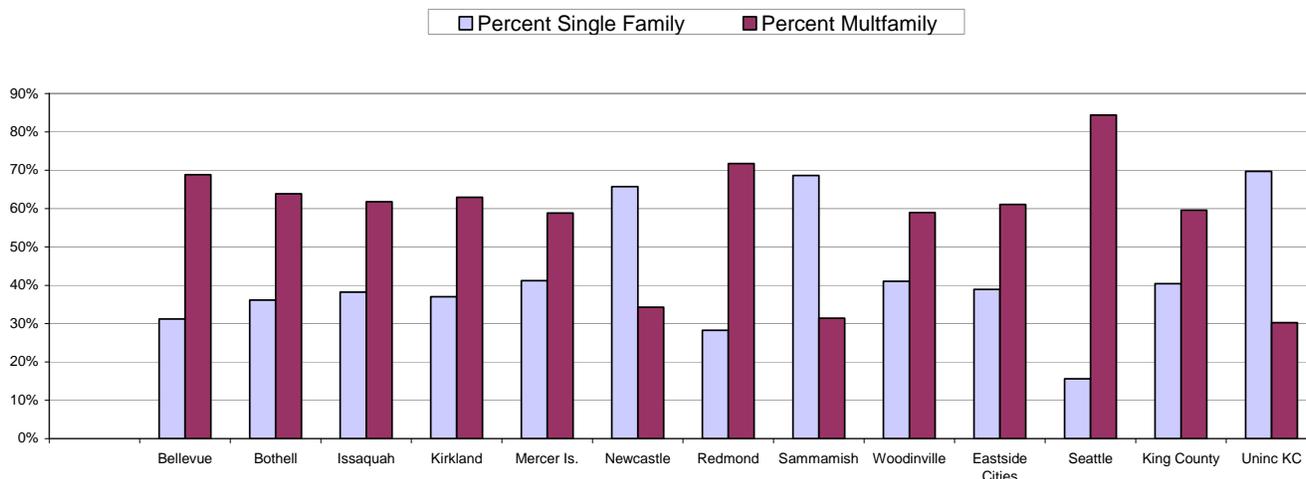
The City will be able to meet the balance of its growth targets by the land capacity remaining based on its Land Use Plan. In terms of land capacity, 2007 Buildable Lands information updated in September 2007², indicates that the City has the capacity for approximately 2,139 additional dwelling units, greater than the City's 2002 analysis. Following are the percentages of dwelling capacity by zoning category:

- R-1: 11%
- R-4 to R-8: 56%
- R-12 to R-48 and Office: 21%
- CBD and TBD: 12%

The 2007 Buildable Lands information shows that the City has capacity for a variety of housing densities, including mixed use and multifamily zones. The allowance for a variety of housing types continues Woodinville's trends for a greater share of multifamily housing choices, per Figure 5A-1 below.

² A separate more detailed analysis of Buildable Lands Information is available under separate cover.

Figure 5A-1
Residential Permit Activity
 Single Family vs Multifamily
 1992 - 2005



Source: A Regional Coalition for Housing, East King County Housing Conditions Background Report, March 2007

It should be noted that the estimated capacity for the CBD and TBD zones (roughly over 261 dwellings at 12% of the housing capacity figure) likely underestimate their growth potential. There is one project currently undergoing building permit review (permits not issued yet) that could provide another approximately 250 housing units. This project will be constructed in the TBD zone. If this project is approved for the number of units submitted, then the growth target balance (units to be provided) would be reduced to just over 1,171 units. The redevelopment of a 20-acre mobile home park in downtown and other development currently being discussed for various locations in the CBD zone indicates there is a potential for all of the City’s remaining GMA growth allocation to be provided by mixed-use commercially zoned projects. This reduces, if not eliminates, the need to rely on the residential zoned areas to fulfill the City’s housing obligation under the State’s GMA and King County’s Countywide Planning Policies for more than 15 years. The data also shows that the City has growth potential beyond its 2022 growth target for future planning horizons, as appropriate.

That the City is doing well with growth targets is illustrated in Table 5A-1 showing Eastside jurisdictions’ progress in meeting growth targets. To achieve its 2022 overall growth targets, the City would need to accommodate an average of 93 dwellings per year, and is trending towards 115 dwellings per year between 2001 and 2005.

Table 5A-1. Eastside King County Housing Targets and Permits – Through 2005

Jurisdiction	Housing Target 2001 - 2022		Permits 2001-2005	
	Total **	Annual	Annual Average	Total
Beaux Arts	3	0.2	1	8
Bellevue	10,117	387	688	8,948
Bothell (KC Part)	1,751	88	69	2,066
Clyde Hill	21	1	15	126
Hunts Pt.	1	0.1	3	33
Issaquah	3,993	200	548	4,759
Kenmore	2,325	116	152	1,029
Kirkland	5,480	376	403	5,244
Medina	31	11	13	168
Mercer Island	1,437	72	166	1,450
Newcastle	863	43	115	1,089
Redmond	9,083	454	491	5,726
Sammamish	3,842	192	445	2,987
Woodinville	1,869	93	115	1,326
Yarrow Pt.	28	1	4	53
Eastside Cities	40,844	2,042	2,898	35,012
Seattle	51,510	2,576	3,577	46,179
Uninc KC	13,405	670	2,493	43,437
King County Total	152,332	7,617	11,836	160,420

Source: A Regional Coalition for Housing, East King County Housing Conditions Background Report, March 2007

What are Woodinville’s housing goals?

The City of Woodinville Comprehensive Plan contains a Housing Element organized around the following goals:

- Goal H -1: To preserve existing housing and neighborhoods and provide a diversity of housing types that promote housing opportunities for all economic segments of the City’s population.
- Goal H -2: To promote safe, physically accessible, and clean residential environments with associated open spaces.
- Goal H-3: To provide housing opportunities in Woodinville for people with special needs.
- Goal H-4: To work with other jurisdictions to develop a coordinated, regional approach to meeting the housing needs of King County, Eastside, and South Snohomish County communities.

Twenty-three policies give direction and identify concepts to implement the goals. Policies address housing variety, housing targets, housing incentives, home maintenance, social services,

and a coordinated regional approach to meet housing needs, among other topics. In addition, an implementation strategy identifies 15 actions the City intends to take to implement policies and in turn the above goals:

1. Allow manufactured houses meeting Housing and Urban Development standards on individual lots. (Implements H-1.1)
2. Waive or reduce impact fees for affordable housing that help meet targets established by City policy. (Implements H-1.3)
3. Identify funding sources to subsidize and/or create affordable housing for low-income residents and special needs populations and participate equitably in regional efforts to fund affordable housing. (Implements Policy H-1.8)
4. Coordinate enforcement of housing standards with a City or regional housing rehabilitation program. (Implements Policy H-2.2)
5. Support the formation and maintenance of community groups, neighborhood associations, homeowners, and apartment and condominium associations to promote home maintenance and encourage preservation of existing neighborhoods. (Implements Policy H-2.2)
6. Consider the following as well as other techniques to facilitate infill development:
 - a. Pre-approval for sites,
 - b. Review of existing site design and development standards, and
 - c. Technical assistance with short platting. (Implements Policy H-2.2)
7. Encourage the establishment of a home-sharing program. The program would match owners who need help maintaining their houses and have extra space with people who need to rent housing at low or modest cost.
8. Ensure input from a cross-section of housing-related interest groups on housing regulations, standards and procedures affecting the development of affordable housing in Woodinville through means such as participation in interjurisdictional agencies and/or community advisory groups.
9. Update and maintain the City's inventory of surplus, publicly owned land. Evaluate areas identified as surplus land to determine their suitability for affordable housing.
10. Encourage mixed land use development (commercial/residential) in areas such as the mixed-use boundary to include housing by providing incentives such as reduced parking requirements, flexible development standards, etc. (Implements Policy 2.3)
11. Explore opportunities to participate in affordable housing demonstration projects in which the City will negotiate development standards and code requirements with

- developers interested in developing a variety of affordable housing units. (Implements Policy H-2.3)
12. Periodically review all relevant City regulations and procedures, and evaluate if they are found to create barriers to or unnecessarily inflate costs of housing development. (Implements Policy H-2.3)
 13. Review and revise policies and regulations to ensure they meet the requirements of the Federal Fair Housing Act and Washington State law to provide equal access for people with special needs.
 14. Allow group homes that meet the Zoning Code's definition of "family" to locate in all residential neighborhoods. (Implements Goal H-1)
 15. Contact service agencies and housing fund sources to track use of public programs, such as weatherization, self-help housing, etc.

In the first five years of the plan (2002-2007), the City is making good progress on implementation. The City has completed the following regulatory strategies: #1 Manufactured homes through addition to definitions in 2004; #2 Impact fees exemptions regarding schools in 2001; and #14 group home allowances through zoning code amendments prior to 2004. Some strategies are in progress and should be completed in the next several months: #5 regarding promotion of neighborhoods is to be partly implemented through the neighborhood character review in the Sustainable Development Study and #10 is part of the City's nearly completed Downtown/Little Bear creek Corridor Master Plan, strengthening mixed use concepts that are already part of the zoning code. Strategy #11 regarding demonstration projects was implemented by the Greenbrier affordable housing development (see "What subsidized or affordable dwellings are present in Woodinville?" below for more information) and more opportunities may present themselves. The City implements Strategy #3 regarding regional coordination on an annual basis, and #4 rehabilitation programs are funded through Community Development Block Grant Fund dollars, although an enforcement program may not be part of that program to date. Tracking of public programs in #15 is done in part through annual benchmarking efforts by King County in cooperation with the cities, and the City may at its discretion determine if additional tracking efforts are appropriate.

The City implements Strategy #3 regarding regional coordination on an on-going basis. The City participates in the King County Community Development Block Grant (CDBG) Consortium. CDBG dollars that would otherwise go directly to the City are combined with other jurisdictions. King County administers CDBG funds on behalf of the King County CDBG Consortium. CDBG funding is described later in this memo.

