King County

KING COUNTY
COMPREHENSIVE PLAN 2008

Technical Appendix B
Housing

March 1, 2008

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http://www.metrokc.gov/permits/codes/CompPlan/2008/

Technical Appendix B

Housing

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I. Introduction

Housing Needs Analysis 2008

In 1994, King County adopted its Comprehensive Plan under the framework of the Washington State Growth Management Act and the King County Countywide Planning Policies. Since that time, the Comprehensive Plan has guided King County's housing efforts through a variety of ways. The County exercises direct control over some measures such as development regulations in unincorporated areas. The County also provides direct funding for affordable housing efforts through the King County Housing and Community Development Program.

In addition to direct efforts, the County works in conjunction with many public, private and non-profit entities to promote housing development and affordability. The County partners with most cities outside of Seattle through the Community Development Block Grant (CDBG) and HOME Consortiums to allocate and administer affordable housing development funds. Recent efforts and strategies of the Consortium are detailed in the 2005-2009 Consolidated Housing and Community Development Plan. In addition, the County participates with all cities in the Regional Affordable Housing Program (RAHP) and the Growth Management Planning Council (GMPC) to address housing affordability.

This Technical Appendix provides an assessment of the local housing stock and its ability to serve the housing needs of County residents now and in the future. This analysis provides the basis for policies in the Housing Section of the Urban Communities Chapter of the King County Comprehensive Plan.

This analysis recognizes that most housing development will be developed by the private sector and that the majority of housing development will occur within cities. Rural unincorporated areas are not anticipated to have a significant amount of housing development and therefore this analysis concentrates on housing development within the urban growth boundary. In addition, unincorporated urban areas are anticipated to annex to existing cities over the coming years. While the County maintains influence on housing development in these areas through development regulations, the analysis anticipates that the magnitude of this influence on housing development will diminish due to annexations.

As a result, the County's role as a regional leader and administrator of Consortium efforts will become the County's primary mechanism to promote housing development and affordability. Therefore, this analysis provides significant focus on housing stock and demographics data for all of King County and to areas outside of Seattle (Consortium cities) to provide an integrated view, analysis and response to housing needs at a countywide level. For the purposes of comparison, some data for sub-regions (i.e. East King County, South King County) and the City of Seattle is also provided.

Where possible, the analysis provides supplemental information on unincorporated areas in general and specifically the 10 largest remaining urban unincorporated areas to provide an indication of housing conditions in urban unincorporated areas. Because of difficulties in aggregating census and other information for rural areas, data for the rural area is limited and incomplete. This data is provided in the analysis whenever available.

DATA SOURCES

This analysis relies upon a variety of data sources compiled at various times over the last two decades. Sometimes these data sources are not directly comparable but are similar enough that they can be used to identify trends. Unless otherwise noted in this analysis, it is assumed that these trends will continue in a similar manner in the coming years.

Analysis in this appendix is based primarily on data provided by the following sources:

- 1990 and 2000 United States Census
- American Community Survey (2001-2006 Annual Surveys)
- King County Benchmark Program
- King County Annual Growth Report
- King County Buildable Lands Report
- United States Department of Housing and Urban Development
- Dupre + Scott Apartment Advisors Inc

APPENDIX ORGANIZATION

This appendix is structured to provide a review and analysis of the housing market in King County as a whole and in portions of the County such as jurisdictions and unincorporated areas. This analysis looks at indicators of demographics, economics and housing characteristics to identify trends in the community and its housing market. Based upon these trends and the capacity for housing development, the analysis identifies strategies to address the housing needs of all segments of the community.

This appendix is organized into the following sections:

I. Introduction
II. Definitions – Affordable Housing, King County Consortium, Large Urban Unincorporated Areas
III. Characteristics of Households - household types and incomes
IV. Housing Inventory - housing type and prices of housing
V. Housing Need and Affordability - gap between incomes and housing prices
VI. Planning for Future Growth - capacity for housing and anticipated funding resources
VII. Conclusions and Refined Strategies

II. Definitions

A. What is Affordable Housing?

For the purposes of this analysis, affordable housing is defined as housing that costs no more than 30% of household gross income. Income figures used for this calculation are provided by the U.S. Census and updated annually by the United States Department of Housing and Urban Development for the Seattle-Bellevue-Everett Area. [1]

Household income figures are dependent upon household size and household income increases as the size of the household increases (primarily because there are more wage earners in larger households). For example, a two-person household has a higher average household income than a one-person household does.

Affordable rent or sales price assume that a household will need one less bedroom than the number of persons in the household, for example a two person household would need a one bedroom unit while a three person household needs a two bedroom unit.

Generally, estimates of sales price in this analysis assume a 5% down payment with a 30-year fixed mortgage at 6.5% interest. Typically, affordable housing costs for an ownership unit include payments for principal, interest, taxes, and insurance. For condominiums, homeowner dues increase monthly housing expenses. As a result, condominium sales prices must be about 10% lower than that of a single family home to have similar affordability. For rental units, affordable housing costs typically assume inclusion of basic utilities. These assumptions are not consistent in all data used in this analysis and therefore some figures may not be directly comparable, however, it is anticipated that these differences are minor enough to allow for general comparisons and will not significantly affect the conclusions of this analysis.

Housing policies are aimed at increasing affordable housing opportunities across a range of incomes. For the purposes of this analysis the following terms are used to refer to households at various income levels:

- Very Low Income Households: 0-30% of Median Income
- Low Income Households: 30-50% of Median Income
- Moderate Income Households: 50-80% of Median Income
- Middle Income Households: 80-120% of Median Income

[1] The United States Department of Housing and Urban Development included King, Snohomish and Island counties in the Seattle-Bellevue-Everett Metropolitan Area prior to 2005. The Seattle-Bellevue Metropolitan Area presently includes King and Snohomish counties.

2006 Income Levels and Housing Costs*

For the affordable home price this table uses a 5% down payment on a 30 yr. mortgage at 6.5% interest (estimate).

Percent of Median Income		One Person	Two Person	Average Household (2.4 Person)	Three Person	Four Person
30%	**Annual Income**	**$15,600**	**$17,800**	**$18,700**	**$20,100**	**$22,300**
	Affordable Monthly Hsg Payment	$325	$371	$390	$419	$465
	Affordable Rent	$390	$445	$468	$503	$558
	Affordable Home Price	$54,100	$61,800	$64,900	$69,700	$77,400
50%	**Annual Income**	**$26,000**	**$29,700**	**$31,200**	**$33,500**	**$37,200**
	Affordable Monthly Hsg Payment	$542	$619	$650	$698	$775
	Affordable Rent	$650	$743	$780	$838	$930
	Affordable Home Price	$90,200	$103,000	$108,200	$116,200	$129,100
80%**	**Annual Income**	**$41,600**	**$47,500**	**$49,900**	**$53,500**	**$59,400**
	Affordable Monthly Hsg Payment	$867	$990	$1,040	$1,115	$1,238
	Affordable Rent	$1,040	$1,188	$1,248	$1,338	$1,485
	Affordable Home Price	$144,300	$164,800	$173,100	$185,600	$206,100
100%	**Annual Income**	**$52,000**	**$59,400**	**$62,400**	**$66,900**	**$74,300**
	Affordable Monthly Hsg Payment	$1,083	$1,238	$1,300	$1,394	$1,548
	Affordable Rent	$1,300	$1,485	$1,560	$1,673	$1,858
	Affordable Home Price	$180,400	$206,100	$216,500	$232,100	$257,800
120%	**Annual Income**	**$62,400**	**$71,300**	**$74,900**	**$80,300**	**$89,200**
	Affordable Monthly Hsg Payment	$1,300	$1,485	$1,560	$1,673	$1,858
	Affordable Rent	$1,560	$1,783	$1,873	$2,008	$2,230
	Affordable Home Price	$216,500	$247,400	$259,900	$278,600	$309,500

*This table calculates household incomes by household size and percent of median income based on HUD data. Actual income levels to determine affordable housing funding and program administration may differ, using 2002 HUD income levels as a baseline. **This table shows a "true 80%" of median income figure for our region. Official H.U.D. income eligibility tables show an "80%" that reflects 80% of the national median income, but is closer to 70% of the King County area's median income.

source: King County Benchmark Program

B. What is the King County Consortium?

Since the late 1970's, King County has provided housing planning and program administration on behalf of a Consortium of jurisdictions organized to receive federal Community Development Block Grant funds and, since 1992, HOME Investment Partnership Act funds. The Consortium presently includes unincorporated King County and 35 municipal jurisdictions in King County.[2]

King County administers federal resources on behalf of the Consortium as well as state and local housing funds in accordance with the Consortium's Consolidated Housing and Community Development Plan. The County works cooperatively with other jurisdictions to award funds through a competitive process to projects which address high priority needs and goals identified in the Consolidated Plan.

