

3.0 HOUSING

Introduction

The housing element is directed towards ensuring the vitality and character of Woodinville's established residential neighborhoods, meeting present and future community housing and human service needs, promoting the preservation and development of a variety of housing types, and providing housing opportunities for all economic segments of the community. This element describes conditions and trends for Woodinville's households and housing stock, and illustrates Woodinville's housing needs and associated services. Following a review of conditions and trends, this element describes the City's housing plans, goals and policies, and actions.

Conditions & Trends

There are several key trends influencing housing in Woodinville:

- Housing stock that is becoming more diverse and aging,
- Changing household composition with most households being one and two person in size,
- A slowly aging population,
- A gradually diversifying population with more households of different ethnicities and races,
- Decreasing housing affordability, and
- A jobs-housing ratio where the demand for housing by those working locally exceeds the supply, affecting the City's ability to attract employers and reduce traffic congestion.

Each trend is addressed below. Other topics are also addressed further in the *City of Woodinville Existing Conditions Report*, such as housing stock mix, housing sales and rent prices, homelessness, poverty, and others.

Diversifying and Aging Housing Stock

Most of the City's land is zoned and used for single family residential uses, and the City's housing stock is predominantly single family. However, the share of multifamily dwellings is increasing. See Exhibit 3-1. This diversification is anticipated to continue as most of the City's housing capacity is in mixed use areas, a reflection of how the City has increased development capacity in its Central Business District. (See the Land Use Element for additional discussion.)

Most of the City's housing stock was developed in the late 20th Century, between 1980 and 1999 (60%). About 22% was developed in 1979 or earlier, and about 18% has been developed since the year 2000. (ARCH 2013) This means that a majority of the housing stock will be 50 years or older by the end of the 2035 planning period.

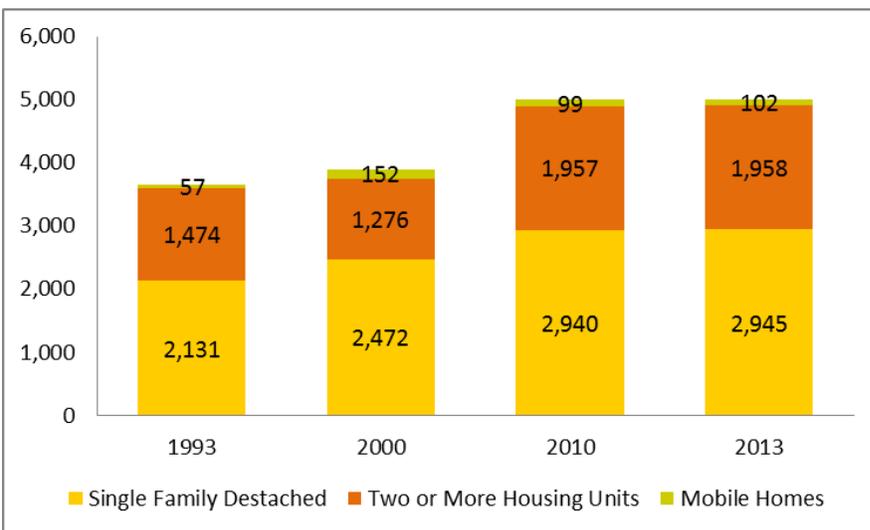
Housing, Human Services & Woodinville's Vision

Woodinville's vision statement calls for respecting different neighborhood characters, and promoting compact mixed use districts:

- ▶ a successful balance of neighborhoods
- ▶ a compact, inviting downtown that is attractive and functional and vibrant riverfront mixed-use & tourist districts