In addition, the City of Woodinville is an active member of A Regional Coalition for Housing (ARCH). Together with other Eastside cities, Woodinville supports affordable and special needs housing financially and through staff participation efforts. Recent affordable housing projects funded through ARCH include those shown on Table 5A-2. Per Table 5A-2, Woodinville is the

home of the Greenbrier development that provided senior and family housing (see “What subsidized or affordable dwellings are present in Woodinville?” below for more information).

Table 5A-2. ARCH: East King County Trust Fund Summary: List of Projects Funded (1993 - Spring 2004)

Project	Location	Owner	# Units/Beds	Funding
1. Family Housing				
Andrews Heights Apartments	Bellevue	St. Andrews	24	\$400,000
Garden Grove Apartments	Bellevue	DASH	18	\$180,000
Overlake Townhomes	Bellevue	Habitat of EKC	10	\$120,000
Glendale Apartments	Bellevue	DASH	82	\$300,000
Wildwood Apartments	Bellevue	DASH	36	\$270,000
Somerset Apartments (Kona)	Bellevue	KC Housing Authority	198	\$700,000
Pacific Inn	Bellevue	* Pacific Inn Assoc.	118	\$600,000
Eastwood Square	Bellevue	Park Villa LLC	48	\$600,000
Chalet Apartments	Bellevue	St Andrews	14	\$163,333
YWCA Family Apartments	K.C. (Bellevue Sphere)	YWCA	12	\$100,000
Highland Gardens (Klahanie)	K.C. (Issaquah Sphere)	St. Andrews	54	\$291,281
Crestline Apartments	K.C. (Kirkland Sphere)	Shelter Resources	22	\$195,000
Parkway Apartments	Redmond	KC Housing Authority	41	\$100,000
Habitat - Patterson Park	Redmond	Habitat of EKC	24	\$446,629
Avon Villa Mobile Home Park	Redmond	** MHCP	93	\$525,000
Terrace Hills	Redmond	St. Andrews	18	\$442,000
Village at Overlake Station	Redmond	KC Housing Authority	308	\$1,645,375
Summerwood Apartments	Redmond	DASH	160	\$1,200,000
Habitat - Bothell Site	Bothell	Habitat of EKC	10	\$170,000
Habitat - Newcastle Site	Newcastle	** Habitat of EKC	12	\$240,837
Talus Property	Issaquah	*** St. Andrews	40	\$1,023,503
Issaquah Highlands Property	Issaquah	*** SAHG/SRI	40	\$510,000
Woodinville Family Apts	Woodinville	*** DASH	50	\$200,000
Plum Court	Kirkland	DASH	61/66	\$1,000,000
ADU Loan Program	Various		6 est	\$70,000
Homeowner	Various		35 est	\$215,000
SUB-TOTAL			1534	\$11,707,959
2. Senior Housing				
Cambridge Court	Bellevue	Resurrection Housing	20	\$160,000
Ashwood Court	Bellevue	* DASH/Shelter Resources	50	\$1,070,000
Evergreen Court (Assisted Living)	Bellevue	DASH/Shelter Resources	64/84	\$1,280,000
Vasa Creek	K.C. (Bellevue Sphere)	Shelter Resources	50	\$190,000
Riverside Landing	Bothell	** Shelter Resources	50	\$225,000
Kirkland Plaza	Kirkland	St. Andrews	24	\$610,000
Heron Landing	Kenmore	DASH/Shelter Resources	50	\$65,000
Ellsworth House Apts	Mercer Island	St. Andrews	59	\$900,000
Greenbrier Heights Senior Apts	Woodinville	** DASH/Shelter Resources	50	\$159,027
SUB-TOTAL			417	\$4,659,027
3. Homeless/Transitional Housing				
Hope Link Place	Bellevue	** Hopelink	20	\$500,000
Chalet	Bellevue	St Andrews	4	\$46,667

Project	Location	Owner	# Units/Beds	Funding
Kensington Square	Bellevue	Housing at Crossroads	6	\$150,000
Dixie Price Transitional Housing	Redmond	Hopelink	4	\$71,750
Coast Guard Hsg/Avondale Park	Redmond	EHA (Hopelink/FOY/CCS)	18	\$280,000
Avondale Park	Redmond	** Springboard Alliance (EHA)	60	\$1,502,469
Petter Court	Kirkland	KITH	4	\$100,000
Talus Property	Issaquah	*** St. Andrews	10	\$255,876
Issaquah Highlands Property	Issaquah	*** SAHG/SRI	10	\$140,000
SUB-TOTAL			118	\$3,046,761
4. Special Needs Housing				
My Friends Place	Uninc. KC	EDVP	6 Beds	\$65,000
Pine Villa (Stillwater)	Redmond	Eastside Mental Health	19 Beds	\$187,787
Foster Care Home	Kirkland	Friends of Youth	4 Beds	\$35,000
DD Group Home	Redmond/TBD	Community Living	5 Beds	\$75,000
United Cerebral Palsy	Bellevue/Redmond	UCP	9 Beds	\$25,000
DD Group Home	Bellevue	Residence East	5 Beds	\$40,000
AIDS Housing	Bellevue/Kirkland	Aids Housing of WA.	10 Units	\$130,000
Harrington House	Bellevue	AHA/CCS	8 Beds	\$290,209
DD Group Home	Bellevue	Community Living	5 Beds	\$21,000
Parkview DD Condos III	Bellevue	Parkview	4	\$200,000
IERR DD Home	Issaquah	IERR	6 Beds	\$50,209
Foster Care Home	Bothell	FOY	4 Beds	\$50,000
Oxford House	TBD	Oxford/Compass Ctr.	8 Beds	\$80,000
Parkview DD Homes VI	TBD	Parkview	6 Beds	\$150,000
SUB-TOTAL			99 Beds/Units	\$1,599,205
TOTAL			2168	\$21,012,952

* Funded through Bellevue Downtown Program

** Also, includes in-kind contributions (e.g. land, fee waivers, infrastructure improvements)

*** Amount of Fee Waiver still to be determined

Most ARCH projects are located in the Cities of Bellevue and Redmond. ARCH staff indicate these two cities have most of the older apartment complexes that can be purchased and renovated to preserve affordable housing. (Personal communication, Max Bigby, ARCH, June 11, 2007, to Kevin Gifford, Jones & Stokes)

Source: ARCH Website, <http://www.archhousing.org/HTF/ARCHTrustFundList051.htm>, accessed June 18, 2007

Woodinville's housing implementation strategies complement other programs already in place, including:

- Allowances for Accessory Dwelling Units (ADUs, also known as mother-in-law units) in all residential zones from R-1 to R-48 and in the Central Business District,
- Allowances for townhomes in R-4 and R-6 zones to help protect critical areas,
- Transfer of Density Credits from sensitive areas in any zone to R-4 and greater zones, resulting in density bonuses in more developable locations in order to protect open space, critical areas and historic features in the "sending areas," and
- A Residential Density Incentives program allowing 150% of base densities in the R-8 and greater zones for public benefits including affordable housing.

The City intends to implement its remaining implementation strategies regarding permit fast-tracking, review of codes for barriers, home sharing program, surplus public lands, and similar items through the life of its 20-year Comprehensive Plan (through 2022), adding to its current suite of measures to promote managed growth, housing variety, and opportunities for affordable housing.

How is affordable housing defined?

Per the United States Department of Housing and Urban Development, “[t]he generally accepted definition of affordability is for a household to pay no more than 30 percent of its annual income on housing. Families who pay more than 30 percent of their income for housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care.” (<http://www.hud.gov/offices/cpd/affordablehousing/index.cfm>, accessed July 2, 2007) Factored into the cost of housing are rent or mortgage payments plus utilities.

In 2005, 38% of King County’s 746,000 households paid more than 30% of their income for housing, and more than half of these households were renters. Results for 2005 are not available for Woodinville by itself. (US Census Bureau, 2005 American Community Survey)

Results from the year 2000 in Woodinville show that about 30% of Woodinville households paid more than 30% of their income on housing (includes those paying rent or mortgages), and most were renters. This compares with 31% of King County households paying more than 30% of their income on housing (includes those paying rent or mortgages). (US Census Bureau, 2000)

What is affordable housing?

Affordable housing today is different than the subsidized apartment towers of the past. Affordable housing is often no different in style or look than market rate housing, and may be a mixed-income development. A local example in Woodinville is the Greenbrier development that contains affordable and market rate units for seniors and families. More information on Greenbrier is included below under “What subsidized or affordable housing dwellings are present in Woodinville?”

Affordable housing can break the cycle of poverty, allow for job stability, and allow some households to build equity and security, which can benefit general taxpayers as well as the households themselves:

- Mixed-income development approaches can have an important role in getting additional affordable units built, ensuring high-quality housing, and deconcentrating poverty (Alastair Smith, “Mixed-Income Housing Developments: Promise and Reality,” October 2002, Joint Center for Housing Studies of Harvard University Neighborhood Reinvestment Corporation).



Greenbrier, courtesy of ARCH

- Providing housing assistance to low-income families and enabling families to live closer to employment opportunities may help welfare recipients get and keep jobs (Barbara Sard and Margy Waller, “Housing Strategies to Strengthen Welfare Policy and Support Working Families,” April 2002, The Brookings Institution).

Increasingly, those unable to afford housing are not only those households in poverty but they are everyday citizens with typical jobs in education, public safety, retail and services, etc. This is described under “Who needs affordable housing?” below.

Some citizen concerns about affordable housing can include a fear that they may reduce property values. In “Higher-Density Development: Myth and Fact” prepared in 2005 by the Urban Land Institute, the report notes that “well-designed higher-density development, properly integrated into an existing community, can become a significant community asset that adds to the quality of life and property values for existing residents while addressing the needs of a growing and changing population.” The publication indicates that “... there is no discernible difference in the appreciation rate of properties located near higher-density development and those that are not. Some research even shows that higher-density development can increase property values.” The report notes study results of both subsidized and market rate units.

Attention to good design is key, and housing agencies and developers are paying much more attention to it for both affordable and market rate developments. The U.S. Department of Housing and Urban Development, for example, has a website called “Affordable Housing Design Advisor” where recommendations and case studies of well-designed affordable developments can be found (<http://www.designadvisor.org/>, accessed July 12, 2007). Several West Coast and Washington examples can be found on the “designadvisor.org” website; however, more local examples can be viewed at the “Affordable by Design” website (<http://abd.cted.wa.gov/index.asp>) compiled by the State of Washington Department of Community, Trade, and Economic Development, and particularly at the ARCH website, <http://www.archhousing.org/>.