C. What are Large Urban Unincorporated Areas?

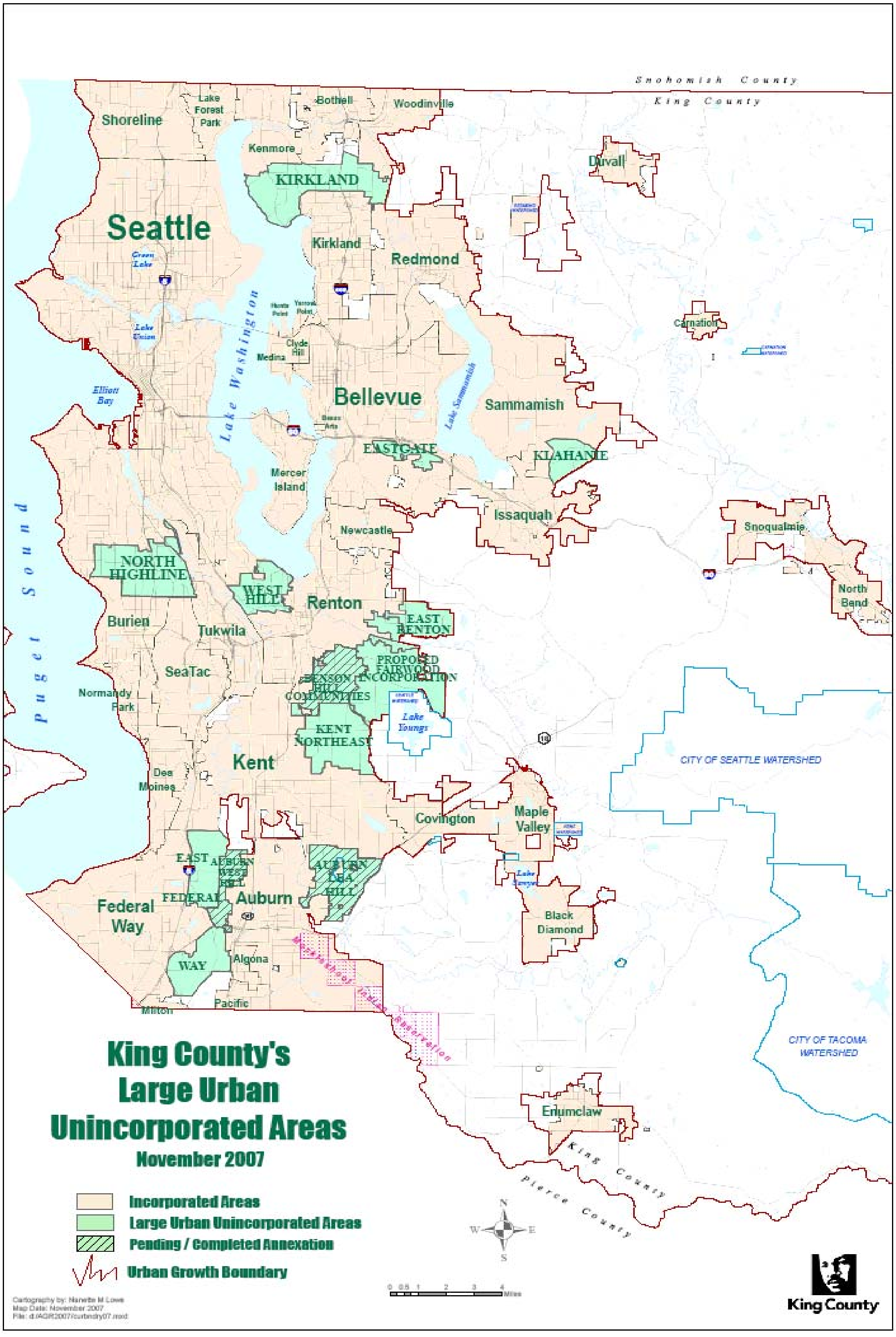
King County has identified 10 large urban areas that remain to be annexed ("Large Urban Unincorporated Areas" or "LUUAs"). The King County Annexation Initiative is an effort to promote annexation or incorporation of these remaining urban unincorporated areas. This analysis attempts to provide housing information for these large urban unincorporated areas to the greatest extent possible to determine housing needs in them.

- East Federal Way LUUA
- East Renton LUUA
- Eastgate LUUA
- Fairwood and Benson Hill LUUA[3]
- Kent Northeast LUUA
- Kirkland LUUA
- Klahanie LUUA
- Auburn Lea Hill and Auburn West LUUA
- North Highline LUUA
- West Hill LUUA

In addition to these Large Urban Unincorporated Areas, there are remaining pockets of urban unincorporated areas that will also be annexed by cities. Because of their smaller size, however, they have not been distinguished for purposes of this analysis.

[2] The cities of Seattle, Bellevue, Kent and Auburn do not participate in the CDBG Consortium because they receive their own CDBG funds. The cities of Bellevue, Kent and Auburn do, however, participate in the HOME Consortium. For more information about this programs, see http://www.metrokc.gov/dchs/csd/Housing/ConsolidatedPlan0509.htm.

[3] The Fairwood LUUA in Renton has effectively split into two communities: Fairwood and Benson Hill. This analysis, however, provides data on the combined geographic area due to data availability.


Snohomish County
King County
Shoreline
Lake Forest Park
Bothell
Woodinville
Kenmore
KIRKLAND
Duvall
Seattle
Kirkland
Redmond
Carnation
Bellevue
Sammamish
Mercer Island
EASTGATE
KLAHANIE
Issaquah
Newcastle
Snoqualmie
North Bend
NORTH HIGHLINE
WEST HILL
Renton
EAST RENTON
Burien
Tukwila
SeaTac
Normandy Park
PROPOSED FAIRWOOD INCORPORATION
BENSON HILL COMMUNITIES
KENT NORTHEAST
Kent
Des Moines
CITY OF SEATTLE WATERSHED
Covington
Maple Valley
EAST FEDERAL WAY
AUBURN WEST HILL
AUBURN LEA HILL
Auburn
Federal Way
Black Diamond
Algona
Pacific
Milton
CITY OF TACOMA WATERSHED
Enumclaw
Pierce County
Puget Sound
Lake Washington
Lake Sammamish
King County's Large Urban Unincorporated Areas
November 2007
Incorporated Areas
Large Urban Unincorporated Areas
Pending / Completed Annexation
Urban Growth Boundary
King County

III. Characteristics of Households

A. Demographic Trends

KING COUNTY HAS STEADILY GROWN, ALTHOUGH THE GROWTH RATE IS SLOWING

- King County had 1,737,034 residents as of April 1, 2000 according to the United States Census. This was an increase of nearly 230,000 people or 15% from the 1,507,319 residents in 1990. This rate of increase was slower than the 19% increase seen during the 1980's.
- By 2006, King County's population had grown to 1,835,300, an increase of almost 6% since 2000, despite a recession and accompanying increase in unemployment.
- According to King County Countywide Planning Policy growth targets, King County is expected to add 152,000 households between 2001 and 2022. As a result, growth is expected to average 76,000 households per decade, or about 20,000 fewer households per decade than experienced through the 1990s.

DIVERSITY HAS INCREASED

- In 1990 85% of King County residents were white. By 2000, this figure had decreased to 76%. The percentage of black residents remained about the same at 5%. The percentage of Native American residents also remained similar at 1%. The percentage of Asian and Pacific Islander residents increased from 8% to 11%. Persons listed as 'Some other race' increased from 1% to 3% during the decade. Residents with two or more races made up 4% of the population in 2000. This is not comparable to 1990 as this category did not exist for that Census.
- In areas outside of Seattle, the increase in diversity was more pronounced. The percentage of white residents decreased from 89.8% to 78.4% of the population. The percentage of black residents increased from 2.5% to 3.9%. The percentage of Native American residents decreased slightly from 1.0% to .9%. The percentage of Asian and Pacific Islander residents increased tom 5.8% to 10.3% and those listed as 'some other race' increased from .9% to 2.6%. In 2000, 3.9% of residents were of two or more races in areas outside of Seattle.
- Residents of Hispanic or Latino origin increased from 3% to 5.5% of the total population during the 1990s. These residents can be of any race. In areas outside of Seattle the rate of increase was similar to the County rate of increase growing from 2.6% to 5.6% of the total population.

NON-FAMILY HOUSEHOLDS CONTINUE TO INCREASE

- Of the 95,000 new households in King County between 1990 and 2000, over half (56%) were in non-family households (singles or unrelated individuals living together). The percentage of non-family households increased from 38% of all households to 41% during this period.
- In areas outside of Seattle, the percentage of non-family households increased from 30% of all households to 32% during the 1990s.

SINGLE PARENT HOUSEHOLDS STABILIZE

- In King County as a whole, there were 5,500 new single parent households between 1990 and 2000 however the percentage of single parent households compared to all households decreased slightly from 7.5% to 7.2% during this period. This compares to an increase from 6.6% to 7.5% (or 13,000 households) during the previous decade.
- In areas outside of Seattle, the number of single parent households rose by 6,600 and increased slightly from 8.1% of all households to 8.2%.

Rate Of Change For
Household Types In King County

Type of Household (HH)	1980	1990	2000
Family Households*	**320,707 (64.50%)**	**378,290 (61.43%)**	**419,959 (59.07%)**
Married Couples with own Children less than 18 years old	125,091 (25.16%)	139,346 (22.63%)	150,574 (21.18%)
Married Couples, no own Children less than 18 years old	140,724 (28.30%)	164,698 (26.75%)	179,194 (25.21%)
Single-Parent Households with own Children less than 18 years old	33,057 (6.65%)	45,894 (7.45%)	51,323 (7.22%)
Other Family Households*	21,835 (4.39%)	28,352 (4.60%)	38,868 (5.47%)
Non-Family Households*	**176,556 (35.50%)**	**237,502 (38.57%)**	**290,957 (40.93%)**
Single Person, Male	61,638 (12.39%)	81,170 (13.18%)	102,143 (14.37%)
Single Person, Female	76,900 (15.46%)	98,429 (15.98%)	115,020 (16.18%)
Other unrelated person Households	38,018 (7.65%)	57,903 (9.40%)	73,794 (10.38%)
King County Total Households	**497,263 (100%)**	**615,792 (100%)**	**710,916 (100%)**

Source: U.S. Census, 1980, 1990, 2000 SF-1/P-18 and Washington State Office of Financial Management

* As defined by the U.S. Census:

- A “family household” is defined as a household with two or more related persons living in the same housing unit, with or without other unrelated persons.
- An “other family household” is defined as a household with relatives other than children.
- A “non-family household” is defined as a household with a single person or a group of unrelated persons.

Distribution Of Household Types In
Areas Outside of Seattle

Jurisdictions	Total HHs	Married with Children	Married Without Children	Single Parents	Other Families	Single & Non-Family Household
Areas Outside of Seattle 1990	379,090	107,704 (28.4%)	111,494 (29.4%)	30,698 (8.1%)	15,965 (4.2%)	113,769 (30.0%)
Areas Outside of Seattle 2000	452,417	118,225 (26.1%)	126,895 (28.0%)	37,362 (8.2%)	24,077 (5.3%)	145,858 (32.2%)

ELDERLY HOUSEHOLDS HAVE INCREASED

- The number of elderly residents (those over 65 years) in King County increased from 167,000 to 182,000 between 1990 and 2000.
- In King County, the percentage of residents over 65 remained relatively unchanged at 10.5% however, in areas outside of Seattle, those over 65 increased from 8.4% of total population to 9.3%.
- In unincorporated areas 8% of residents were over 65 in 2000. The Eastgate and West Hill Large Urban Unincorporated Areas both had more elderly residents than the County average. The distribution of elderly households in Large Urban Unincorporated Areas within unincorporated King County in 2000 is shown in the following table below.