Exhibit 3-1. Housing Stock: 1993-2013

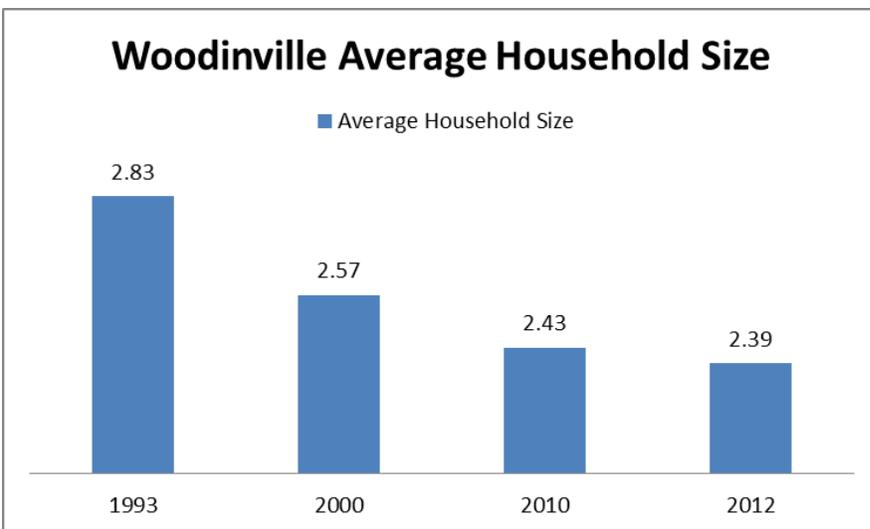


Source: State of Washington Office of Financial Management; BERK 2013

Changing Household Composition

Woodinville's average household size has continued to decline as shown in Exhibit 3-2.

Exhibit 3-2. Average Household Size

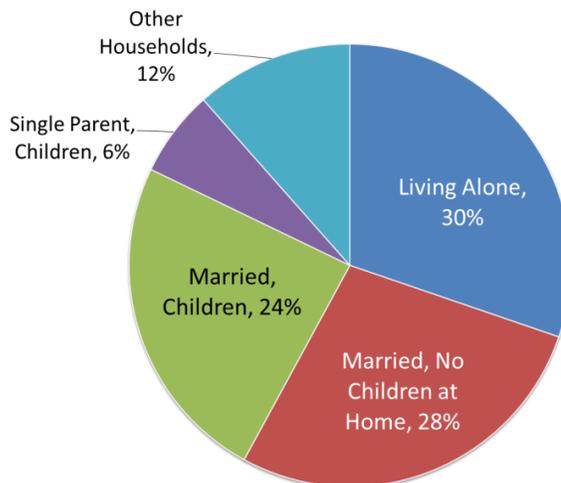


Source: Puget Sound Regional Council, US Census Bureau, American Community Survey

Singles living alone, married couples without children, and two person households, are a growing segment of Woodinville's population. Today, these groups account for almost two thirds of the households in Woodinville (62%). See Exhibit 3-3. Smaller households may prefer different housing styles and sizes over time. Examples of housing forms that may appeal to such households include: Accessory dwelling units, multiplexes and cottages, townhomes, and mixed use and other housing forms especially near transit.



Exhibit 3-3. Woodinville Household Composition, 2010

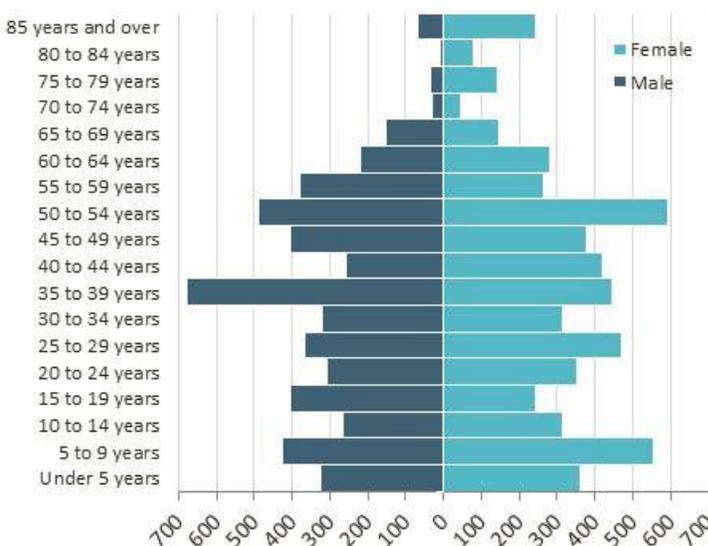


Source: US Census 2010, A Regional Coalition for Housing, 2014

Slowly Aging Population

Seniors accounted for 9% of the population in 2000 and 11% of the population in 2010. The senior population will continue to increase over the 2015-2035 planning period as those in the 50-60 age bracket begin to retire over the next 10-15 years. See Exhibit 3-4. Seniors who rent tend to be cost-burdened. Some seniors—especially over age 75, half of the senior population—have specialized housing needs.