How affordable are rents and housing prices in Woodinville and King County?

The City of Woodinville participates in Growth Management Planning Council (GMPC) that originally created and maintains the Countywide Planning Policies that apply to all King County cities and the County itself. The GMPC is a formal body, currently consisting of elected officials from King County, Seattle, Bellevue, other cities and towns in King County, special purpose districts, and the Port of Seattle. Comprehensive Plan and implementing development regulations are to be consistent with the Countywide Planning Policies. Countywide Planning Policies require tracking of units affordable to very low, low, moderate, and middle income levels: “...planning and monitoring for affordable housing should use the median household income for King County indexed by household size, published annually by the U.S. Department of Housing and Urban Development” (Countywide Planning Policy AH-5). Based on discussions with Lisa Voight, Program Manager, King County Countywide Planning Policies Benchmark Program, the

median income is a gross income figure (personal communication, Lisa Voight, and Lisa Grueter, Jones & Stokes, July 12, 2007).

Affordability by income and household size in 2005 and 2006 is shown in Tables 5A-3 and 5A-4 below. In 2005, results show that at 80% of the 2005 King County median income (considered a moderate income), a household of 3 persons could afford a rent of \$1,300. The affordable house price would be \$195,400. In 2006, results show that for a family of three persons earning 80% of the median income and living in a two-bedroom unit, the affordable rent would be \$1,359 and the affordable housing cost would be \$184,721. This assumes that the household will pay no more than 30% of its income on housing costs.

Table 5A-3. Affordability by Income and Household Size: 2005

Percent of Median Income	One Person	Two Person	Average Household (2.4 persons)	Three Persons	Four Persons
30% Annual Income	\$15,200	\$ 17,300	\$ 18,200	\$ 19,500	\$ 21,700
Affordable Monthly Hsg Payment	\$ 317	\$ 360	\$ 379	\$ 406	\$ 452
Affordable Rent	\$380	\$ 433	\$ 455	\$ 488	\$ 543
Affordable Home Price	\$57,100	\$ 65,000	\$ 68,400	\$ 73,300	\$ 81,500
40% Annual Income	\$ 20,200	\$ 23,100	\$ 24,300	\$ 26,000	\$ 28,900
Affordable Monthly Hsg Payment	\$ 421	\$ 481	\$ 506	\$ 542	\$ 602
Affordable Rent	\$ 505	\$ 578	\$ 608	\$ 650	\$ 723
Affordable Home Price	\$ 75,900	\$ 86,800	\$ 91,300	\$ 97,700	\$ 108,600
50% Annual Income	\$ 25,300	\$ 28,900	\$ 30,400	\$ 32,500	\$ 36,100
Affordable Monthly Hsg Payment	\$ 527	\$ 602	\$ 633	\$ 677	\$ 752
Affordable Rent	\$ 633	\$ 723	\$ 760	\$ 813	\$ 903
Affordable Home Price	\$ 95,100	\$ 108,600	\$ 114,200	\$ 122,100	\$ 135,700
60% Annual Income	\$ 30,400	\$ 34,700	\$ 36,400	\$ 39,000	\$ 43,400
Affordable Monthly Hsg Payment	\$ 633	\$ 723	\$ 758	\$ 813	\$ 904
Affordable Rent	\$ 760	\$ 868	\$ 910	\$ 975	\$ 1,085
Affordable Home Price	\$114,200	\$ 130,400	\$ 136,800	\$ 146,600	\$ 163,100
80% Annual Income	\$ 40,500	\$ 46,200	\$ 48,600	\$ 52,000	\$ 57,800
Affordable Monthly Hsg Payment	\$ 844	\$ 963	\$ 1,013	\$ 1,083	\$ 1,204
Affordable Rent	\$1,013	\$ 1,155	\$ 1,215	\$ 1,300	\$ 1,445
Affordable Home Price	\$ 152,200	\$ 173,600	\$ 182,600	\$ 195,400	\$ 217,200
100% Annual Income	\$ 50,600	\$ 57,800	\$ 60,700	\$ 65,000	\$ 72,250
Affordable Monthly Hsg Payment	\$ 1,054	\$ 1,204	\$ 1,265	\$ 1,354	\$ 1,505
Affordable Rent	\$ 1,265	\$ 1,445	\$ 1,518	\$ 1,625	\$ 1,806
Affordable Home Price	\$ 190,100	\$ 217,200	\$ 228,100	\$ 244,300	\$ 271,500
120% Annual Income	\$ 60,700	\$ 69,400	\$ 72,800	\$ 78,000	\$ 86,700
Affordable Monthly Hsg Payment	\$ 1,265	\$ 1,446	\$ 1,517	\$ 1,625	\$ 1,806
Affordable Rent	\$ 1,518	\$ 1,735	\$ 1,820	\$ 1,950	\$ 2,168
Affordable Home Price	\$ 228,100	\$ 260,800	\$ 273,600	\$ 293,100	\$ 325,800

Source: King County Benchmarks, 2006, Affordable Housing, page 2.

Table 5A-4. King County Income and Housing Affordability Guidelines 2006

	Studio (1 Person)	1-Bedroom (2 Person)	2-Bedroom (3 Person)	3-Bedroom (4 Person)
Poverty				
Average poverty thresholds for 2006 by size of family*				
Household Income	\$ 9,973	\$ 12,755	\$ 15,577	\$ 19,971
% of KC median income	18%	20%	22%	26%
Low Income				
30% of Median Income				
Household Income	\$ 16,569	\$ 18,936	\$ 21,303	\$ 23,670
Rental	\$ 383	\$ 427	\$ 472	\$ 515
50% of Median Income				
Household Income	\$ 27,615	\$ 31,560	\$ 35,505	\$ 39,450
Rental	\$ 659	\$ 743	\$ 827	\$ 909
Owner **	\$ 82,193	\$ 94,980	\$ 107,767	\$ 120,554
Moderate Income				
80% Of Median Income				
Household Income	\$ 44,184	\$ 50,496	\$ 56,808	\$ 63,120
Rental	\$ 1,074	\$ 1,216	\$ 1,359	\$ 1,501
Owner **	\$ 142,045	\$ 163,383	\$ 184,721	\$ 206,058
Median Income				
100% Of Median Income				
Household Income	\$ 55,230	\$ 63,120	\$ 71,010	\$ 77,900
Rental	\$ 1,350	\$ 1,532	\$ 1,714	\$ 1,871
Owner **	\$ 181,947	\$ 208,985	\$ 236,023	\$ 263,061

Source: A Regional Coalition for Housing, East King County Housing Conditions Background Report, March 2007
 Notes: Based on King County Median Income: \$ 77,900

* U.S. Census Bureau, Current Population Survey, 2003 Annual Social and Economic Supplement
 Poverty measure reported by family size and composition. Poverty measure does not vary by area.
<http://www.census.gov/hhes/poverty/povdef.html>

** Estimate assuming: 10% Down payment, 30 yr fixed mortgage at 6%, Property taxes at 1.25% mortgage insurance, homeowner dues/insurance \$120 - \$160. An increase in mortgage rate to 7% will increase overall sales price by apx. 8%

Tables 5A-3 and 5A-4 show affordable rents and prices, and can be compared to observed rents and prices shown in Tables 5A-5 and 5A-6 (note that the average prices are not broken down by bedroom sizes).

Generally, average rents in Woodinville-Totem Lake, as reported together by the source in Table 5A-5, would be affordable to low, moderate, and median income households, earning 50-100% of the County median income. These rents are relatively affordable compared to other Eastside locations. Average rents have slightly declined between 2000 and 2006.

On average, attached dwelling sales prices (Table 5A-6) would be affordable to moderate and median income households, and prices are generally lower than other Eastside locations. New private-market built attached housing tends to be affordable to those with incomes above the median, although a small percentage of the new attached units in Woodinville are affordable at moderate and median income levels, as identified in Table 5A-7.

Detached dwellings appear to be affordable to those earning well above the County median income, as is the case in many other Eastside locations, per Table 5A-6.

On the whole, between 2000 and 2006, total average sales prices have slightly declined, unlike other jurisdictions.

As noted in later sections, the City's opportunities for new affordable housing will likely be in attached dwellings, rental or ownership, and most of these opportunities are in the Town Center neighborhood.

Table 5A-5. Average Rents: 1990 - 2006

Market Area	Percent of Rent Increase		Average Rents and Vacancies									
			1990		2000		2002		2004		2006	
	1990-2000	2000-2006	Avg. Rent	Vacancy	Avg. Rent	Vacancy	Avg. Rent	Vacancy	Avg. Rent	Vacancy	Avg. Rent	Vacancy
Mercer Island	74.6%	17.1%	\$539	0.8%	\$941	2.4%	\$1,186	6.2%	\$1,161	4.5%	\$1,130	12.8%
Issaquah	79.7%	-5.4%	\$635	5.6%	\$1,141	5.6%	\$1,154	11.4%	\$1,101	11.3%	\$1,186	6.9%
Bellevue- West	74.1%	-6.6%	\$640	2.8%	\$1,114	4.3%	\$1,200	9.4%	\$1,057	5.0%	\$1,107	3.2%
Bellevue- East	57.9%	-4.6%	\$535	3.0%	\$845	3.6%	\$901	9.4%	\$834	6.4%	\$873	2.6%
Factoria	59.3%	2.6%	\$595	3.2%	\$948	4.0%	\$1,025	6.7%	\$963	8.0%	\$986	2.5%
Redmond	71.5%	-2.1%	\$589	5.2%	\$1,010	4.1%	\$1,056	7.9%	\$994	5.2%	\$1,055	4.0%
Kirkland	79.8%	16.4%	\$624	5.2%	\$1,122	6.3%	\$1,231	8.4%	\$1,131	6.5%	\$1,287	4.2%
Juanita	63.6%	-4.2%	\$571	3.2%	\$934	4.3%	\$946	8.2%	\$919	7.8%	\$972	4.3%
Woodinville-Totem Lake	58.6%	-10.2%	\$546	5.1%	\$866	4.5%	\$851	6.9%	\$785	7.2%	\$855	2.8%
Bothell	55.3%	-0.2%	\$532	3.4%	\$826	3.1%	\$854	7.4%	\$817	5.1%	\$863	3.6%
King County Total	58.1%	6.7%	\$501	4.4%	\$792	3.7%	\$869	8.0%	\$840	7.1%	\$875	4.7%
King Co. Median Income	58.6%	18.4%	\$41,500		\$65,800		\$77,900		\$77,900		\$77,900	