ELDERLY IN UNINCORPORATED AREAS

Large Urban Unincorporated Areas (LUUAs)	% Over 65 in 2000	# Over 65 in 2000
East Federal Way LUUA	7.7%	1,570
East Renton LUUA	7.8%	580
Eastgate LUUA	11.1%	510
Fairwood LUUA	7.6%	3,000
Kent Northeast LUUA	7.3%	1,720
Kirkland LUUA	6.3%	2,000
Klahanie LUUA	3.2%	350
Lea Hill LUUA	5.3%	430
North Highline LUUA	9.5%	3,040
West Hill LUUA	13.9%	1,940
Rural Areas	7.0%	9,450
All Unincorporated Areas	8.0%	28,200
All King County	10.5%	182,000

GROWTH RATE OF ELDERLY HOUSEHOLDS IS LIKELY TO ACCELERATE

- Many elderly are living longer. In King County, the population over 85 increased by 44% during the 1990s.
- Residents between the ages of 45 and 54 expanded by 59% between 1990 and 2000 and these residents will soon reach retirement age.

MANY HOUSEHOLDS HAVE SOME LEVEL OF DISABILITY

- In 2000, there were 165,000 residents (14.2%) of King County between the ages of 21 and 64 who had some level of disability, of these 37% are unemployed. This compares to 104,000 residents (10.2%) of King County between the ages of 21 and 64 who had some level of disability in 1990. Classification of disabilities changed between the 1990 and 2000 Census so direct comparison of these figures is not possible.
- In 2000, the Census showed that 40% of residents over 65 had some level of disability while 7% of those 20 and under had a disability. These percentages were similar within Seattle and in areas outside of Seattle.
- Just over 9% of King County residents over 65 had a self-care disability in 2000. This percentage was unchanged from 1990. In areas outside of Seattle, this percentage increased from 8.4% in 1990 to 9.1% in 2000.

AVERAGE HOUSEHOLD SIZE HAS STABILIZED COUNTYWIDE

- Average household size in King County was stable between 1990 and 2000 at approximately 2.4 persons per household. This figure is estimated to decrease to 2.3 over the next 20 years by the King County Buildable Lands Report.
- Households tend to be smaller in urbanized areas. Household size decreased during the 1990s in East King County and Rural Cities/Rural Areas. Household size was virtually stable in the Seattle-Shoreline area. Household sizes increased in South King County.

	Household (HH) Size in 1990	Household (HH) Size in 2000
Seattle-Shoreline	2.12	2.14
East King County	2.48	2.38
South King County	2.42	2.52
Rural Cities/Rural Area	2.79	2.66

- In unincorporated areas, the more urbanized areas such as Eastgate, West Hill and North Highline had household sizes below the 2.8 average for unincorporated areas at the time of the 2000 Census.

HOUSEHOLD SIZE IN UNINCORPORATED AREAS

Large Urban Unincorporated Areas (LUUAs)	Household Size In 2000
East Federal Way LUUA	2.89
East Renton LUUA	2.83
Eastgate LUUA	2.67
Fairwood LUUA	2.70
Kent Northeast LUUA	2.97
Kirkland LUUA	2.76
Klahanie LUUA	2.98
Lea Hill LUUA	3.02
North Highline LUUA	2.69
West Hill LUUA	2.51
Other Urban Unincorporated Areas (est.)	2.60

Rural Areas	2.88
All Unincorporated Areas	2.80
All of King County	2.39

SMALL AND LARGE HOUSEHOLDS GREW FASTEST

- One-person households increased 21% during the 1990s. This was higher than the 15.5% increase in all households
- Households with six persons also grew faster than all households during the 1990s, increasing by 22.9% over this period. Households with seven or more persons grew at over three times the rate of all households, increasing by 51% during the decade.

INCREASE IN HOUSEHOLDS BY SIZE

Persons per Household	#HH 1990	#HH 2000	# New HH	% Increase 1990-2000
One Person	179,110	217,163	38,053	21.2%
Two Persons	211,841	240,334	28,493	13.5%
Three Persons	97,614	106,579	8,965	9.2%
Four Persons	79,982	89,918	9,936	12.4%
Five Persons	32,274	35,842	3,568	11.1%
Six Persons	10,322	12,685	2,363	22.9%
Seven or more Persons	5,548	8,395	2,847	51.3%
All Households	616,691	710,916	94,225	15.4 %

IMPLICATIONS OF DEMOGRAPHIC TRENDS:

Although growth is slowing to some extent in King County, there is still the need for significant new housing to serve new households. Increasingly these new households are elderly married couples without children, unrelated couples without children or singles. For these households, they may not need or desire as much living space as households with children. As a result, there is a greater demand for smaller housing units for single or childless couples, especially in more urbanized areas. However, there is also a demand for larger units for very large families (six or more persons) as these households have increased at over 3 times the growth rate for all households.

The significant number of elderly households and persons with some level of disability indicates an increasing need to have housing that is accessible to those whose mobility is impaired.

B. Household Income Trends

OVERALL INCOMES HAVE GROWN SIGNIFICANTLY

- King County's median household income grew by 47 percent over the decade from $36,200 to $53,200 (or about 4% per year).

- Household incomes grew about two percent faster per year than inflation throughout most of the 1990s. In contrast to the 1990s, average wages during the 1980s just barely kept pace with inflation.
- Since 2000, income growth has slowed. Median household increased by about 14% from $53,200 to $60,700 between 2000 and 2005 (less than 3% per year).
- In unincorporated areas in 2000, median income was higher than the figure for the County as a whole. The North Highline and West Hill Large Urban Unincorporated Areas had median incomes that were significantly lower than the County median. The Klahanie LUUA median income was significantly higher than the County median.

MEDIAN INCOME IN UNINCORPORATED AREAS

Large Urban Unincorporated Areas (LUUAs)	Annual Median Income (AMI) In 2000
East Federal Way LUUA	$ 62,400
East Renton LUUA	$ 65,300
Eastgate LUUA	$ 65,600
Fairwood LUUA	$ 58,000
Kent Northeast LUUA	$ 65,700
Kirkland LUUA	$ 69,800
Klahanie LUUA	$ 84,700
Lea Hill LUUA	$ 65,700
North Highline LUUA	$ 39,950
West Hill LUUA	$ 47,385
Other Urban Unincorporated Areas (est.)	$ 67,408
Rural Areas	$ 73,400
All Unincorporated Areas	$ 65,290
All of King County	$ 53,157

HOUSEHOLDS IN POVERTY HAVE INCREASED

- The number of households in poverty increase from 8% to 8.4% countywide between 1990 and 2000. In 2000, 142,500 persons lived in poverty within King County.
- The 2006 United States Census Bureau's American Community Survey estimates 9.5% of King County residents now live in poverty.
- Those living in poverty in 2000 were more likely to live in cities with 11.9% of Seattle's residents living in poverty while 5.4% of residents in unincorporated areas were in poverty at that time. Approximately 7.2% of residents in cities outside of Seattle were in poverty in 2000.

LOW INCOME HOUSEHOLDS HAVE INCREASED IN AREAS OUTSIDE OF SEATTLE

- The number of households earning 50% of median income or less increased in areas outside of Seattle from 16% to 18% of total households between 1990 and 2000.
- The 2005 American Community Survey indicated that the number of households earning 30% of median income or less was about 13% of total households.

Distribution Of Households By Income and Jurisdiction
1990

Jurisdictions	Total HHs	< 50% Median		50 - 80% Median		80 - 120% Median		> 120% Median	
Seattle	236,908	70,392	30%	46,307	20%	47,336	20%	72,873	31%
Areas Outside of Seattle	379,090	61,098	16%	59,033	16%	87,493	23%	171,466	45%
Total	615,792	131,490	21%	105,340	17%	134,829	22%	244,133	40%

Source: U.S. Census, 1990

Note: In 1990 the median household income in King County was $36,179 for all household sizes.

Distribution Of Households By Income and Jurisdiction
2000

Jurisdictions	Total HHs	< 50% Median		50 - 80% Median		80 – 120% Median		> 120% Median	
Seattle	258,635	71,404	28%	48,995	19%	47,985	18%	90,251	35%
Areas Outside of Seattle	452,600	82,596	18%	74,202	16%	92,481	21%	203,321	45%
Total	711,235	154,000	22%	123,197	17%	140,466	20%	293,572	41%

Source: U.S. Census, 2000 SF-3/P-52

Note: In 2000 the median household income in King County was $53,157 for all household sizes

LOWER INCOME HOUSEHOLDS ARE MORE LIKELY TO BE RENTERS

- As shown in the table below, households in lower income categories are more likely to be renters than home owners. Indeed, 76% of the households earning less than 30% of median income in 2005 were renters, whereas only 20% of those households earning more than median income were renters.
- Though roughly the same number of renter households earned less than 30% of median income as those earning more than median income, over 40% of renters earned less than half of median income. Conversely, only 12% of owner households earned less than half of median income. Over 65% of owner households earned more than median income.

Distribution of Renter and Owner Households by Income Category: 2005

	Number of Households in Income Category							
HH type	**<30% of median income**	**30%-40% of median income**	**40%-50% of median income**	**50%-60% of median income**	**60%-80% of median income**	**80%-99% of median income**	**median income or more**	**total households**
Renter	73,695	25,781	23,784	22,778	39,562	27,621	76,587	289,809
Owner	22,788	13,545	17,408	18,603	42,411	40,916	300,629	456,300
All HHs	**96,484**	**39,325**	**41,192**	**41,381**	**81,973**	**68,537**	**377,217**	**746,109**

* Note: 2005 median household income calculated for King County is $58,370

source: King County Benchmark Program

HOUSEHOLD INCOMES HIGHER IN UNINCORPORATED AREAS

- In 2000, 39% of households in King County earned 80% of median income or less. In unincorporated areas, however only 29% of households fell into this category.
- However, there are several Large Urban Unincorporated Areas (North Highline and West Hill) where the percentage of moderate-income households were significantly higher than the County average.

MODERATE INCOME HOUSEHOLDS IN UNINCORPORATED AREAS

Large Urban Unincorporated Areas (LUUAs)	80% and below AMI In 2000	# HH 80% and below AMI In 2000
East Federal Way LUUA	27.0%	1,900
East Renton LUUA	22.0%	570
Eastgate LUUA	22.5%	380
Fairwood LUUA	33.6%	4,920
Kent Northeast LUUA	27.3%	2,170
Kirkland LUUA	23.0%	2,640
Klahanie LUUA	16.9%	620
Lea Hill LUUA	26.5%	720
North Highline LUUA	53.0%	6,320
West Hill LUUA	44.0%	2,450
Other Urban Unincorporated Areas (est.)	31.2%	NA
Rural Areas	23.0%	10,790
All Unincorporated Areas	29.0%	36,520
All of King County	39.0%	277,000

IMPLICATIONS OF INCOME TRENDS:

Income growth was strong for many households during the 1990s. This increased the ability of many people to secure housing meeting their needs and desires whether that might mean moving to a neighborhood that is closer to work, buying a home for the first time or perhaps securing housing with better amenities.