Exhibit 3-4. Age Distribution by Sex, 2007-2011 5-Year Average



Source: US Census American Community Survey, 2007-2011 5-Year Average; BERK, 2013



Gradually Diverse Population

Woodinville is becoming more diverse though less than East King County overall. Housing programs will need to be sensitive to diversity, especially for households with limited English proficiency. Such households may also create a demand for different forms of housing (e.g. accommodating extended families). It will be important to ensure that local regulations allow flexibility for market to respond to changing needs.

Decreasing Housing Affordability

Nearly one third of Woodinville's households have low and moderate incomes similar to other East King County cities, but lower than the rest of King County. See Exhibit 3-5. Ensuring the City can cooperate regionally and provide opportunities locally for housing at all income levels, particularly very low incomes, will be important to meet the needs of households such as housing affordable to local employees. Reducing development costs while maintaining quality standards and offering a variety of housing types and densities to meet the needs of the community will also be increasingly important.

Exhibit 3-5. Households by Income Levels

Location	Total Households	Less than \$21,200	\$21,200 to \$35,299	\$35,300 to \$56,499	\$56,500 to \$70,599	\$70,600 to \$84,699	\$84,700 +	Median
	<i>% of area median household income:</i>	<i>Very Low Income <30%</i>	<i>Low Income 30-50%</i>	<i>Moderate Income 50-80%</i>	<i>80-100%</i>	<i>100-120%</i>	<i>Over 120%</i>	
Woodinville	4,350	7%	9%	15%	8%	8%	54%	\$91,049
EKC cities	179,691	8%	8%	13%	8%	8%	54%	n/a
King County	790,070	13%	11%	16%	10%	8%	42%	\$70,567
Washington	2,602,568	17%	16%	13%	15%	11%	28%	\$58,890

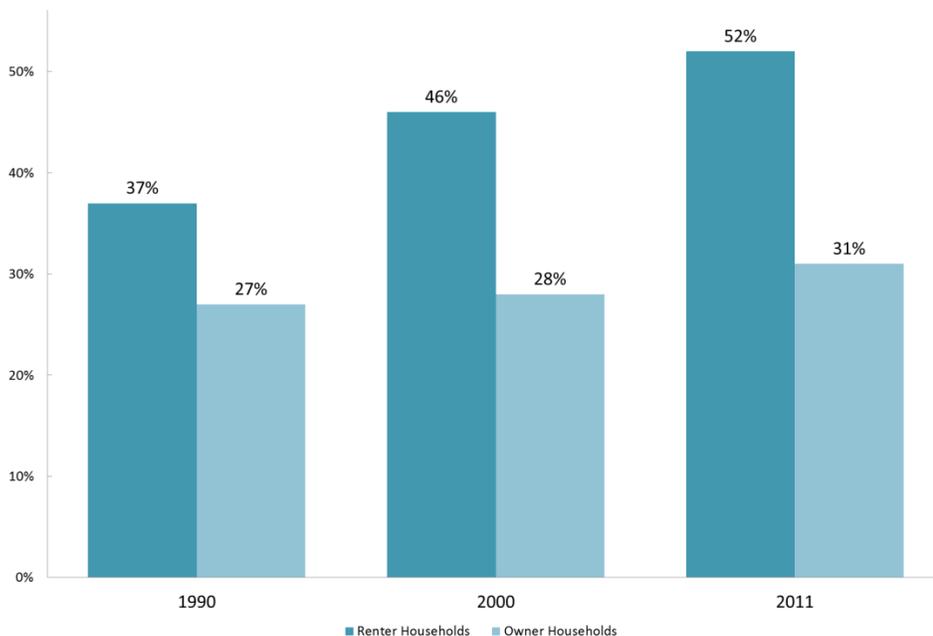
Source: 2011 ACS 5-Year Estimates, A Regional Coalition for Housing 2013

The proportion of Woodinville households paying more than 30% of their income for housing costs has risen each decade since 1990. A greater percentage of renters are cost burdened than homeowners. The proportion of cost-burdened renters is growing more rapidly than cost-burdened owners. See Exhibit 3-6.