Source: Seattle-Everett Real Estate Report, Spring editions, as reported in A Regional Coalition for Housing, East King County Housing Conditions Background Report, March 2007

Table 5A-6. Average Home Prices: 1996-2006

Jurisdiction (Zip Code)	Percent Increase 2000 - 2006	Average Home Price (Attached and Detached Total)			Average Home Price								
		1st Qtr. '96	1st Qtr. '00	1st Qtr. 02	1st Qtr. 04			1st Qtr. 05			1st Qtr. 06		
					attached	detached	Total	attached	detached	Total	attached	detached	Total
Bellevue	127%	\$202,249	\$317,608	\$418,658	\$190,752	\$482,959	\$401,470	\$264,431	\$666,198	\$500,932	\$776,595	\$631,686	\$719,736
Bothell	17%	\$173,699	\$231,690	\$272,743	\$173,962	\$319,217	\$295,404	\$181,812	\$345,014	\$286,727	\$195,234	\$329,261	\$271,821
Issaquah	75%	\$243,241	\$313,082	\$355,076	\$249,980	\$453,462	\$388,832	\$245,285	\$489,965	\$373,418	\$366,129	\$651,875	\$546,952
Kenmore	108%	\$149,467	\$234,437	\$271,584	\$245,991	\$326,256	\$314,484	\$224,029	\$404,414	\$365,760	\$247,245	\$519,980	\$486,583
Kirkland	32%	\$172,196	\$267,508	\$343,444	\$226,618	\$451,424	\$367,997	\$286,563	\$500,474	\$384,396	\$266,649	\$545,306	\$353,106
Medina		---	---	\$927,444		\$1,234,923	\$1,234,923	\$665,000	\$1,825,000	\$1,696,111	\$0	\$1,188,000	\$1,188,000
Mercer Island	27%	\$312,161	\$562,330	\$833,928	\$301,929	\$731,284	\$614,187	\$273,460	\$971,031	\$862,957	\$321,118	\$1,013,670	\$715,488
Redmond	64%	\$223,183	\$298,736	\$356,161	\$217,972	\$439,325	\$385,780	\$217,543	\$534,831	\$461,293	\$278,261	\$633,796	\$489,521
Sammamish				\$437,155	\$229,366	\$499,425	\$482,736	\$304,988	\$548,068	\$519,429	\$257,366	\$624,045	\$519,731
Woodinville	-5%	\$237,662	\$356,281	\$409,612	\$182,950	\$409,019	\$399,915	\$183,499	\$548,068	\$332,675	\$181,109	\$607,767	\$336,932
Eastside Cities	71%	\$206,296	\$300,230	\$389,301	\$227,969	\$455,926	\$404,035	\$248,732	\$546,635	\$440,572	\$396,275	\$623,934	\$512,673
Seattle	55%	\$167,058	\$266,182	\$308,224	\$302,492	\$365,429	\$344,545	\$311,483	\$431,116	\$390,210	\$372,497	\$461,541	\$412,826
King County	60%	\$177,128	\$253,241	\$293,708	\$244,566	\$364,356	\$336,446	\$251,609	\$422,484	\$373,322	\$294,793	\$477,866	\$404,170

Source: Central Puget Sound Real Estate Research Report, Home New Trends, as reported in A Regional Coalition for Housing, East King County Housing Conditions Background Report, March 2007

Note: Data for Kenmore prior to 1997 is based upon a very limited number of sales reported.

Table 5A-7. Affordability of New Private Attached Housing: 1994 - 2005

	80% Median Income	100% Median Income	120% Median Income	>120% Median Income
Bellevue	18%	19%	8%	54%
Bothell	42%	27%	17%	11%
Issaquah	9%	28%	25%	38%
Kirkland	7%	17%	21%	52%
Mercer Is.	2%	19%	36%	42%
Redmond	9%	30%	24%	36%
Woodinville	2%	1%	52%	46%
Kenmore	0%	0%	0%	0%
EKC Cities	16%	23%	18%	43%

Source: A Regional Coalition for Housing, East King County Housing Conditions Background Report, March 2007

Who needs affordable housing?

Accommodating housing affordable to low and moderate incomes helps to accommodate everyday members of the community. As illustrated in Table 5A-8, teachers' salaries, for example would be considered low to moderate income (see income levels in shaded box below salary estimates for comparison). This is similar for office workers and medical staff. Those in service jobs would tend to need housing accommodating low incomes. Those with public safety jobs such as police officers or firefighters would be able to afford housing for moderate-income households.

Having adequate affordable housing for the workforce has added benefits. Local employers, such as schools, hospitals, retail businesses would find it easier to recruit and retain employees for lower and more moderate paying positions. More workers being able to live near their work will reduce vehicle miles traveled through shorter commutes, and increase ability to use alternative commute modes (e.g. transit, bicycle, walking). (Personal communication, Arthur Sullivan, ARCH, and Lisa Grueter, Jones & Stokes, July 12, 2007; "Higher-Density Development: Myth and Fact," by Urban Land Institute, 2005).

Table 5A-8. 2006 Sample of Salaries

Job Category	Hourly Wages ¹	Annual Wages (rounded) ²
GENERAL		
Minimum Wage	\$7.93	\$16,000
SSI Recipient ³ (disability)	N/A	\$17,500
SSI Recipient (retirement)	N/A	\$14,616
SERVICES		
Teller	\$11.60	\$24,000
Butcher and Meat Cutter	\$16.88	\$35,000
Hairstylist	\$14.39	\$30,000

Job Category	Hourly Wages ¹	Annual Wages (rounded) ²
Food Prep/Cooks	\$10.55	\$22,000
Maids and Housekeeping	\$9.78	\$20,000
RETAIL		
Retail Clerk	\$12.38	\$26,000
Retail Manager	\$22.92	\$48,000
Grocery Clerk	\$11.14	\$23,000
EDUCATION (Data current to 2004)		
Teacher (entry level)	\$14.00	\$28,000
Teacher (top)	\$26.00	\$55,000
CITY⁴		
Firefighter (entry level)	\$25.40	\$53,000
Police (entry level)	\$23.66	\$49,000
Administrative Assist. (entry level)	\$20.01	\$42,000
TRADES		
Electrician	\$26.76	\$56,000
Carpenter	\$23.18	\$48,000
Equipment Operators	\$23.07	\$48,000
Mechanic (auto)	\$19.85	\$41,000
OFFICE		
Office Manager	\$25.91	\$54,000
Bookkeeping, Accounting	\$16.03	\$33,000
Accountant (advanced)	\$30.57	\$64,000
File Clerk	\$15.20	\$31,000
Customer Service Representative	\$17.88	\$37,000
Office Machine Repairer	\$18.76	\$39,000
HEALTH CARE		
Medical Assistant	\$15.62	\$33,000
RN	\$30.61	\$64,000
Physical Therapist	\$29.22	\$61,000
Dental Assistant	\$16.85	\$35,000
Median Income (for family of four) \$77,900 = \$37.45/hour		
Median Income (for family of one) \$54,530 = \$26.22/hour		
	FAMILY OF FOUR	ONE PERSON
80% Median Income (moderate)	\$62,320 = \$29.96/hour	\$43,624 = \$20.97/hour
50% Median Income (low)	\$38,950 = \$18.73/hour	\$27,265 = \$13.11/hour
30% Median Income (very low)	\$23,370 = \$11.24/hour	\$16,359 = \$7.86/hour

Source: A Regional Coalition for Housing, East King County Housing Conditions Background Report, March 2007

1 Source: Seattle-Bellevue-Everett MSA Wage Estimates for March 2005.

2 Annual salary = 2,080 hours

3 SSI information current to 2005

4 Source: 2007 City of Bellevue Pay Plan

How are Woodinville and King County meeting affordability goals?

In compliance with the Countywide Planning Policies, Woodinville's Housing Element contains a policy regarding the affordability of new development:

H-1.5 Support additional affordable housing with the goal of meeting the targets established and defined in the Growth Management Planning Council Countywide Planning Policies for low and moderate-income housing. These Growth Management Planning Council targets are:

1. 17% of growth in new households affordable to moderate-income households, and
2. 24% of growth in new households affordable to low-income households.

(Note: Units may be either new or converted.)

Moderate income generally refers to those earning less than 80% of the County median income and low income generally refers to those earning less than 50% of the County median income.

Based on a more broad comparison in Table 5A-9, Woodinville’s housing stock is relatively affordable looking at attached ownership and rental housing, and less affordable considering single-family detached dwellings, not unlike other Eastside locations.

Most of Woodinville’s condominiums/townhomes and rental units are affordable to those earning between 50-80% of the County median income. The City’s percent of condominiums / townhomes affordable to those earning between 50-80% of the median income equals 57.5%, compared with 29.7% for the Eastside and 34.5% for the County as a whole. Similarly, 99.1% of Woodinville’s rental units are affordable to those earning between 50-80% of the median income, compared to 89.8% on the Eastside, and 93.2% of the County as a whole. Those earning less than 50% of median income may need subsidized housing (see below).

Based on the regional comparison prepared by King County for its Benchmarks Program, Woodinville’s single-family homes are generally affordable to those earning more than 80% of the County median income, similar to other Eastside jurisdictions.

Additional single-family housing developments are likely given the City’s land capacity in single family zones; however, it is unlikely that the single family development would be affordable to low or moderate income households. The capacity for ADUs in all residential zones including R-1, together with attached ownership and rental housing that is possible in the City’s CBD, TBD, and other mixed use zones, allows the City to offer housing choices to a range of households and incomes.