However, households at the lower end of the income spectrum did not fare as well during the 1990s. As a result, the number of households earning 50% of median income or less increased over the decade. In areas outside of Seattle, there were 21,000 more households earning 50% of median income or less than there were 10 years before. Of these a significant and growing percent live below the poverty threshold. These households face significant difficulty in securing adequate and affordable housing in the private market. The *increasing number of very-low and low income households places a greater burden on limited assisted housing resources. Very-low and low income households are also limited in their ability to buy or move into larger or higher quality housing.*

IV. Housing Inventory

A. Location Trends

MORE PEOPLE LIVE AND WORK IN AREAS OUTSIDE OF SEATTLE

- The population in areas outside of Seattle increased from 991,060 in 1990 to 1,173,660 in 2000 an 18% increase. Over this same period the population in Seattle increased from 516,259 to 563,374 or an 8% increase.
- According to the 2006 King County Annual Growth Report, Seattle's population grew to 578,700 by 2006. King County's population grew to 1,835,300. Consequently, the population in areas outside of Seattle again grew at a greater rate than the population within Seattle from 2000 to 2006.
- As shown below, the proportion of people living and working in Seattle decreased in the 1990's, with the East County and Rural subareas showing the largest increases in employment. During the same time, South County and Rural subareas had the strongest household growth. East and South King County are anticipated to accommodate an increasing share of both job and housing growth to meet the 2022 growth targets.

Sub-Area Job and Housing Growth

	1990		2000		2022 Anticipated*	
	covered jobs	households	covered jobs	households	covered jobs	households
SeaShore	443,100	273,300	532,500	296,200	628,350	352,570
East County	181,000	129,700	290,600	155,300	393,850	202,950
South County	253,600	167,300	301,200	201,700	390,700	244,050
Rural Subarea	17,600	45,600	26,800	57,700	32,050	63,260
King County	**895,300**	**615,900**	**1,151,100**	**710,900**	**1,444,950**	**862,830**

*2022 Anticipated covered jobs and households based on 22-year growth targets

source: 2006 King County Annual Growth Report

FEWER PEOPLE ARE LIVING IN UNINCORPORATED AREAS

- The number of residents living in unincorporated areas dropped 31% during the 1990's due to annexations and incorporations. During the 1990s the percentage of residents in unincorporated areas decreased from 34% to 21% of the total population. In 2006, about 20% of the county's residents lived in unincorporated areas. With further incorporations and annexations, the proportion of the county population living in unincorporated areas is expected to decrease.
- Residents living in suburban cities increased from 31% to 47% during the 1990s.
- Of those living in unincorporated areas at the time of the 2000 Census, 62% were in Large Urban Unincorporated Areas. The Fairwood, Kirkland and North Highline Large Urban Unincorporated Areas were the largest of these areas each having over 30,000 residents.
- In 2006, about 225,000 residents of unincorporated areas (61%) were located within the urban growth boundary while the remaining 142,000 lived in rural designated areas.

POPULATION IN UNINCORPORATED AREAS

Large Urban Unincorporated Areas (LUUAs)	2000		2006	
	Population	% of unincorporated population	Population	% of unincorporated population
East Federal Way LUUA	20,350	5.8%	20,800	5.7%
East Renton LUUA	7,370	2.1%	7,900	2.2%
Eastgate LUUA	4,558	1.3%	4,700	1.3%
Fairwood LUUA*	39,430	11.2%	43,700	11.9%
Kent Northeast LUUA	23,555	6.7%	24,000	6.5%
Kirkland LUUA	31,723	9.0%	33,500	9.1%
Klahanie LUUA	10,953	3.1%	11,000	3.0%
Lea Hill LUUA	8,171	2.3%	10,400	2.8%
North Highline LUUA	32,035	9.1%	33,300	9.1%
West Hill LUUA	13,977	3.9%	14,600	4.0%
Other Urban Unincorporated Areas (est.)	25,378	7.2%	21,100	5.7%
Rural Areas	135,000	38.3%	142,000	38.7%
All Unincorporated Areas	352,500	100%	367,000	100%

*The Fairwood LUUA in Renton has effectively split into two communities: Fairwood and Benson Hill. All analysis of Fairwood, however, provides data on the combined geographic area.

Source: 2006 King County Annual Growth Report

URBAN CENTERS SHOW PROMISE

- Both employment and housing growth in King County's urban centers has outpaced growth throughout King County. However, a share of this growth is attributed to the designation of several urban centers since 1995.

Population and Employment Change in Urban Centers

	Population				Employment			
	1995	**2000**	**2004**	**1995-2004 change**	**1995**	**2000**	**2004**	**1995-2004 change**
Auburn	NA	1,387	1,400	**NA**	NA	NA	2,869	**NA**
Bellevue	1,600	2,588	3,600	**125%**	23,088	31,221	26,062	**13%**
Burien	NA	NA	1,750	**NA**	NA	NA	4,263	**NA**
Federal Way	NA	629	600	**NA**	3,186	3,870	3,473	**9%**
Kent	619	922	900	**45%**	3,100	3,085	3,746	**21%**
Redmond	533	2,271	2,200	**313%**	4,025	10,417	14,173	**252%**
Redmond Overlake	NA	NA	NA	**NA**	NA	NA	NA	**NA**
Renton	2,092	1,788	1,850	**-12%**	14,006	16,452	10,860	**-22%**
SeaTac	7,642	10,749	10,700	**40%**	7,064	8,589	8,055	**14%**
Seattle	68,617	85,011	89,350	**30%**	226,913	271,674	241,746	**7%**
Seattle CBD	*12,193*	*21,361*	*24,300*	**99%**	*139,954*	*174,028*	*144,474*	***3%***
First Hill/ Cap'l Hill	*28,975*	*33,447*	*34,200*	**18%**	*32,028*	*36,096*	*39,528*	***23%***
Northgate	*5,082*	*5,740*	*5,750*	**13%**	*9,467*	*11,063*	*10,973*	***16%***
Seattle Center	*4,461*	*4,951*	*5,400*	**21%**	*16,726*	*16,890*	*12,704*	***-24%***
South Lake Union	*NA*	*NA*	*NA*	**NA**	*NA*	*NA*	*NA*	***NA***
Univ. District	*17,906*	*19,512*	*19,700*	**10%**	*28,738*	*33,597*	*34,066*	***19%***
Totem Lake	NA	4,437	4,400	**NA**	NA	NA	11,117	**NA**
Tukwila	0	22	22	**NA**	17,047	20,366	17,976	**5%**
Total Urban Centers	**81,103**	**109,804**	**116,772**	**44%**	**298,429**	**365,674**	**344,338**	**15.4%**
Total King County	**1,613,600**	**1,737,034**	**1,788,300**	**11%**	**940,883**	**1,151,217**	**1,077,327**	**14.5%**
% UC population/ employment	***5.0%***	***6.3%***	***6.5%***		***31.7%***	***31.8%***	***32.0%***	

source: King County Benchmark Program

IMPLICATIONS OF LOCATION TRENDS:

Growth is occurring in urbanized areas, primarily in cities and increasingly often in urban centers. To adequately accommodate this growth, a variety of urban infill housing types is required. These include single family infill, mixed-use buildings and multi-family construction. In locations like urban-centers, transit-oriented development is an important way to link housing with transit services.

Measures to support infill housing can help to more efficiently accommodate development. Examples of these measures could include minimum density requirements, density bonuses, accessory dwelling unit allowances, cottage housing provisions and five-story wood frame construction of apartments and mixed use buildings.

B. Trends in Housing Types

Housing Units by Structure Type: 2000 and 2005

City	Single Family		Multi-Family		Mobile Home, other		Total Units	
	2000	2005	2000	2005	2000	2005	2000	2005
Algona	698	789	36	39	145	151	879	979
Auburn	7,280	8,653	7,072	7,964	2,390	2,390	16,742	19,007
Beaux Arts	123	124	0	0	0	0	123	124
Bellevue	28,503	30,254	19,734	21,798	66	72	48,303	52,124
Black Diamond	1,209	1,294	35	37	234	248	1,478	1,579
Bothell (KC)	3,080	3,257	2,700	3,191	1,200	841	6,980	7,289
Burien	8,301	8,271	5,537	5,527	186	126	14,024	13,924
Carnation	568	582	62	63	9	14	639	659
Clyde Hill	1,074	1,068	0	2	0	0	1,074	1,070
Covington	4,303	5,259	25	243	138	137	4,466	5,639
DesMoines	7,009	7,125	4,388	4,396	457	433	11,854	11,954
Duvall	1,388	1,753	68	139	184	181	1,640	2,073
Enumclaw	2,794	2,853	1,216	1,227	492	483	4,502	4,563
Federal Way	18,053	18,546	13,304	13,660	1,232	1,253	32,589	33,459
Hunts' Point	186	194	0	0	0	0	186	194
Issaquah	2,816	4,203	2,234	4,642	36	12	5,086	8,857
Kenmore	5,235	5,599	1,892	2,091	361	376	7,488	8,066
Kent	15,209	16,499	15,866	16,631	1,459	1,576	32,534	34,706
Kirkland	11,073	11,502	10,811	11,589	55	56	21,939	23,147
Lake Forest Pk	4,425	4,413	788	778	30	28	5,243	5,219
Maple Valley	4,264	5,596	411	463	201	317	4,876	6,376
Medina	1,160	1,172	0	0	0	0	1,160	1,172
Mercer Island	6,934	6,979	1,861	1,942	11	11	8,806	8,932
Milton	250	241	0	1	80	98	330	340
Newcastle	2,401	2,739	735	941	33	19	3,169	3,699
Normandy Pk	2,165	2,210	455	545	24	24	2,644	2,779
North Bend	1,301	1,274	600	579	53	50	1,954	1,903
Pacific	1,174	1,235	750	848	130	110	2,054	2,193
Redmond	10,401	11,059	9,575	10,767	320	378	20,296	22,204
Renton	11,442	13,595	10,763	12,498	494	487	22,699	26,580
Sammamish	10,907	12,752	690	1,258	85	92	11,682	14,102
SeaTac	5,444	5,555	3,714	3,908	874	844	10,032	10,307
Seattle	138,827	140,238	130,348	143,933	1,361	1,361	270,536	285,532
Shoreline	15,770	15,969	5,371	5,499	189	239	21,330	21,707
Skykomish	152	146	4	3	16	14	172	163
Snoqualmie	489	2,110	155	503	22	17	666	2,630
Tukwila	3,379	3,505	4,157	4,107	281	269	7,817	7,881
Woodinville*	2,405	2,684	940	1,276	149	154	3,494	4,114
Yarrow Point	392	384	3	3	0	0	395	387
City Total:	342,584	361,681	256,300	283,091	12,997	12,861	611,881	657,633
Uninc. King County:	104,582	109,396	18,694	19,327	7,080	7,523	130,356	136,246
County Total:	447,166	471,077	274,994	302,418	20,077	20,384	742,237	793,879

Note: Single family includes both detached houses and attached townhouses.

source: 2006 King County Annual Growth Report

SINGLE FAMILY HOUSING IS STEADILY GROWING

- There were 447,000 single-family homes in 2000. Approximately 49,000 single-family homes were built during the 1990s and single family development remained about 60% of the total housing stock between 1990 and 2000.
- Over 80% of the housing stock in unincorporated areas (105,000 units) were single family dwellings in 2000. Just under 60% of units in suburban cities were single family units while 51% of Seattle's housing stock was single family.
- Between 2000 and 2005, there was a 5% increase in single family housing in King County. Snoqualmie experienced incredible growth, tripling its housing stock in those years, predominantly in single family housing.
- Based upon information in the 2003 Annual Growth Report for King County it appears that new single family development in unincorporated areas is occurring primarily in the Fairwood and Lea Hill Large Urban Unincorporated Areas and the Redmond Ridge Master Planned Development.