Progress on Affordable Housing

Eastside King County cities are meeting about 85% of the combined moderate-income housing goal, using variety of approaches. Woodinville is meeting 62% of its moderate income goal largely through the private sector; a high proportion of private-sector, moderate-income units are smaller, rental units. Eastside King County is meeting about 25% of the combined low-income goal, and essentially all low income housing proposals have needed direct assistance. Woodinville is meeting 15% of its low-income housing goal. (A Regional Coalition for Housing 2014)

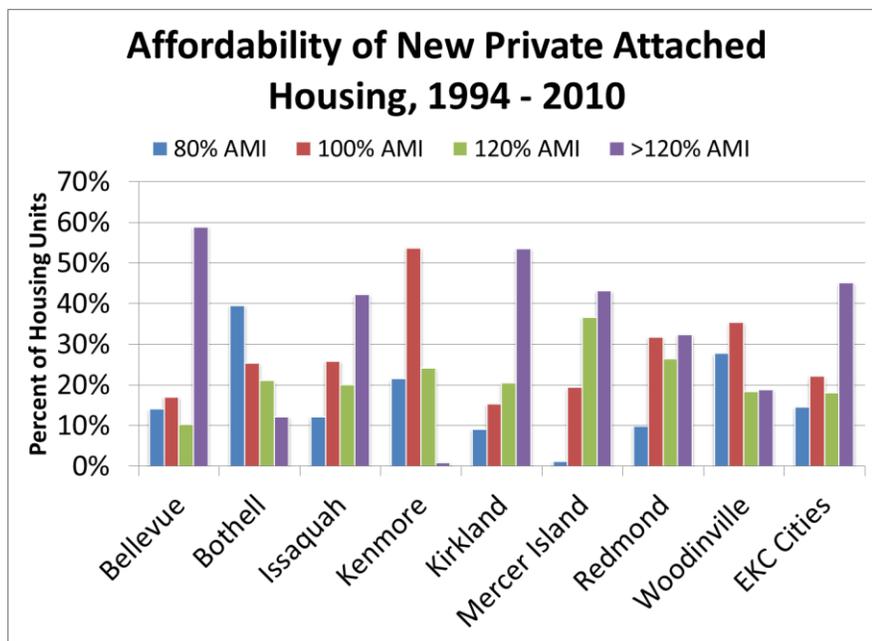
Exhibit 3-6. Decreasing Housing Affordability: Cost Burdened Homeowner and Renter Households



Source: US Census, American Community Survey, A Regional Coalition for Housing, 2013

Woodinville’s home sale prices have increased between the year 2000 and 2010, though declined recently between 2010 and 2012 as described further in the Draft Existing Conditions Report, December 2013). Much of Woodinville’s new *attached* housing stock built since 1994 is affordable to moderate, middle, and upper income levels, and less so to low and very low incomes. See Exhibit 3-7.