Table 5A-9. Percent of Eastside King County Housing Affordable to Moderate and Low Income Households (2005)

Community	Single Family Sales			Condo/Townhome Sales			Rental Units		
	Total	Percent Affordable by Income Category		Total	Percent Affordable by Income Category		Est. Total	Percent Affordable by Income Category	
	#	<80%	<50%	#	<80%	<50%	#	<80%	<50%
Beaux Arts*	9	0.0%	0.0%	0	N/A	N/A	5	0.0%	0.0%
Bellevue	1,987	0.8%	0.2%	1,269	28.3%	5.8%	20,215	92.1%	23.3%
Bothell	234	4.7%	0.4%	106	45.3%	5.7%	2,372	99.9%	24.4%
Clyde Hill*	101	0.0%	0.0%	0	N/A	N/A	44	0.0%	0.0%

Community	Single Family Sales			Condo/Townhome Sales			Rental Units		
	Total	Percent Affordable by Income Category		Total	Percent Affordable by Income Category		Est. Total	Percent Affordable by Income Category	
	#	<80%	<50%	#	<80%	<50%	#	<80%	<50%
Hunts Point*	220	0%	0.0%	0	N/A	N/A	27	0.0%	0.0%
Issaquah	926	0.1%	0.0%	567	24.7%	0.0%	3,929	85.3%	3.9%
Kenmore	492	1.6%	0.2%	101	16.8%	6.9%	2,374	99.3%	46.3%
Kirkland	968	0.8%	0.1%	991	31.5%	5.3%	10,097	77.5%	9.5%
Medina*	88	2.3%	0.0%	0	N/A	N/A	98	25.0%	0.0%
Mercer Island	444	0.0%	0.0%	83	14.5%	0.0%	1,768	89.5%	5.4%
Newcastle	283	0.4%	0.0%	101	38.6%	1.0%	870	98.4%	5.1%
Redmond	907	1.2%	0.3%	488	39.8%	9.0%	10,120	91.9%	2.4%
Sammamish	1,488	0.5%	0.1%	2,137	0%	0.5%	1,389	77.6%	0.0%
Woodinville	274	1.8%	0.7%	106	57.5%	9.4%	1,118	99.1%	16.7%
Yarrow Point*	34	0.0%	0.0%	0	N/A	N/A	18	0.0%	0.0%
EAST	8,257	0.8%	0.1%	4,025	29.7%	4.8%	54,444	89.8%	14.5%
SEA-SHORE	2,433	2.7%	0.4%	4,443	18.3%	0.6%	156,874	89.2%	39.3%
SOUTH	9,186	5.9%	0.6%	2,386	67.4%	18.4%	78,848	99.2%	78.9%
RURAL CITIES	1,147	3.4%	0.3%	115	16.5%	3.5%	3,840	94.4%	56.9%
UNINC. KC	8,605	3.9%	0.4%	1,111	47.3%	13.1%	28,857	96.0%	39.4%
KC TOTAL	39,628	3.4%	0.4%	12,080	34.5%	6.7%	322,862	93.2%	46.4%

Note: *View rental data with caution due to small sample size

Source: Source: King County Benchmarks, 2006, Affordable Housing, page 13.

In general, ARCH housing staff indicate that the information in Table 5A-9 is appropriate for broad comparisons, but is not as accurate when taking a “close-up” view of housing issues in Eastside cities (personal communication, Arthur Sullivan, ARCH, and Lisa Grueter, June 21, 2007). Based on ARCH information, the City is providing enough overall housing to meet its overall growth targets (see Table 5A-1), but additional efforts are needed to meet the affordable housing percentage goals described in Policy H-1.5. Please see Table 5A-10. If the City’s 20-year affordable housing goals were annualized, about 34 dwellings per year would be needed at low and moderate-income levels. The average annual number achieved to date has been 14 dwellings, respectively. The status of affordable housing targets in Woodinville is very similar to other Eastside jurisdictions, who are generally below their targets on an annualized basis. Interestingly, Woodinville has made more progress on low income housing that is typically more difficult to develop than moderate income housing as of 2005.

Table 5A-10. Creation of Affordable Housing: 1993 - 2005

	Direct Assistance	Regulatory Incentives	Market ***	Subtotal	Annual Average	Annual Target ***	Direct Assistance	Regulatory Incentives *	Market***	Subtotal	Annual Average	Annual Target**
	Low Income: (50% Median)						Moderate Income (80% Median)					
Bellevue	780	0	8	788	60	110	571	313	732	1,616	124	78
Bothell	77	0	0	77	6	19	61	2	637	700	58	13
Issaquah	114	0	0	114	7	44	1	126	133	260	20	31
Kenmore	65	0	0	65	9	25	26	19	51	96	14	18
Kirkland	116	0	43	159	12	60	11	95	158	264	20	42
Mercer Island	54	0	0	54	4	16	2	174	10	186	14	11
Newcastle	15	0	0	15	1	9	1	9	0	10	1	7
Redmond	284	1	0	285	22	99	376	52	239	667	51	70
Sammamish	0	0	0	0	0	42	0	0	0	0	0	30
Woodinville	69	0	0	69	11	20	1	33	3	37	3	14
Beaux Arts Village	0.0	0.0	0.0	0.0	0.00	0.00	0.0	0.0	0.0	0.0	0.00	0.00
Clyde Hill	1.0	0.0	0.0	1.0	0.08	0.23	0.8	1.0	0.0	1.8	0.16	0.16
Hunts Point	0.0	0.0	0.0	0.00	0.00	0.01	0.0	0.0	0.0	0.0	0.00	0.01
Medina	0.9	0.0	0.0	0.9	0.08	0.34	0.1	0.0	0.0	0.1	0.01	0.24
Yarrow Point	0.2	0.0	0.0	0.2	0.01	0.31	0.0	0.0	0.0	0.0	0.00	0.22
TOTAL	1,576	1	51	1,628	133	445	1,050	824	1,963	3,837	306	315

Source: A Regional Coalition for Housing, East King County Housing Conditions Background Report, March 2007

* Includes permits for accessory dwelling units, density bonuses, etc

** Based on 2002 - 2022 projected growth targets (24% of growth target for Low Income, 17% for moderate income)

*** Does not include all property permitted in 2004.

Additional efforts in the remaining 15 years of the Comprehensive Plan “horizon” through 2022 will be needed to achieve the City’s housing targets; such as completing implementation strategies and ensuring current programs in place, ADUs, density incentives, etc., are well employed.

While not subsidized, the City has seen interest in development of apartments and condominiums in its Town Center neighborhood. These types of units tend to be more affordable than detached dwellings as seen in Tables 5A-2 to 5A-7 and 5A-9. The CBD and TBD zones accommodate housing units. Since 2002, 99 units have been permitted for three relatively small projects located in the CBD zone. There are two projects currently undergoing building permit review (permits not issued yet) that could provide another approximately 700 to 720 housing units. One of these projects will be constructed in the TBD zone and the other in a Multi-family/Office zone next to downtown. The Town Center neighborhood in general presents an opportunity for a demonstration project (implementation strategy 11) for affordable ownership or rental housing in mixed-use zones.

What affordable dwellings are present in Woodinville?

GMA indicates that the City should accommodate a range of housing, affordable at different income levels and protect existing housing stock, which tends to be more affordable than new housing stock. Affordable housing may be built by private developers or public agencies.

Woodinville has two housing developments built specifically for households earning low or moderate incomes. The first is Wells Wood, operated by the King County Housing Authority. It is a 30-unit development for families. (King County Housing Authority web page, <http://www.kcha.org/lookingforhousing/propertyfactsheet.aspx?pfid=54>, accessed June 18, 2007)

A second affordable housing project in Woodinville is Greenbrier Heights completed in 2002. The senior citizen portion of the development includes 50 units of senior housing (half at 40% and half at 50% of median income) and the family housing portion is 50 units of family rental housing (approximately half at 40% and half at 50%, with a couple at 60% of median income). A portion of the development included ownership housing, which was privately developed. However, of the total ownership units, 20 dwellings were below market prices (at 90% of median income). Of other privately built housing, there was a 4-unit ownership development that resulted in 3 units sold at 80% of median income. There have been a couple of ADU's built over the years that are considered affordable housing. (Personal communication, Max Bigby, ARCH, June 11, 2007, to Kevin Gifford, Jones & Stokes)

Section 8 is a federal rent subsidy program operated by the Housing Authority of King County. In the subsidy program, the Housing Authority pays a fixed amount toward the rent, based on the tenant's income, and the tenant is responsible for the rest. Initially, the tenant must pay at least 30 percent, but no more than 40 percent of their monthly income for rent. Participants can use a voucher to rent any unit from landlords willing to participate in the Section 8 program. As of March 30, 2007 there were 29 units on Section 8 in Woodinville as well as the 30 units at Wells Wood. (personal communication, Jeb Best, Section 8 Program Coordinator, King County Housing Authority, and Lisa Grueter, Jones & Stokes, June 20, 2007)

How have Eastside cities participated in regional funding programs?

A comparison of how local dollars are being spent on low-income housing by Eastside communities, is provided in Table 5A-11, and is based on regional King County Benchmarks information. First, City of Woodinville dollars toward new and preserved dwellings is small but increased between 2004 and 2005 (from local resources). Second, the City has additional contributions towards operating subsidies that are in the range of other jurisdictions.