NEW SINGLE FAMILY HOMES IN UNINCORPORATED AREAS

Large Urban Unincorporated Areas (LUUAs)	New Single Family Homes in 2002
East Federal Way LUUA	52
East Renton LUUA	4
Eastgate LUUA	5
Fairwood LUUA	228
Kent Northeast LUUA	42
Kirkland LUUA	94
Klahanie LUUA	0
Lea Hill LUUA	256
North Highline LUUA	25
West Hill LUUA	22
Other Urban Unincorporated Areas (est.) including the Redmond Ridge MPD	753
Rural Areas	473
All Unincorporated Areas	1,954

A HIGHER PERCENTAGE OF THE HOUSING STOCK IS MULTIFAMILY

- Of the 95,000 total new units built between 1990 and 2000, almost half (48.4%) were in multi-family development.
- 37% of the total housing stock countywide (275,000 units) was multi-family in 2000. This is an increase from 1990 when multi-family was 35% of the housing stock. The share of multifamily housing grew modestly from 2000 to 2005, increasing to 38% of the county's housing stock in 2005. The greatest increase in multifamily housing between 2000 and 2005 occurred in Covington, with an almost 10-fold increase in multifamily housing in that city.

- Just 14% of units in unincorporated areas were multi-family in 2005. This contrasts with Seattle where over half of the housing units were multi-family.
- The 2000 Census indicated that Multi-family units in the unincorporated areas were located predominantly in the Fairwood and North Highline Large Urban Unincorporated Areas which each had over 4,000 multi-family units. The Kent Northeast, Kirkland and West Hill Large Urban Unincorporated Areas also had significant numbers of multi-family units.

MULTI-FAMILY HOUSING IN UNINCORPORATED AREAS

Large Urban Unincorporated Areas (LUUAs)	Multi-Family Units In 2000	% of Total Units that are Multi-Family
East Federal Way LUUA	620	8.6%
East Renton LUUA	50	1.9%
Eastgate LUUA	155	8.9%
Fairwood LUUA	4,370	29.0%
Kent Northeast LUUA	1,160	14.3%
Kirkland LUUA	2,490	21.1%
Klahanie LUUA	890	23.4%
Lea Hill LUUA	485	17.4%
North Highline LUUA	4,070	33.0%
West Hill LUUA	1,390	24.0%
Other Urban Unincorporated Areas (est.)	1,514	15.9%
Rural Areas	1,500	3.0%
All Unincorporated Areas	18,694	14.3%

RESIDENTS IN NON-INSTITUTIONALIZED GROUP QUARTERS INCREASED

- The number of individuals living in institutionalized group quarters in King County dropped from 14,655 (0.97%) in 1990 to 12,525 (0.72%) in 2000. (Institutionalized individuals are people under formally authorized, supervised care or custody in institutions at the time of enumeration. Generally, restricted to the institution, under the care or supervision of trained staff, and classified as "patients" or "inmates.")
- The number of residents of non-institutionalized group quarters rose significantly from 15,857 (1.05%) to 25,094 (1.44%) during this period. (Non-institutionalized group quarters include living situations such as college dormitories, rooming houses, religious group homes, communes, and halfway houses.)
- In Seattle there were 6,876 residents (1.33%) in 1990 in institutionalized group quarters with 16 fewer residents in this category in 2000 (1.22%). Residents in non-institutionalized group quarters expanded significantly from 14,323 (2.77%) to 19,795 (3.51%) in Seattle between 1990 and 2000.
- Outside of Seattle the number of institutionalized residents decreased from 7,779 (.78%) to 5,665 (.48%). Non-institutionalized residents more than tripled from 1,534 (.15%) to 5,299 (.45%) although the percentage of residents in these facilities remained significantly lower than in Seattle.

FEWER MOBILE HOMES IN KING COUNTY'S CITIES

- In 1990, there were 25,000 mobile homes or trailers used as residences (this figure includes boats, RVs and vans). In 2000 this figure had decreased to about 20,000. The number of mobile homes or trailers used as residences has held relatively steady since 2000.
- Mobile homes have decreased from 3.9% of the housing stock to about 2.5% in 2005.
- Mobile homes are more likely to be in unincorporated areas representing about 5.5% of the housing stock in unincorporated areas.
- The number of mobile homes in King County cities actually decreased from 2000 to 2005. By 2005, only .5% of Seattle's housing stock (1,360 units) were mobile homes
- Within urban unincorporated areas, mobile homes made up over 5% of the housing stock in the East Federal Way, East Renton, Kent Northeast and Lea Hill Large Urban Unincorporated Areas.
- In Rural Areas, 8% of all units were mobile homes in 2000.

MOBILE HOMES IN UNINCORPORATED AREAS

Large Urban Unincorporated Areas (LUUAs)	Mobile Homes In 2000	% of Total Units in Mobile Homes
East Federal Way LUUA	500	7.0%
East Renton LUUA	170	6.4%
Eastgate LUUA	0	0.0%
Fairwood LUUA	600	4.0%
Kent Northeast LUUA	540	6.6%
Kirkland LUUA	21	0.2%
Klahanie LUUA	10	0.3%
Lea Hill LUUA	255	9.1%
North Highline LUUA	230	1.9%
West Hill LUUA	200	3.5%
Other Urban Unincorporated Areas (est.)	454	4.8%
Rural Areas	4,100	8.3%
All Unincorporated Areas	7,080	5.4%

IMPLICATIONS OF HOUSING TYPE TRENDS:

While single family development remains the primary component of the overall housing stock, the developments of apartments and mixed-use structures is an increasingly important housing resource. These multi-family units are provided through a wide variety of construction including: duplex, triplex and fourplex; townhouse developments; condominiums; apartment buildings and complexes; mixed-use development; and high-rise housing structures to serve the housing needs of half of all new households.
The significant increase in the number of residents of non-institutionalized group quarters makes it vital that group quarters be accommodated throughout neighborhoods and communities to serve the housing needs of this segment of the community. The loss of mobile homes continues to erode a significant housing resource that often provides affordable living for its residents.

C. Characteristics of the Housing Stock

ONE THIRD OF THE HOUSING STOCK WAS BUILT OVER 40 YEARS AGO

- One third of the housing stock (33.5%) in King County was built more than 40 years prior to the 2000 Census with almost 15% built prior to 1940. Many of these older units were located in the City of Seattle where 32% of the 270,526 units were built more than 60 years ago. Over time, it is expected that these percentages will increase.
- In areas outside of Seattle, there were 21,000 units built prior to 1940 or 4.5% while an additional 14.4% of the 471,700 units in these areas were built between 1940 and 1960.

A SMALL PERCENTAGE OF THE HOUSING STOCK IS IN POOR CONDITION

- Less than one percent of the housing stock lacks complete plumbing or kitchen facilities. There are several census tracts where over 3% of the units lack complete plumbing facilities however only one lies outside of the City of Seattle. Approximately 4% of the housing units in Census Tract 328 containing the City of Skykomish and surrounding area lack complete plumbing facilities.
- Less than 3% of the housing stock has a value of less than $100,000 with less than 1% valued below $50,000. Low value is often an indicator of poor housing condition and the small percentage of units with low value indicates the substantial majority of the housing stock is in reasonable condition.

IMPLICATIONS OF HOUSING CHARACTERISTIC TRENDS:

The significant majority of the housing stock appears to be in adequate condition. The primary reason for the loss of existing housing does not appear to be decay or dilapidation but demolition or condemnation for redevelopment, especially with regard to mobile homes. The conversion and redevelopment of older units to new, often higher density, construction creates many new housing opportunities and supports infill development goals, however, <u>methods such as mobile home preservation, home repair programs and flexible infill development standards can help mitigate the loss of existing affordable and/or unique housing. Housing repair programs are needed to address the pockets of need where housing conditions are inadequate.</u>

D. Utilization of the Housing Stock

OWNERSHIP RATE HAS INCREASED SLIGHTLY

- In King County, the number of households who own their house or condominium increased from 58.8% to 59.9% between 1990 and 2000. By 2005, that percentage had increased to 61%.
- This increase was slower than state and national rates which increased about 3% between 1990 and 2000 (from 62% to 65% in Washington state and from 64% to 67% nationally). The disparity in home ownership rates became more dramatic between 2000 and 2005. By 2005, the ownership rates in Washington state and nationally increased to 68% and 69% respectively.

- Households in unincorporated rural areas were most likely to own with 88% of the 50,000 households located in these areas owning their homes in 2000. Within the urban growth boundary, East King County had the highest ownership rate with 67% of residents owning their homes. This contrasts with South King County's ownership rate of 60% and Seattle's rate of approximately 48%.
- Homeownership rates in 2000 were below the King County average in the North Highline Large Urban Unincorporated Area.