Exhibit 3-7. Affordability of New Privately Attached Housing



Source: ARCH 2013

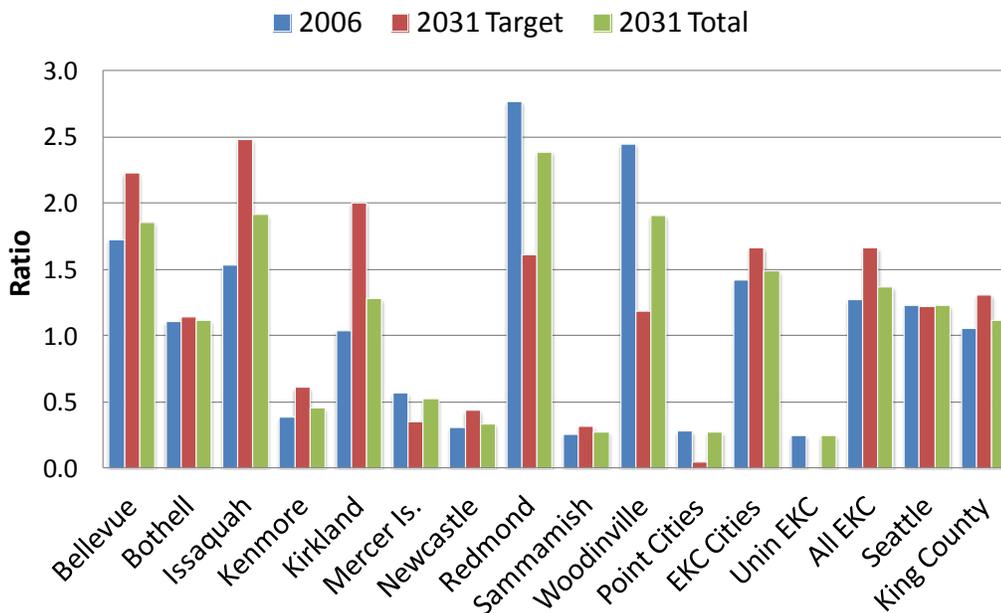
Jobs-Housing Imbalance

A jobs-housing “imbalance” means there is excess demand for housing from the local workforce relative to local supply. Also, Woodinville’s local workforce includes many moderate- and lower paying jobs. These factors contribute to the need for a greater quantity of housing, including a variety of housing types with a range of prices. The City could also promote its economic development goals and attract additional family wage jobs. Job locations and wages may contribute to the high proportion of the East King County workforce that lives outside of East King County (52%) (A Regional Coalition for Housing 2014).

Woodinville has a 2006 jobs-housing balance that shows that there is a greater demand for housing by the local workforce than is available. Woodinville’s ratio is second highest in East King County at nearly 2.5. See Exhibit 3-8.

It is important to achieve a greater balance between jobs and housing to attract employers to Woodinville and to reduce congestion due to commuting. If growth expected through 2031 occurs in Woodinville, the jobs-housing balance would improve though it would still be relatively high.

Exhibit 3-8. Jobs-Housing Balance 2006-2031



Note: “Jobs-housing balance” indicates the ratio of housing demand from local workforce to the local supply of housing. A ratio of 1.0 means there is an amount of housing equal to the demand for housing from the local workforce. A ratio greater than 1.0 means that local employment generates a demand for housing greater than the number of housing units. Housing demand is estimated by 1.4 jobs per household.

Challenges and Opportunities

Woodinville is a desirable place providing an attractive but expensive housing market similar to other Eastside King County communities. Woodinville's community is changing similar to other Eastside King County communities as it increases its share of smaller households, and becomes more diverse in age and ethnicity. Woodinville's employment base is producing a demand for added housing though the income produced is not always sufficient to rent or buy a home in the community and reinforces traffic congestion affecting Woodinville's quality of life. Increasing housing variety and affordability will be important to meet the City's present and future needs.

Woodinville's has a large share of land that is presently used and would continue to be used for single family purposes; this provides an opportunity for housing types that are compatible and yet affordable such as accessory dwelling units. Only one accessory dwelling unit permit was reported between 1994 and 2010 (ARCH 2013). Some of the lack of implementation of such units appears to be related to infrastructure and transportation requirements and fees.

Much of the City's multifamily zoned areas are built out. There is little land for townhomes, cottages, or apartments. The City's exploration of horizontal mixed use opportunities along the Sammamish Riverfront described in the Land Use Element could assist with this segment of housing.

The community has a vision and market interest in providing mixed use housing opportunities in its Central Business District. Canterbury Square in the Central Business District will provide 800+ market rate units. Other areas in the Central Business District may take advantage of density bonuses for public amenities such as affordable housing. As noted in the Land Use Element, Woodinville has sufficient capacity for future housing growth, much of which is in mixed-use zones and in particular the Central Business District. The capacity of the CBD to increase the share of multifamily housing is important to the community's ability to serve smaller household sizes and potentially affordable housing needs. Thus evaluating and updating incentives offered in the CBD to make the affordable housing benefit more attractive is important.