The City leverages its resources through participation with regional bodies such as CDBG consortium and ARCH. Through the CDBG Consortium, federal CDBG dollars that would otherwise go directly to the City are combined with other jurisdictions. King County administers CDBG funds on behalf of the King County CDBG Consortium. The Consortium is established under interlocal cooperation agreements between the County and 34 cities and towns. A Joint Recommendations Committee, comprised of officials representing the participating cities and the

county, is composed of appointments by the Suburban Cities Association and the King County Executive, to advise King County on CDBG funding and program guidelines decisions. Funds are to benefit low- and moderate-income as households earning less than 80% of the area median income, as determined by HUD, adjusted by household size. During the Year 2007, the following funds are anticipated to be spent for housing and non-housing eligible activities:

- Housing Development: \$ 472,311
- Housing Repair: \$2,460,223
- Human Services: \$1,115,291
- Community Facilities: \$ 674,282
- Public Infrastructure: \$ 794,126

Table 5A-11. Public Dollars Toward Low-Income Housing in Eastside, King County: 2004 & 2005

Local Public Dollars Toward Low-Income Housing in Eastside, King County						Additional Contributions		
	Year	New & Preserved (CDBG)	New & Preserved (Local)	Housing Repair (CDBG & Local)	Total Discretionary Funding (CDBG & Local)	Operating Subsidies	Units Repaired	ADUs Permitted
Bellevue	2004	\$ 50,000	\$ 140,000	\$ 653,543	\$ 843,543	\$ 236,857	80	7
	2005	\$ 90,000	\$ 76,261	\$ 653,543	\$ 819,804	\$ 241,357	83	1
Bothell	2004	\$ 78,826	\$ -	\$ -	\$ 78,826	\$ 33,605	-	-
	2005	\$ 23,330	\$ -	\$ -	\$ 23,330	\$ 34,205	-	-
Clyde Hill*	2004	\$ -	\$ 7,500	\$ -	\$ 7,500	\$ -	-	-
	2005	\$ -	\$ 10,000	\$ -	\$ 10,000	\$ -	-	-
Issaquah	2004	\$ -	\$ -	\$ -	\$ -	\$ 27,000	-	-
	2005	\$ 39,939	\$ 85,000	\$ -	\$ 124,939	\$ 31,500	-	11
Kenmore*	2004	\$ -	\$ 132,500	\$ -	\$ 132,500	\$ -	-	3
	2005	\$ -	\$ 75,000	\$ -	\$ 75,000	\$ -	-	5
Kirkland	2004	\$ 200,756	\$ 240,157	\$ 12,791	\$ 453,704	\$ 129,792	2	3
	2005	\$ 5,967	\$ 106,350	\$ 10,426	\$ 122,743	\$ 147,797	2	2
Medina	2004	\$ -	\$ 7,500	\$ -	\$ 7,500	\$ -	-	-
	2005	\$ -	\$ 10,000	\$ -	\$ 10,000	\$ -	-	-
Mercer Island	2004	\$ -	\$ 8,817	\$ 11,322	\$ 20,139	\$ -	2	6
	2005	\$ 61,411	\$ 10,000	\$ 8,291	\$ 79,702	\$ -	1	1
New castle*	2004	\$ -	\$ 87,060	\$ -	\$ 87,060	\$ -	-	3
	2005	\$ -	\$ 23,500	\$ -	\$ 23,500	\$ -	-	2
Redmond	2004	\$ 50,000	\$ 350,000	\$ -	\$ 400,000	\$ 89,972	-	2
	2005	\$ -	\$ 4,000	\$ -	\$ 4,000	\$ 128,444	-	1
Sammamish	2004	\$ -	\$ -	\$ -	\$ -	\$ -	-	-
	2005	\$ -	\$ -	\$ -	\$ -	\$ 10,424	-	-
Woodinville*	2004	\$ -	\$ 7,500	\$ -	\$ 7,500	\$ 98,000	-	-
	2005	\$ -	\$ 12,500	\$ -	\$ 12,500	\$ 98,020	-	-
County Total	2004	\$ 2,282,677	\$ 11,268,080	\$ 3,757,495	\$ 17,308,252	\$ 1,876,827	776	90
	2005	\$ 1,574,015	\$ 13,891,267	\$ 3,198,869	\$ 18,664,151	\$ 1,853,444	618	109

Note: * Allocations are administered through the County and Small Cities Fund of the King County CDBG Consortium by King County

Source: Source: King County Benchmarks, 2006, Affordable Housing, page 11.

Table 5A-12 identifies Eastside city participation in affordable housing efforts as compiled by ARCH. Using formulas that are based on factors including: current population, projected housing

growth, and projected increase in demand for housing resulting from projected job growth, the City's contributions towards affordable housing are targeted for the range \$37,000 to \$83,000. City commitments have varied within and below the range on a year-by-year basis, and the average is currently below the range.

Table 5A-12. ARCH Affordable Housing Assistance Program*

Annual Housing Assistance Goals *			Annualized Average (1999-2007)	Annual Commitments								
City	Low (Baseline)	High		1999	2000	2001	2002	2003	2004	2005	2006	2007
Bellevue	\$395,000	\$605,000	\$778,067	\$1,161,100	\$1,047,776	\$1,035,911	\$635,484	\$320,105	\$570,480	\$1,237,744	\$492,000	\$502,000
Kirkland	\$159,000	\$269,000	\$226,995	\$214,628	\$253,525	\$235,446	\$213,109	\$237,913	\$217,413	\$194,824	\$252,892	\$223,207
Redmond	\$244,000	\$552,000	\$393,283	\$290,000	\$999,407	\$404,606	\$741,881	\$278,756	\$324,948	\$150,888	\$197,587	\$151,470
Bothell	\$78,000	\$152,000	\$79,972	\$106,977	\$80,758	\$77,101	\$81,160	\$115,503	\$148,889	\$23,330	\$41,327	\$44,699
Mercer Is.	\$32,000	\$124,000	\$95,173	\$225,165	\$81,224	\$81,095	\$136,767	\$85,851	\$98,050	\$79,510	\$32,271	\$36,626
Issaquah	\$55,000	\$135,000	\$97,752	\$20,000	\$96,200	\$92,692	\$83,469	\$65,907	\$251,750	\$39,939	\$99,298	\$130,516
Woodinville	\$37,000	\$83,000	\$29,976	\$1,722	\$48,029	\$83,166	\$20,710	\$39,813	\$16,028	\$14,813	\$22,348	\$23,152
Newcastle	\$47,000	\$75,000	\$56,348	\$47,698	\$73,255	\$79,632	\$51,775	\$48,591	\$48,573	\$48,031	\$56,281	\$53,293
Sammamish	Estimate: \$25,000	\$196,000	\$20,984				\$16,511	\$0	\$0	\$0	\$4,514	\$104,882
Kenmore	\$50,000	\$108,000	\$90,426				\$100,326	\$80,469	\$83,342	\$80,469	\$98,036	\$99,916
Medina	\$0	\$17,780	\$10,457		\$16,075	\$14,805	\$10,273	\$10,000	\$10,000	\$10,000	\$10,000	\$2,500
Clyde Hill	\$0	\$17,420	\$11,534		\$10,980	\$11,038	\$11,106	\$10,239	\$10,364	\$10,239	\$11,590	\$16,720
Yarrow Point	\$0	\$5,880	\$1,485		\$2,298	\$2,314	\$2,345	\$74	\$113	\$74	\$509	\$4,154
Hunts Point	\$0	\$3,020	\$472		\$224	\$238	\$243	\$52	\$80	\$52	\$185	\$2,700
Beaux Arts Village	\$0	\$1,660	\$107		\$117	\$132	\$152	\$33	\$50	\$33	\$164	\$177
Total	\$1,097,000	\$2,344,760	\$1,893,031	\$2,067,290	\$2,709,868	\$2,118,175	\$2,105,309	\$1,293,306	\$1,780,080	\$1,889,946	\$1,319,002	\$1,396,012

Source: A Regional Coalition for Housing, East King County Housing Conditions Background Report, March 2007

* Housing Assistance Goals are annualized average goals to be achieved over a 5-year period. The housing goal's range for each city is based on one of several factors including: current population, projected housing growth, and projected increase in demand for housing resulting from projected job growth.

** Bellevue's 1999 figure includes a special allocation by the Bellevue Council in July 1998.

*** Redmond's 2000 figure includes fee waivers for the Overlake TOD project

City budget information shows that for the 2007-08 biennial budget, the City has allocated *annually* about \$98,000 towards human service organizations, \$8,250 for membership fees in ARCH, and \$20,000 for housing related projects. (personal communication, Jim Katica, City of Woodinville Finance Director, to Lisa Grueter, Jones & Stokes, June 18, 2007)

Future sources of City contributions to affordable housing could be CDBG funds, general funds, fee waivers, incentives or other types of contributions, that may be reflected in budgets or other programs.

What are some other communities doing in the housing arena?

The State Department of Community, Trade and Economic Development provides a web site regarding affordable housing addressing many housing approaches, including: ADUs, adaptive reuse, cluster subdivision, density bonus, exemption from impact fees, inclusionary zoning, infill development, mixed-use development, mobile/manufactured housing, office/housing linkage, performance/impact zoning, planned unit development, rezoning vacant land for residential use, small lots and small lot districts, subdivision/development standards, transfer of development rights, upzoning, and zero lot line development. The “Affordable by Design” website (<http://abd.cted.wa.gov/index.asp>, accessed June 19, 2007) provides some case studies addressing several of these topics, e.g. Cambridge Court Senior Apartments, Bellevue, Poulsbo Place cottages and mixed use development, Poulsbo, Overlake Station transit oriented development and Taluswood Townhomes, Redmond, Heiwa Commons single family detached dwellings, Seattle, and others. The City of Woodinville Housing Element addresses some of these topics in implementation strategies and can look to case studies or other examples in continuing its implementation efforts.

In 2000 and 2001, the GMPC prepared a “The Housing Toolkit: Housing Tools and Ideas for Local Jurisdictions” applicable to King County jurisdictions (GMPC, http://www.metrokc.gov/ddes/gmpc/housing/hsg_toolkit.shtm, accessed June 19, 2007). Ideas include density bonuses, parking modifications, land assembly, ADUs, cottage housing, impact fee waivers, permit fast-tracking, and others. The City of Woodinville Housing Element addresses some of these topics, and the City can review the information as it continues its implementation efforts.

ARCH staff indicate that much of the affordable housing efforts in the Eastside King County are being accomplished in Bellevue and Redmond as they have a greater supply of older housing stock, including apartments (Personal communication, Max Bigby, ARCH, June 11, 2007, to Kevin Gifford, Jones & Stokes). These communities have similar housing policies as Woodinville such as participation in regional bodies, focus on housing choices such as in downtown, encouragement of demonstration projects, permit fast-tracking, among others, but these cities appear to have greater staff and funding resources to further local and regional projects. Woodinville’s continued participation in ARCH can help leverage its lesser resources by combining them with other jurisdictions.