UNINCORPORATED AREA OWNERSHIP RATES

Large Urban Unincorporated Areas (LUUAs)	Ownership Rate In 2000
East Federal Way LUUA	85.0%
East Renton LUUA	90.0%
Eastgate LUUA	77.6%
Fairwood LUUA	70.2%
Kent Northeast LUUA	81.0%
Kirkland LUUA	76.8%
Klahanie LUUA	77.6%
Lea Hill LUUA	80.0%
North Highline LUUA	54.2%
West Hill LUUA	66.7%
Other Urban Unincorporated Areas (est.)	80.5%
Rural Areas	88.0%
All Unincorporated Areas	79.0%

VACANY RATE FLUXUATES FOR RENTAL UNITS

- In 2000, the vacancy rate was 1.2% for ownership housing and 4.2% for rental housing in King County. The homeownership vacancy rate was the same as the rate seen in 1990 however the rental vacancy rate had decreased from the 5.6% observed in the 1990 census.
- Since 2000, the apartment market has changed significantly. September 2007 analysis completed by Dupre and Scott Apartment Advisors showed a King County vacancy rate of 3.8% in rental housing, down significantly from the 7.7% vacancy rate seen in 2002.
- The vacancy rate was highest in South King County, at 4.6%. North King County (including Seattle neighborhoods north of Portage Bay and the Montlake Cut and Shoreline) had a 2.6%, while East King County's rate was 3.8%
- In unincorporated areas, the 2000 Census showed that vacancy rates were very low in the East Renton and Eastgate Large Urban Unincorporated Areas. Vacancy rates were the highest in rural areas where over 5% of the units were vacant.

UNINCORPORATED AREA VACANCY RATES

Large Urban Unincorporated Areas (LUUAs)	Vacancy Rate for All Units
East Federal Way LUUA	2.1%
East Renton LUUA	1.9%
Eastgate LUUA	1.9%
Fairwood LUUA	3.0%
Kent Northeast LUUA	2.5%
Kirkland LUUA	2.8%
Klahanie LUUA	3.4%
Lea Hill LUUA	3.2%
North Highline LUUA	3.2%
West Hill LUUA	3.6%
Other Urban Unincorporated Areas	Unknown
Rural Areas	5.3%
All Unincorporated Areas	3.4%

OVERCROWDING INCREASED

- In King County, 4.9% of housing units had more than 1 person per room or more in 2000. This was significantly higher than the 3.37% figure for 1990. In 2000, 2.5% households reported more than 1.5 persons per room up from 1.5% in 1990.
- Households with more than 1 person per room were predominantly renter households. In 2000, 77% of households with more than 1.5 persons per room in King County were renters.
- In Seattle, 4.8% of housing units had more than 1 person per room or more at the time of the 2000 Census. This was an increase from the 4% figure for 1990. In 2000, 2.9% households reported more than 1.5 persons per room up from 2.1% in 1990.

HOMELESSNESS PERSISTS

- Between 2000 and 2004, the estimated homeless population in King County increased nearly 30%, ten times the rate of population growth experienced by King County as a whole.
- About 83% of the 1,946 unsheltered homeless persons were in Seattle.
- The majority of homeless persons in King County have some source of income, with and estimated 16% of the population earning income through employment.

Estimated Number and Percent of Homeless Persons

	2000	2002	2004	2006
Street Count	1085	2,040	2,216	1,946
Sheltered Homeless	4,500	4,675	4,636	5,964
Estimated Uncounted	915	1,265	1,484	na
Total	**6,500**	**7,980**	**8,336**	**na**

Percent of Population	**0.37%**	**0.45%**	**0.47%**	**na**

source: 2006 King County Affordable Housing Benchmark Report

IMPLICATIONS OF HOUSING UTILIZATION TRENDS:

Although home ownership increased during the 1990s, the rate of increase did not match that seen in other parts of the state or country. Programs to promote home ownership are important to facilitate the ability of those who want to own their own home in achieving this goal. In addition, housing types such as manufactured housing, townhouses, condominium and cottage housing can provide ownership opportunities for households that may otherwise not be able to afford to buy a home.

During the late 1990s housing vacancy rates were extremely low. This placed significant pressure on the housing market leading to increases in indicators of homelessness and overcrowding. Since 2001, the economy has weakened and the number of homeless shows some signs of increase through this period of economic difficulty. Support for emergency shelters, transitional housing, and housing stabilization are important to help address the needs of households who are homeless or vulnerable to becoming homeless.

V. Housing Need and Affordability

A. Housing Affordability Trends

MANY HOUSEHOLDS ARE PAYING MORE THAN 30% OF THEIR INCOME FOR HOUSING

- The following table shows the increasing percentage of owner and renter households paying more than 30% of their income for housing in King County.
- In 2005, over 280,000 of King County's 746,000 households paid more than 30% of their income for housing, representing 38% of all King County households.
- Approximately 1/5 of owners and 1/3 of renters paid more than 35% of their income for housing in 2000.

HOUSEHOLDS OVERPAYING FOR HOUSING (30% OF INCOME FOR HOUSING)

	1990 Census	2000 Census	2005 American Community Survey
Owners	18%	27%	33%
Renters	39%	40%	47%
Combined	27%	33%	38%

LOW INCOME HOUSEHOLDS ARE MORE LIKELY TO PAY MORE THAN THEY CAN AFFORD FOR HOUSING

- Information from the 2000 U.S. Department of Housing and Urban Development's State of the Cities Data System: Comprehensive Housing Affordability Strategy (SOCDS:CHAS) Data indicates that of the 45,000 owner households earning 50% of median income or less in King County (of which 44% earned less than 30% of median income) over 60% paid more than 30% of their income for housing. Almost 60% of very low income owners paid more than half of their income for housing costs.

OWNERS	Pay less than 30% of Income for Housing	Pay 30-50% of Income for Housing	Pay over 50% of Income for Housing
Low Income	42%	24%	34%
Very Low Income	24%	17%	59%

Source: 2000 SOCDS:CHAS

- The SOCDS:CHAS Data indicates that in 2000, of the 99,000 renter households earning 50% of median income or less in King County (of which 56% earned less than 30% of median income) over 60% pay more than 30% of their income for housing cost. Almost 60% of very low income renters paid more than half of their income for housing costs.

RENTERS	Pay less than 30% of Income for Housing	Pay 30-50% of Income for Housing	Pay over 50% of Income for Housing
Low Income	39%	38%	23%
Very Low Income	28%	15%	57%

Source: 2000 SOCDS:CHAS

B. Rental Housing Affordability Trends

AFFORDABLE RENTAL HOUSING FOR LOW AND VERY-LOW INCOME HOUSEHOLDS IS IN SHORT SUPPLY

- While the amount of housing stock affordable to households earning above 80% of median income appears adequate, affordable housing for those below 80% is scarce and available almost exclusively through multi-family rental housing.
- In 2005, 177,000 of King County's 746,100 households earned less than 50% of median household income. Almost 70% of these households were renter households. While there appears to be an adequate supply of rental housing for these households, there is an inadequate supply of rental housing for households earning less than 40% of median household income. There are only 30,700 rental units affordable to the 99,500 renter households earning less than 40% of median income, resulting in no affordable housing for two-thirds of these households.
- About one-quarter of King County's rental households earn 30% of median income or less however the amount of private sector rental housing stock affordable to these households is estimated at less than 1% according to a recent analysis completed by Dupre+Scott Apartment Advisors, Inc. The SOCDS:CHAS data which includes information on subsidized units indicates that approximately 11% of the rental housing stock (or 4% of the total stock) was affordable to very-low income households in 2000, however, over 1/3 of these units were occupied by households with higher incomes.

CHANGES IN RENTAL STOCK AFFORDABILITY

- Based on analysis conducted by Dupre + Scott, rental rates have fluctuated over the last six years. The table below illustrates the annual changes in rental rates:

Average Rental Rates in King County		
Year	**Average Rent (2 BR/ 1 BA)**	**Annual Percent Change**
1990	$537	
2000	$784	3.9%
2001	$826	5.4%
2002	$838	1.5%
2003	$821	-2.0%
2004	$803	-2.2%
2005	$810	0.9%

2006	$805	-0.6%

RENTS ARE MOST AFFORDABLE IN SOUTH KING COUNTY

- 2006 median rents are lowest in South King County while rents in the Rural Area are the highest according to a recent analysis completed by Dupre + Scott Apartment Advisors. The following table indicates that 75% of units in South King County are affordable to households earning less than 50% of median income while only 4.1% are similarly affordable in Rural Areas.

Complex Size: All Buildings (2006)

% of Surveyed Rentals Falling into Household Income Segments: By Region

	<30%	30-49%	50-79%	80-99%	100%+	Units Svyed	Median Rent
Total Units	**0.0%**	**46.4%**	**46.8%**	**4.5%**	**2.2%**	**117,117**	**$805**
Cumulative		***46.5%***	***93.2%***	***97.8%***	***100.0%***		
East King Co		14.6%	75.6%	7.6%	2.2%	30,750	**$943**
Rural		4.1%	67.8%	25.5%	2.7%	860	**$1,232**
Rural Cities	0.1%	47.0%	44.8%	7.6%	0.6%	699	**$1,167**
Sea-Shoreline	0.1%	40.1%	49.3%	5.9%	4.7%	40,634	**$800**
South King Co	0.0%	75.3%	24.0%	0.7%	0.1%	44,174	**$718**

Data provided by Dupre + Scott

- At $840, 2006 median rent in King County's urban centers exceeds that of the county median. Intended to accommodate dense commercial activity and housing opportunities, urban centers contain predominantly multifamily housing units. Affordability in urban centers varies greatly, with rents ranging from less that $600 to more than $1,200.

Complex Size: All Buildings (2006)

% of Surveyed Rentals Falling into Household Income Segments: By Urban Center

	<30%	30-49%	50-79%	80-99%	100%+	Units Svyed	Median Rent
Total Units	**0.0%**	**32.8%**	**51.4%**	**9.0%**	**6.7%**	**23,827**	**$840**
Cumulative		***6.5%***	***84.3%***	***93.3%***	***100.0%***		
Auburn		90.9%	9.1%			11	**$550**
Bellevue		5.3%	73.2%	18.2%	3.2%	1,499	**$1,013**
Burien		95.0%	5.0%			383	**$600**
First Hill/ Capitol Hill	0.0%	31.6%	63.8%	4.3%	0.3%	6,924	**$775**
Northgate		53.0%	47.0%			1,445	**$750**
Redmond		0.8%	81.8%	13.2%	4.2%	620	**$1,060**
Renton		17.3%	75.4%	7.3%		313	**$853**
SeaTac		92.8%	7.1%	0.1%		1,950	**$650**
Seattle CBD		9.1%	49.3%	16.8%	24.8%	5,355	**$1,054**
Seattle Center		42.0%	46.5%	7.2%	4.4%	2,014	**$771**

South Lake Union		11.3%	37.7%	39.8%	11.2%	681	**$1,264**
Totem Lake		30.6%	69.4%			824	**$857**
University District	0.2%	49.4%	41.0%	8.8%	0.6%	1,808	**$806**

Data provided by Dupre + Scott

RENTS FOR SINGLE FAMILY HOMES ARE MORE EXPENSIVE THAN RENTS FOR MULTI-FAMILY UNITS

- Rents for single family homes were significantly more expensive than rents for multi-family units. Only 4.1% of single family rental were affordable to households earning less than 50% of median income in 2006 based on research by Dupre + Scott.