Housing Objectives

Based on the above challenges and opportunities, the City has developed housing and human service objectives and tools addressing housing diversity and supply, affordable housing incentives, direct support to create affordable housing, and programs to serve special needs. See Exhibit 3-9.

Exhibit 3-9. Housing Objectives and Tools

Outcomes	Indicators	Example Tools
Promote housing ownership	Maintain or increase home-ownership rates	Single Family Dwellings including small lots Accessory Dwelling Units Cottages, Townhomes
Improve jobs-housing balance and meet housing demand	Land capacity to meet or exceed housing target	Land Use Plan and Zoning
Allow for a variety of housing types to meet size and age trends	Increased numbers of small units and senior units	Single Family Dwellings including small lots Accessory Dwelling Units Multiplexes, Cottages, Townhomes Mixed Use Zoning
Increase opportunities for housing to very low and low income households	Increased numbers of rental and ownership dwellings, especially with long term affordability commitment	Accessory Dwelling Units Voluntary bonuses (e.g. height, density) with affordability Multi-family Property Tax Exemption Permit and Impact Fee Waivers Regional Housing Trust Fund
Improved opportunities for special needs housing and services	Increased housing in East King County serving special needs, such as emergency shelter and group homes for disabled.	Regional Housing Trust Fund Human Services contributions in City budget

Tools the City can employ to promote quality housing opportunities vary by location. In established single family neighborhoods, accessory dwelling units are an opportunity. Downtown and commercial areas present locations for mixed use housing and affordable housing incentives. The Riverfront Amenity Overlay and General Commercial areas present opportunities for medium density attached housing such as townhomes and mixed uses.

Goals & Policies

Goal HHS-1. Provide a diversity of housing types.

Policy HHS-1.1. Allow for a variety of housing types and lot sizes, including: mixed use development, small and large lot single family development, accessory dwelling units, townhomes, duplexes, multiplexes, and apartments, and manufactured housing.

- A. Encourage mixed use (commercial/residential) developments in the downtown, tourist business, and riverfront areas.
- B. Provide for moderately priced housing ownership through flexible lot sizes, cottages, townhomes, and condominium housing.
- C. Allow the development of accessory dwelling units on single-family lots. Regulatory guidelines should minimize procedural requirements, while addressing neighborhood compatibility through development, design, and occupancy standards.
- D. Allow manufactured homes in single family zones when they are consistent with city codes, look similar to site-built housing, and are placed on a permanent foundation.

Policy HHS-1.2. Promote infill development designed to be compatible with existing neighborhoods while creating new housing opportunities.

Policy HHS-1.3. Provide a land use plan that accommodates Woodinville's regionally determined housing growth target and supports regional objectives for housing diversity, affordability, innovative and flexible techniques, and a jobs-housing balance.

Goal HHS-2. Create opportunities for all Woodinville households at all income levels to secure quality housing.

Policy HHS-2.1. Encourage home ownership by allowing a variety of housing types suitable for ownership and promoting down payment assistance programs and other programs.

Policy HHS-2.2. Work in partnership with King County and other cities to promote providing a proportionate amount of the countywide need for very low-, low-, and moderate-income households.

Policy HHS-2.3. Focus efforts towards housing affordable to very low-income households (30% AMI), where the greatest need exists, and where funding and collaborative actions individually by Woodinville and collectively with other agencies are necessary.

Policy HHS-2.4. Continue to support the Regional Housing Trust Fund.

Policy HHS-2.5. Recognize the combination of housing and transportation costs on cost-burdened households by promoting new public and private affordable housing investments in neighborhoods with greater opportunities for transit and jobs.

Policy HHS-2.6. Provide affordable housing through incentives and standards, including:

- A. Offering voluntary development bonuses (e.g. height, density) for the provision of affordable housing in downtown and other commercial districts; affordable housing bonuses should be competitively set in relation to other public benefit incentives,

- A. Considering inclusionary zoning provisions that require a range of housing prices in new developments of a certain size or when evaluating rezone requests,
- B. Encourage/support first-time homebuyers program that make it possible for low/mod buyers to enter home ownership
- C. Consider evaluating permit and impact fee waivers for affordable units.