Additional regional and out-of-state affordability programs are identified through the Municipal Research and Services Center (MRSC) (<http://www.mrsc.org/Subjects/Housing/housing.aspx>, accessed June 19, 2007). Some counties and cities have collectively identified best practices such as the National League of Cities, US Council of Mayors and others.

What could the City consider as it evaluates the Sustainable Development Study Area (R-1)?

With present zoning that encourages high density housing and transit-oriented design in the Town Center neighborhood, and capacity in a variety of residential zones, recent Buildable Lands analysis shows that the City can accommodate more growth than its 2022 population allocation; permit trends indicate the City is well on its way to achieving its 20 year growth targets, relatively early in its planning period. Therefore, the R-1 density in the Sustainable Development study area is not affecting the City's ability to meet its growth forecast.

The City's strides in promoting its Town Center neighborhood is key to achieving protection of the community's northwest woodland character, critical areas and support for the community's unique economy with the wineries and other tourist based attractions. The CBD, TBD and high-density multifamily areas in central Woodinville are the most likely areas to attract public and private attached ownership and rental housing – which are more affordable than single family detached dwellings. Similar to other Eastside jurisdictions housing affordable to low and moderate income families is typically found in attached ownership or rental housing (see analysis of Tables 5A-2 to 5A-7 and 5A-9). Attached housing is promoted in Woodinville's Town Center neighborhood where services and infrastructure are also concentrated. Added funding for housing in the City budget and perhaps a demonstration project in the Town Center could increase the City's ability to meet its affordable housing targets.

Whether the R-1 study area would be designated with R-1 or R-4 densities, it is likely that single-family development at either density would not be affordable based on the information reviewed in this memo. This would likely be true for other R-4 locations in the City (see Table 5A-8).

In terms of affordability in the R-1 area, one of the City's best opportunities would be to promote ADUs that the City already allows. An inventory of ADU units in the City and a program to promote additional ADUs could be appropriate. The City may consider Mercer Island's efforts to promote ADUs along with other jurisdictions.

Strengthening Woodinville's Town Center neighborhood efforts, a link between the R-1 study area and the CBD and/or TBD could be made through amendments to the City's TDR programs to promote density transfers from R-1 to the Town Center neighborhood. A separate memo on TDR programs has been prepared for discussion in mid-July.

Added efforts in the R-1 study area (e.g. ADUs, TDR), completion of the Downtown/Little Bear creek Corridor Master Plan, continued regional coordination through ARCH and CBD programs, added budget resources, and continued good progress on Housing Element implementation strategies will help the City achieve its goals for growth management, housing variety, and affordable housing.

Summary

The following bullets summarize the information and recommendations of this memo:

- **Growth Targets:** Woodinville can accommodate more growth than its 2022 housing target and permit trends indicate the City is well on its way to achieving its 20 year growth targets, relatively early in its planning period.
- **Variety:** Present zoning encourages high-density housing and transit-oriented design in the Town Center neighborhood, as well as detached dwellings, ADUs, and other dwelling types in the balance of the city. There is capacity for additional housing in the range of residential and mixed-use zones found in Woodinville.
- **Progress on Goals:** Woodinville is making good progress on implementing its Housing Element, in addition to having a number of programs already in place that support housing variety and choice, for example attracting a demonstration project (Greenbrier) and density incentives for affordable housing. The City leverages its resources through participation in regional bodies such as the King County CBDG Consortium and ARCH.
- **Overall Affordability:**
 - Woodinville rents are relatively affordable compared to other Eastside communities. Average rents can be affordable to low, moderate, and median income households, earning 50-100% of the County median income.
 - On average, attached dwelling sales prices in Woodinville would be affordable to moderate and median income households (80-100%+), and prices are generally lower than other Eastside locations. New private-market built attached housing tends to be affordable to those with incomes above the median.
 - Detached dwellings appear to be affordable to those earning well above the County median income, as is the case in many other Eastside locations.
- **Affordable Housing Targets:** The City is providing enough overall housing to meet its overall growth targets, but additional efforts are needed to meet affordable housing goals, similar to other Eastside communities. If the City's 20-year affordable housing goals were annualized, about 34 dwellings per year would be needed at low and moderate-income levels. The average annual number achieved to date has been 14 dwellings, respectively. The status of affordable housing targets in Woodinville is very similar to other Eastside jurisdictions, who are generally below their targets on an annualized basis. Interestingly, Woodinville has made more progress on low income housing that is typically more difficult to develop than moderate income housing as of 2005. In terms of resources towards affordable housing, City of Woodinville dollars toward new and preserved dwellings is small but increased between 2004 and 2005. Based on assistance goals developed through ARCH, the City's contributions towards affordable housing are targeted for the range \$37,000 to \$83,000. City commitments have varied within and below the range on a year-by-year basis, and the average is currently below the range. Attracting additional demonstration projects would be consistent with City implementation strategies and could offer additional affordable housing to meet housing goals. Future sources of City contributions to affordable housing could be

CDBG funds, general funds, fee waivers, incentives or other types of contributions, that may be reflected in budgets or other programs.

- Likely Location for Additional Affordable Housing: The CBD, TBD and high density multifamily areas in central Woodinville are the most likely areas to attract public and private attached ownership and rental housing – which are more affordable than single family detached dwellings. The Town Center neighborhood in general presents an opportunity for a demonstration project (implementation strategy 11) for affordable ownership or rental housing in mixed-use zones.
- What can be done in R-1 Area? Whether the R-1 study area would be designated with R-1 or R-4 densities, it is likely that single-family development at either density would not be affordable. In terms of affordability in the R-1 area, one of the City’s best opportunities would be to promote ADUs that the City already allows. An inventory of ADU units in the City and a program to promote additional ADUs could be appropriate. The City may consider Mercer Island’s efforts to promote ADUs along with other jurisdictions. Strengthening Woodinville’s Town Center neighborhood efforts, a link between the R-1 study area and the CBD and/or TBD could be made through amendments to the City’s TDR programs to promote density transfers from R-1 to the Town Center neighborhood.
- Other Citywide Efforts: In addition to the ADU and TDR activities described, the City intends to continue the several implementation strategies for affordable housing and housing choices including completion of the Downtown/Little Bear creek Corridor Master Plan, and continued regional coordination through ARCH and CBD programs to leverage the City’s resources. Continued good progress on Housing Element implementation strategies will help the City achieve its goals for growth management, housing variety, and affordable housing.

Appendix 5B

Memo on Buildable Lands (Jones & Stokes)

Memorandum

Date: July 27, 2007, Revised September 11, 2007

To: Ray Sturtz, Planning Manager

From: Gil Cerise, Senior Planner

cc: Lisa Grueter, Senior Planner

Subject: City of Woodinville Buildable Lands Update

Introduction & Purpose

The City of Woodinville asked Jones & Stokes to review and analyze the City's preliminary 2007 Buildable Lands data both to provide information to the Planning Commission on this analysis prior to the September 2007 report being provided to the State, and to inform the Woodinville Sustainable Development CAP's efforts to update the City's Sustainable Development Report (phase 2a). In addition, the City has asked that this report be updated with the final 2007 Buildable Lands report information prior to the September 19th Planning Commission public hearing.

What is Buildable Lands?

Buildable Lands refers to whether or not a jurisdiction has adequate land capacity to accommodate the growth projected for that jurisdiction over a twenty year period. The Buildable Lands program also tracks the amount and actual density of growth in recent years; compares densities achieved to planned densities; and examines whether urban densities are being achieved within the Urban Growth Area.

Origin of Buildable Lands Requirement

In 1997, the Washington State legislature adopted the Buildable Lands amendment to the Growth Management Act (RCW 36.70A.215). The amendment requires six¹ Washington state counties

¹ King, Pierce, Snohomish, Clark, Kitsap, and Thurston counties.

and their cities to determine the amount of land suitable for urban development, and evaluate its capacity for growth, based upon measurement of five years of actual development activity.

If the Buildable Lands Program finds that cities or counties are not achieving urban densities within the urban growth areas, then the jurisdictions must identify reasonable measures, other than adjusting the urban growth areas, that will be taken to comply with state law.

The six counties must report to the State every five years on their Buildable Lands results. The next evaluation is due in 2007.

Who Administers and Tracks Buildable Lands for Woodinville?

The GMA requirements state that the counties subject to Buildable Lands must implement Countywide Planning Policies (CPPs) that establish the review and evaluation program. City plans and policies must be consistent with the Countywide Planning Policies.

Woodinville, as part of King County, has its Buildable Lands administered and tracked through King County. King County tracks data on a countywide basis, and also breaks it up into four subareas: East, SeaShore, South, and Rural. Woodinville is located within the East subarea. Data gathering and analysis to prepare the Buildable Lands Evaluation Report is performed by all 40 jurisdictions in King County under the auspices of the King County CPPs. Further, each jurisdiction within King County examines its data in light of its own comprehensive plan policies.

Countywide Methodology

The methodology for gathering data and conducting the analysis is developed at the County level and based upon State Buildable Lands Program Guidelines (CTED, 2000). Sources of data come from:

- Countywide analyses that helps determine factors such as an appropriate amount to deduct for public rights-of-way and market analysis deductions on a county-wide scale;
- City of Woodinville's development records over the past five years, providing a sense of the types of development the City can expect in each of its zones and providing a comparison for the types of deductions that could be provided on a citywide or zone-wide basis;
- the City's critical areas information; and
- a review of household and job growth targets adopted for the twenty-year period ending December 31, 2022.

Development is not counted in Buildable Lands methodology until a building permit has been issued. At times, development can be in the pipeline for years before a building permit is issued. Sometimes, an applicant will allow a vested application to lapse. This is one reason that only development that has a building permit issued is counted towards meeting housing and employment targets.

King County parcel and assessor data is used as a primary source for Buildable Lands. For this latest evaluation, King County parcel data as of January 2006 as supplied by Suburban Cities Association, was used in this analysis. This data is used to help determine which parcels are vacant and redevelopable.