King County: % of All Single Family Rentals Surveyed by Income Group by Year

Year		**<30%**	**30-49%**	**50-79%**	**80-99%**	**100%+**	**Units Svyed**	**Median Rent**
2006	**Total Units**	**0.1%**	**4.7%**	**53.7%**	**27.2%**	**14.3%**	**1,697**	**$1,445**
	Cumulative		*5.4%*	*58.5%*	*85.7%*	*100.0%*		
2003	**Total Units**	**0.0%**	**10.5%**	**70.1%**	**14.4%**	**5.0%**	**2,026**	**$1,275**
	Cumulative		*10.6%*	*80.7%*	*95.1%*	*100.0%*		
2000	**Total Units**	**0.0%**	**9.3%**	**50.4%**	**27.7%**	**12.6%**	**2,309**	**$1,195**
	Cumulative		*9.3%*	*59.7%*	*87.4%*	*100.0%*		

Data provided by Dupre + Scott

Due to a change in the calculation of the 80% median income level in 2000, this group is not directly comparable to the other years shown. Totals may not agree due to rounding. The increase in rentals affordable to lower income groups shown in 2000 and 2003, as well as the median rent, is possibly influenced by participation of two property management firms that handle a large number of rentals in south King County, where rents are lower than in Seattle or the Eastside. Totals may not agree due to rounding.

- Like multi-family rents, single family rents are most affordable in South King County and least affordable in East King County. The median 2006 rent in East King County was $1,650, compared to $1,295 in both South King County and the rural cities.

RENTAL AFFORDABILITY GAP PERSISTS

- Despite gains in the early years of this decade, the gap between median rental price and what a 3-person household earning 30% of median income can afford has returned to 2000 levels.

2000

- Very Low-Income Renters earning 30% of Median Income
- 3 Person Household Size ($17,750)
- 30% of monthly income available for rent

Affordable Rent	Median 2000 Rent	Affordability Gap
$444	$745	($301)

2003

- Very Low-Income Renters earning 30% of Median Income
- 3 Person Household Size ($21,050)
- 30% of monthly income available for rent

Affordable Rent	Median 2003 Rent	Affordability Gap
$526	$795	($269)

2006

- Very Low-Income Renters earning 30% of Median Income
- 3 Person Household Size ($20,100)
- 30% of monthly income available for rent

Affordable Rent	Median 2003 Rent	Affordability Gap
$503	$805	($302)

IMPLICATIONS OF MULTI- FAMILY HOUSING AFFORDABILITY TRENDS:

In the early years of this decade, high vacancy rates eased the pressure on rental prices. As a result, multi-family housing became slightly more affordable. Despite this, very low-income households (and low-income households to a slightly lesser extent) still faced tremendous difficulty in finding and securing affordable housing. Over half of very low income households paid more than half of their income for housing. With vacancy rates again decreasing, renter households may face greater difficulty in securing affordable housing.

While much of the housing stock for the lowest income households must <u>be addressed through the continuing creation of public or non-profit units</u>, efforts to increase the housing affordability of rental housing can be supplemented by the private market through innovative measures such as <u>providing adequate capacity for multi-family development and through the creation of accessory dwelling units.</u>

C. Housing Ownership Affordability Trends

AFFORDABLE OWNERSHIP HOUSING FOR LOW INCOME HOUSEHOLDS IS IN SHORT SUPPLY

- Based upon single family sales data reported to the King County Assessor's Office, only 3.4% of single family home sales were affordable to households earning 80% of median income in 2005.
- In 2005, fewer than 1% of all single family home sales were affordable to households earning 50% of median income. By comparison, almost 35% of multi-family home sales were affordable to households earning 80% of median income. Over 6% of multi-family sales were affordable to households earning 50% of median income.

SALES PRICES CONTINUE TO INCREASE

The 2006 Affordable Housing Benchmarks Report showed median sales prices for all homes continue to increase at an overall rate faster than household incomes.

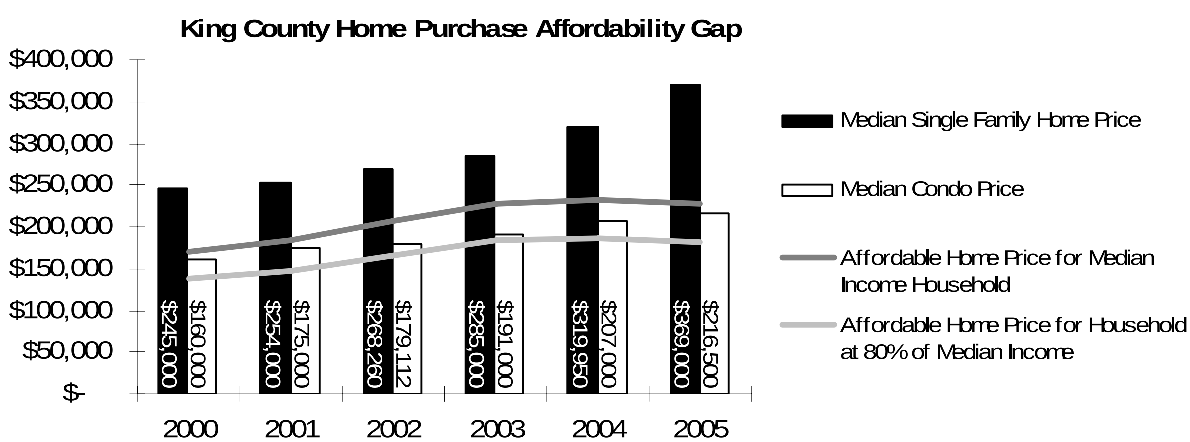
Rate of Increase in Income and Median Home Price

Year	Median Household Income	Annual Percent Increase in Median HH Income	Median Home Price	Annual Percent Increase in Median Home Price
2000	$53,200		$225,000	
2001	$55,900	**5.1%**	$235,000	**4.4%**
2002	$58,000	**3.8%**	$249,000	**6.0%**
2003	$59,200	**2.1%**	$265,000	**6.4%**
2004	$60,400	**2.0%**	$289,950	**9.4%**
2005	$60,700	**0.5%**	$332,000	**14.5%**

source: 2006 Affordable Housing Benchmark Report

CONDOMINIUMS PROVIDE MORE AFFORDABLE OWNERSHIP OPPORTUNITIES THAN SINGLE FAMILY HOMES

- The graph below illustrates the greater affordability of multi-family housing in King County.



HOMES ARE MOST AFFORDABLE IN SOUTH KING COUNTY

- The median sales price of single family homes in King County was $369,000 in 2005. This was significantly higher than the median multi-family sales price of $216,500. The table below shows the distribution of single family and multi-family home sales in 2005.

Percent of King County Housing Affordable to Moderate- and Low-Income Households (2005)									
	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%
SEA-SHORE	12,433	2.7%	0.4%	4,443	18.3%	0.6%	156,874	89.2%	39.3%
EAST	8,257	0.8%	0.1%	4,025	29.7%	4.8%	54,444	89.8%	14.5%
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%**

source: 2006 Affordable Housing Benchmark Report

OWNERSHIP AFFORDABILITY GAP PERSISTS

- The gap between the median sales price of single family homes and what households at median income can afford is returning to historic levels, following greater affordability in the early years of this decade, partly due to favorable interest rates.

Home Purchase Affordability Gap for the Average King County Homebuyer

	Home Price		Affordability Gap	
	Median	Affordable	Dollars	Percentage
1970	$21,700	$26,900	($5,200)	*-19%*
1980	$71,700	$46,600	$25,100	*54%*
1990	$140,100	$95,500	$44,600	*47%*
1970-1990 figures are based on U.S. Census Survey data				
2000	$225,000	$171,000	$54,000	*32%*
2001	$235,000	$184,300	$50,700	*28%*
2002	$249,000	$206,600	$42,400	*21%*
2003	$265,000	$228,600	$36,400	*16%*
2004	$289,950	$233,300	$56,650	*24%*
2005	$332,000	$228,100	$103,900	*46%*
2000-2005 figures are based on King County Recorder data				

source: 2006 Affordable Housing Benchmark Report

IMPLICATIONS OF SINGLE FAMILY HOUSING AFFORDABILITY TRENDS:

<u>Programs to promote home ownership are important to facilitate the ability of those who want to own their own home in achieving this goal</u>. In addition<u>, housing types such as manufactured housing, townhouses, condominium and cottage housing can provide</u>

ownership opportunities for households that may otherwise not be able to afford to buy a home.

D. Assisted Housing Trends

ASSISTED HOUSING UNITS CONTINUE TO BE CREATED

- The 2001 King County Benchmarks report estimated a total of 40,000 units in King County with some form of assistance. This estimate represents an increase of 1,400 units from the estimate in 1999 or an increase of 700 units per year.
- The table below shows the number of units created or preserved with CDBG and local public funds by the King County Consortium.

AFFORDABLE HOUSING FUNDED BY KING COUNTY CONSORTIUM

Year	Units funded	% Affordable to HH at or below 30% AMI	% Affordable to HH at 30-50% AMI	% Affordable to HH above 50% AMI
1999	874	32	63	5
2000	617	27	61	12
2001	739	38	51	11
2002	470	34	59	7
2003	767	-	-	-
2004	930	-	-	-
2005	1003	-	-	-

Source: King County Department of Community and Human Services

- Between 1990 and 2003 the King County Consortium funded 4,715 units of affordable housing in 188 projects through various fund sources.

FUNDING FOR ASSISTED HOUSING DEVELOPMENT REMAINS RELATIVELY STABLE

- Overall funding for affordable housing development by the King County Consortium has remained generally stable over the past five years however a decrease in funding is anticipated in CDBG and HOME funds beginning in 2004.
- It is anticipated that funding from the new Regional Affordable Housing Program (RAHP) will provide approximately $2.3 million each year in funding for affordable housing efforts throughout King County.
- Affordable Housing funding by King County and the Small Cities of the Consortium continues to be consistent, however, the contribution of local funds from King County's general fund will decrease significantly in the immediate future.