Policy HHS-2.7. Require affordability covenants, which include provisions for units to remain affordable for the longest possible term, when affordable units are constructed through density bonuses or other means.

Goal HHS-3. To provide housing opportunities in Woodinville and support for human services for people with special needs.

Policy HHS-3.1. Promote equal and fair access to housing through application of federal and state fair housing laws.

Policy HHS-3.2. Encourage and support the development of housing for seniors of all incomes. Allow for senior housing and assisted living facilities and support services such as day health.

Policy HHS-3.3. Support housing options, programs, and services that allow seniors and people with disabilities to stay in their homes or neighborhood as their housing needs change, such as encouraging universal design or retrofitting homes for lifetime use.

Policy HHS-3.4. Accommodate the development of emergency, transitional, and permanent supportive housing and services for the homeless in the East King County region and in Woodinville.

Policy HHS-3.5. Enable individuals to meet their basic physical, economic, and social needs by promoting an effective human services delivery system.

Goal HHS-4. To foster livable neighborhoods with a desirable quality of life, environmental sustainability, and healthy active living.

Policy HHS-4.1. Encourage preservation, maintenance, and improvements to existing residential structures. Seek and promote resources that provide financial and other assistance to citizens for maintaining or repairing health and safety features of their homes.

Policy HHS-4.2. Promote sustainable development practices and healthy housing options.

- A. Support active living through residential development design standards and connected streets with nonmotorized improvements and trails.
- A. Promote housing developments exhibiting universal design principles to ensure housing is designed for all persons and abilities.
- B. Promote safe, energy efficient, and healthy housing attainable to all households.
- C. Encourage development clustering and low-impact stormwater management methods to improve environmental quality.

Policy HHS-4.3. Ensure that new development and redevelopment are compatible with existing and planned neighborhood character such as through design and landscape standards.

Goal HHS-5. 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.

Policy HHS-5.1. Coordinate City housing goals, policies, and strategies with regional growth, housing, transit, and employment policies.

Policy HHS-5.2. Support and encourage housing legislation at the county, state, and federal levels which would promote the City's housing goals and policies.

Policy HHS-5.3. Continue membership in interjurisdictional agencies to assist in the provision of affordable housing on the Eastside.

Action Plan

The Housing Element is implemented by related plans and programs, including:

- Woodinville’s Comprehensive Land Use Plan and Zoning Code that provides capacity and variety in housing,
- Woodinville’s membership and participation with A Regional Coalition for Housing, including the Regional Housing Trust Fund,
- Woodinville’s Parks and Recreation Plan and Transportation Plan that provides non-motorized pedestrian, bicycle, trail, parks and recreation improvements to promote healthy communities, and
- Woodinville’s regular budgeting process that includes contributions to human service agencies selected by the City’s Finance Committee.

This Element also includes policies promoting new initiatives for housing designed to create housing opportunities that meet Woodinville residents’ needs. See Exhibit 3-10. These initiatives will be documented, monitored and, as needed, updated through the Housing Strategy Plan.

Exhibit 3-10. Housing Action Plan: New Initiatives

Topic	Action	Lead & Partners
Housing Quality, Variety, Affordability, & Interjurisdictional Partnerships	Adopt and periodically update, a Housing Strategy Plan and Work Program with specific housing strategies to be considered in addressing the City’s housing needs and goals.	Lead: City of Woodinville Partners: A Regional Coalition for Housing
Housing Variety, Affordability, and Ownership	Evaluate inclusion of cottage housing in medium density residential areas or neighborhood commercial nodes	Lead: City of Woodinville
Housing Variety, Affordability, and Ownership	Evaluate accessory dwelling unit regulations, fees and procedures and remove barriers to implementation	Lead: City of Woodinville Partners: A Regional Coalition for Housing
Housing Variety, Affordability, and Ownership	Allow additional opportunities for a variety of ownership housing at different prices, such as townhomes in additional commercial districts.	Lead: City of Woodinville
Housing Quality	Evaluate and update codes to promote universal design and low impact development standards	Lead: City of Woodinville