Assumptions Contained Within Buildable Land Residential Calculations

The capacity numbers generated in the Buildable Lands program are based upon a number of assumptions. King County and Suburban Cities Association gathers data across the County to determine the deductions for some of the capacity. Cities have an opportunity to either use the data gathered Countywide, or to customize the assumptions with justification for why they are modified. Woodinville was able to use experience in development patterns over the past five years to customize the assumptions used in its Buildable Lands analysis. Assumptions contained in the City of Woodinville methodology are as follows:

- Acres of critical areas are derived from the City's GIS layer;
- Right-of-way assumptions are 10% in general, and 20% in the R-4 and R-6 zones;
- Public purpose assumptions (including things like parks and stormwater facilities) are 5% in general, and 10% in the R-4 and R-6 zones;
- A market factor estimates the amount of net acreage that will not be developed over the 20 year period is included in the calculation, i.e., property owners do not wish to sell. This factor is 15% in the R-1, R-6, and R-8 zones. The factor is 10% in all other zones.

Assumptions used in the Buildable Lands analysis are based upon averages, even Citywide or zone-wide averages. The discounts assumed may be higher or lower in particular cases of individual properties. However, they average out over the zone, City, or County as a whole.

Future Residential Density Assumptions

An assumed future density by zone is applied to the net acreage that results after reduction factors (above) are deducted. Assumed future acreage is based upon past densities achieved in zones that have well-established development track records. Other zones, where residential development is not as common, such as the Central Business District (CBD) and Tourist Business (TB) zones, includes some assumptions on future development densities achieved.

As can be seen from a review of Table 5B-1 below, achieved densities are generally used for the input of assumed future densities. Exceptions in this case are in the Tourist Business zone and the R-48/O zone where there are no achieved densities. In these cases, densities anticipated in proposed projects are used for the assumed densities.

Table 5B-1. Achieved and Assumed Densities

Zone	Achieved Dwelling Units/Acre	Assumed Future Densities (Dwelling Units/Acre)
R-1	1.11	1.11
R-4	5.89	5.89
R-6	6.91	6.91
R-8 (1)	13.03	8
R-18 (1)	7.26	16
R-24	20	20
CBD	51.7	51.7
TBD	0	35 (based upon knowledge of proposed project)
R-48/O	0	48 (based upon knowledge of proposed project)

(1) Achieved densities in the R-8 and R-18 zones were reviewed in light of achieved dwelling units per acre and adjusted accordingly for assumed future densities.

Assumptions Contained in Buildable Land Employment Calculations

Employment capacity is expressed in jobs. However, there are similarities in the assumptions included in Buildable Land employment calculations:

- Acres of critical areas to be deducted are taken from the City’s GIS layer for critical areas;
- Right-of-way assumptions used are 7%;
- Public purposes such as parks and stormwater detention are assumed at 5%; and
- A 15% market factor is used to deduct land that is assumed not to develop over the next 20 years.

The resulting net acreage has an assumed future floor area ratio (FAR) applied to it. FAR expresses the relationship between the amount of useable floor area permitted in a building or buildings and the area of the lot on which the building stands. FAR is determined by dividing the gross floor area of a building by the total area of a lot.

Future FAR Assumptions

Similar to future residential density assumptions, future FAR assumptions are based upon past development patterns that the City has experienced. Table 5B-2 below shows both achieved FARs in commercial zones and assumed FARs that the City is using as a result. As can be seen, the only zone without an established track record of development is the Office zone. In this case, the FAR used in the most recent City Comprehensive Plan is used for purposes of this analysis.

Table 5B-2. Achieved and Assumed Floor Area Ratios (FAR)

Zone	Achieved FAR	Assumed FAR
CBD	0.48	0.48
TB	0	0.48 - similar to the CBD zone.
GB	0.36	0.36
I	0.3	0.3
NB	0	0.24 - No activity in this zone. Based upon most recent Comprehensive Plan assumptions.
O	0	0.3 - No activity in this zone. Based upon most recent Comprehensive Plan assumptions.

Results of Buildable Lands Analysis

The City of Woodinville undertook an effort to provide data for input into the Buildable Lands Evaluation for this year's five-year update. This report was updated in September 2007 to include King County's final 2007 Buildable Lands Report numbers for the City. Based upon the City's analysis, the City has capacity for 2,139 residential units and 3,769 employees.

Residential Capacity

The King County 2007 Buildable Lands Report indicated that the City gained a net of 448 dwellings from 2001 to 2005. This leaves a Housing Allocation balance of 1,421 dwelling units to be provided in the 2006-2022 time frame. Another net 37 dwelling units were added in 2006 according to the City's Building Permits records. When these 2006 dwelling units are considered, the City has a Housing Allocation balance of 1,384 dwelling units to be provided in 2007-2022 time frame.

Table 5B-3. Housing Allocation and Permits Issued

Housing Allocations and Permits	Housing Units
2001 – 2022 Housing Allocation	1,869
2001 – 2005 Net Housing Gain (Permitted - Demolition)	-448*
Housing Allocation Balance	1,421

*Includes both Residential Zone Projects and known Commercial Zone Projects.

Using the findings of the 2007 Buildable Lands Analysis as a baseline, the following table indicates that there remains sufficient capacity to accommodate the remaining Housing Allocation under current zoning.

Table 5B-4. Preliminary 2007 Buildable Lands Residential Capacity Analysis (Dwelling Units)

Residential Carrying Capacity*	R-1	R-4	R-6	R-8	Multi-Family (R-12 thru R-48/O)	Mixed-Use Zones**	Totals
A. Vacant Land	76	182	161	9	460	66	954
B. Redevelopable Land	151	197	594	48	0	195	1,185
Total Units Per Zone	227	379	755	57	460	261	2,139
Percentage of Capacity	10.6%	17.7%	35.3%	2.7%	21.4%	12.2%	

*Capacity = land available for development or redevelopment current zoning

** Includes capacity in the CBD & TB zones

Table 5B-4 and 5B-5 indicate that the City of Woodinville has a total housing unit capacity of 2,139 dwelling units. As Table 5B-5 below indicates, with a current² housing capacity of 2,073 housing units (unit capacity minus vacancy rates for both single family and multi-family units) in all zones and an allocation balance of 1,421 (Table 5B-3) this leaves a surplus capacity of 652 housing units.

Table 5B-5. Housing Allocation Surplus

Current Unit Capacity	2,139
Current Housing Capacity (Unit Capacity - Vacancy Rates)	2,073
Housing Allocation Balance	-1,421
Housing Allocation Surplus	652

In addition, the City's Comprehensive Plan Map indicates an area of potential annexation. This annexation area is already heavily developed with commercial and industrial. Limited residential, if any, would contribute to the city's capacity.

Due to the lack of history with mixed use development, the City's previous Buildable Lands analysis conducted in 2001 did not identify the capacity in the Central Business District (CBD) and Tourist Business (TB) zones to accommodate housing units. Nevertheless, since 2002, 99 units have been permitted for three relatively small projects located in the CBD zone.

Although the City is now able to consider proposed projects in defining assumptions, the preliminary capacity numbers for the mixed-use zones (TB and CBD zones) and the multi-family

² Buildable Lands capacity figure is as of January 2006.

zones likely underestimates their growth potential. The TB zone is undergoing a current development project that is expected to bring approximately 250 new dwelling units to the TB zone, more than the 89 dwelling units anticipated in the 2007 Buildable Lands analysis for this zone. This development project does not have permits in hand, yet if this project is approved for the number of units submitted, then the Housing Allocation balance (units to be provided) would be reduced to 1,171 units. The redevelopment of a 20-acre mobile home park in downtown, zoned for 36 dwelling units per acre, and other development currently being discussed for various locations in the CBD zone indicates there is a potential for all of the City's remaining GMA Housing Allocation to be provided by mixed-use commercially zoned projects. Provided that the strong housing market continues, and these projects are approved and built, this reduces, if not eliminates, the need to rely on the residential zoned areas to fulfill the City's housing obligation under the State's GMA and King County's Countywide Planning Policies for more than 15 years.

The City's existing housing capacity of 2,139 dwelling units exceeds the entire 20-year capacity allocated to the City for the 2001-2022 time period of 1,869 dwelling units. Given that the City's Buildable Lands estimates for mixed-use zones are conservative and probably underestimate capacity in the City's mixed-use zones, we can reasonably assume that the City has enough capacity for the next 20 years.

Since incorporation in 1993, it has been an expressed goal and vision of the City to preserve "our Northwest woodland character." Approximately 33% of the total City (approximately 1,200 acres) is zoned R-1. It also contains a significant amount of the City's native tree cover and wooded hillsides, the primary elements that define Northwest woodland character. While the City strives to fulfill its obligation to provide housing, it will be important to take advantage of the carrying capacity outside of the R-1 Zone area in order to retain these important and unique elements for future generations.

Employment Capacity

Buildable Land employment capacity is measured in jobs. The City of Woodinville's Preliminary 2007 Buildable Lands capacity analysis identifies capacity for approximately 3,769 new jobs in the City.

Table 5B-6. Preliminary 2007 Buildable Lands Employment Capacity Analysis (Jobs)

Employment Carrying Capacity*	GB	NB	O	Industrial (I)	Mixed-Use Zones**	Totals
A. Vacant Land	178	64	6	682	249	1,179
B. Redevelopable Land	583	255	37	1,219	496	2,590
Total Jobs Per Zone	761	319	43	1,901	745	3,769
Percentage of Capacity	20.1%	8.5%	1.1%	50.4%	19.7%	

*Capacity = land available for development or redevelopment current zoning

** Includes capacity in the CBD & TB zones

As can be seen from Table 5B-6 above, preliminary results show that approximately 50% of the City's employment capacity exists within the Industrial zoned lands located along the Sammamish Valley floor. This includes area that is within the Tourist Business overlay. Another significant portion of the City's employment capacity exists within the General Business (GB) and the mixed-use zones, consisting of the CBD and TB zones.

Woodinville's job target under the King County Countywide Planning Policies is for 2,000 jobs by December 31, 2022. This analysis shows that the City can easily meet this target, even without counting the job growth that has occurred in Woodinville since 2001.