KING COUNTY & SMALL CITIES FUNDS FOR AFFORDABLE HOUSING

Year	CDBG $ for New Units	CDBG $ for Home Repair	Local Funds for New and Rehab
1998	$ 417,486	$ 1,069,108	$ 2,456,131
1999	$ 368,950	$ 829,222	$ 3,207,799
2000	$ 480,407	$ 850,000	$ 3,664,757
2001	$ 512,500	$ 700,000	$ 2,828,000
2002	$ 546,450	$ 633,500	$ 3,478,161

ADDITIONAL CONSORTIUM FUNDS FOR AFFORDABLE HOUSING

Year	CDBG $ for New Units	CDBG $ for Home Repair	Local Funds for New and Rehab	HOME funds in Consortium
1998	$ 406,375	$ 1,540,630	$ 2,038,400	$ 2.8 million
1999	$ 810,288	$ 1,365,149	$ 1,562,000	$ 1.3 million
2000	$ 428,312	$ 1,465,103	$ 1,975,677	$ 3.2 million
2001	$ 907,000	$ 1,484,888	$ 856,575	$ 4.3 million
2002	$ 1,266,834	$ 1,225,719	$ 1,277,166	$ 3.9 million

ASSISTANCE IS PROVIDED FOR HOMELESS AND SPECIAL NEEDS HOUSEHOLDS

- The King County Consortium has set specific targets for assistance to homeless and special needs households. These targets have helped create several hundred units over the past several years and provided assistance to thousands of households.

CONSORTIUM FUNDS FOR SPECIAL NEEDS AND HOMELESS

Year	Units for Households with Special Needs	Units for Emergency Shelter, Transitional Housing or Permanent Housing for Homeless	HH Provided Emergency Shelter and Transitional Housing Assistance	HH Provided with Homeless Prevention Services
1999	-	66	4,177	199
2000	99	52	5,142	208
2001	69	148	4,538	205
2002	162	123	4,809	206

INCENTIVE PROGRAMS AND OTHER STRATEGIES SUPPLEMENT AFFORDABLE HOUSING EFFORTS

- Jurisdictions including King County support a wide range of incentive programs to support housing affordability. King County provides impact fee waivers and density bonuses for affordable housing development. In addition, surplus property and master planned development provisions of the King County Code provide further support for housing affordability.
- The King County Consortium Consolidated Housing and Community Development Plan 2005-2009 guides the investment of approximately $12 million per year in federal housing and community development funds, and an additional $9 million per year in other federal or related state and local funds, to address housing, homeless and community development needs throughout the King County Consortium. The goals and objectives set forth in this Consolidated Plan for 2005-2009 are:
    - Goal 1: ensure decent affordable housing
    - Goal 2: end homelessness
    - Goal 3: establish and maintain a suitable living environment and economic opportunities for low- and moderate- income persons.
- King County and its jurisdictions continue to work with a variety of partners such as A Regional Coalition for Housing (ARCH), the Housing Development Consortium (HDC), the Housing Partnership, Threshold Housing and the four local Housing Authorities on endeavors including transit oriented development, the Accessory Dwelling Unit Homeowner Packet, demonstration projects and green building initiatives.
- The annual King County Benchmarks Report documents the range of actions supported by King County and other jurisdictions. Further efforts have been

documented by the King County Affordable Housing Bulletin as well as the Housing Toolkit and two Housing Surveys completed for the Growth Management Planning Council of King County.

- The Committee to End Homelessness is currently working on strategies to help resolve issues surrounding the homeless throughout King County.

IMPLICATIONS OF ASSISTED HOUSING TRENDS:

Jurisdictions throughout the King County Consortium continue to dedicate significant resources to affordable housing development and programs. These funds have helped secure hundreds of units for very-low, low and moderate-income households each year. Continued funding of affordable housing is essential to address housing needs that are not being addressed by the private sector. This is especially true for the homeless or those with special needs.

VI. Planning for Future Growth

Housing Capacity Trends

KING COUNTY IS ACHIEVING ITS 20-YEAR HOUSEHOLD GROWTH TARGETS

- The most current housing growth targets, for the period 2001-2022, call for King County's jurisdictions to accommodate 152,000 new households through 2022 within the Urban Growth Area. From 2001 to 2004, jurisdictions have added an average of 10,600 new housing units per year, a rate sufficient to meet the 2022 target.

New Housing Units Permitted in King County, 2001-2004

Subarea	net new units				total permits 2001-2004	2001-2022 adopted household target
	2001	2002	2003	2004		
SeaShore	3,896	3,376	2,697	2,509	12,478	54,699
South King County	1,848	2,295	2,309	1,853	8,305	37,420
East King County	2,630	2,352	2,167	2,938	10,087	40,844
Rural Cities	379	436	376	405	1,596	5,563
Uninc King County	1,844	2,377	3,117	2,573	9,911	13,406
Total	**10,597**	**10,836**	**10,666**	**10,278**	**42,377**	**151,932**

* *source: 2005 Land Use Benchmark Report*

- According to the 2007 King County Buildable Lands Report, approximately half of all new units permitted from 2001 to 2005 in the Urban Growth Area were multifamily units. Those 25,000 units represent a decrease in multifamily permits from the 1996-2000 period. However, new multifamily units have become more concentrated in SeaShore during the most recent period, compared to a more even distribution of multifamily permitting among the three large subareas prior to 2001. Conversely, total single family permits, increased over 30% from the 1996-2000 period. Most of that increase happened in the East and South County subareas, which made up 80% of the single family units permitted 2001-2005.

LAND CAPACITY IS ADEQUATE FOR FUTURE GROWTH

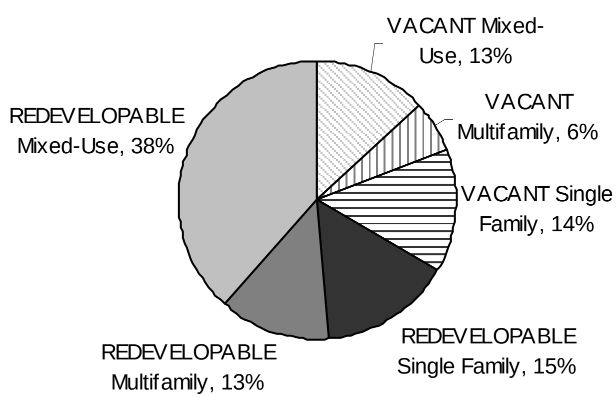
- Based on analysis in the 2007 King County Buildable Lands Report, the King County Urban Growth Area has capacity, based on current plans, for approximately 289,000 additional housing units accommodating an estimated 277,000 additional households—more than twice the capacity needed to accommodate the remainder of the Household Growth Target.
- The residential capacity as of 2006 was slightly greater than the capacity reported for 2001 in the 2002 Buildable Lands Report, despite the consumption of developable land in the intervening years. Among other things, the increase reflects higher realized densities from 2001 to 2005.

Housing Capacity (2006) vs. Household Growth Targets (2006-2022)				
	Development Capacity (2006)		Remaining Target 2006-2022	Surplus/ Deficit Capacity
Subarea	Housing Units	Households		
SeaShore	139,335	132,472	41,841	90,631
South King County	80,279	77,553	28,319	49,295
East King County	58,029	55,719	32,494	23,225
Rural Cities	11,812	11,506	3,698	7,808
Total	289,179	277,248	106,352	170,896

source: 2007 King County Buildable Lands Report

- The graph below shows the proportion of housing capacity in the UGA located on land in single-family, multifamily and mixed-use zones that was identified as either vacant or redevelopable. Overall, one-third of the capacity is on vacant land, two-thirds on redevelopable land. Half of the single-family is on vacant land, half on redevelopable land. Three-quarters of the capacity in mixed-use zones was located on redevelopable parcels.

Housing Capacity on Vacant vs. Redevelopable Land



Source: 2007 King County Buildable Lands Report

ADEQUATE CAPACITY EXISTS FOR AFFORDABLE HOUSING DEVELOPMENT

- Affordable housing can be created through a variety of housing types, however some types such as multi-family (apartments, townhouses, condominium), manufactured homes, group homes and accessory dwelling units will provide the bulk of housing affordable to very-low, low and moderate income households. The King County Countywide Planning Policies indicate that jurisdictions should plan for a number of housing units equal to approximately 40% of its projected net household growth. Capacity in multi-family and mixed-use zones will provide the bulk of capacity for housing development affordable to these households.
- Given the large proportion of the multifamily capacity located in mixed use zones within each sub-area in King County particular care should be taken <u>to support housing development in mixed use zones</u>. This can be <u>supported through efforts such as transit-oriented development and five-story wood frame construction</u>.

RESOURCES AVAILABLE TO ADDRESS THE GOALS OF THE KING COUNTY CONSORTIUM CONSOLIDATED PLAN

Revenue Outlook for 2005-2009: Following is an approximation of the amount that the Consortium will receive on an annual basis through the federal entitlement programs. Amounts can vary from year to year and are subject to annual appropriation by Congress. *Note that these are not the only funds dedicated to the creation and preservation of affordable housing, but are included here as provided by the Consolidated Plan.*

Entitlement Program	Average Amount Per Year
Community Development Block Grant	$7,000,000
HOME Investment Partnership	$4,500,000
American Dream Down Pymt Initiative	$330,000
Emergency Shelter Grant Program	$200,000
Total Federal Entitlement Programs	**$12,030,000**

In addition to the federal entitlement program funds made available to the Consortium, the King County Housing and Community Development Program administers other federal, state and local funds to address the goals established in the Consolidated Plan:

Fund Source	Average Amount Per Year
Housing Opportunity Fund*	$1,000,000
Regional Affordable Housing Program**	$2,300,000
McKinney Homeless Assistance Programs^	
Shelter Plus Care	$4,000,000
Supportive Housing Program	$844,000
Transitional Housing Operative and Rental Assistance Program (THOR) ^^	$1,000,000
Total Other Fund Sources	**$9,144,000**

*This is a local King County fund that is appropriated annually by the Metropolitan King County Council and can vary greatly from year to year. **This is a local fund source that is administered by King County pursuant to an interlocal agreement between the County and the cities that choose to participate, including the City of Seattle. ^McKinney funds are applied for annually in a competitive process. Seattle and King County apply together for the region. ^^State funds for operating support to transitional housing projects that serve homeless families and temporary rental assistance subsidies in private market housing for homeless families.

VII. Conclusions and Refined Strategies

A. Conclusions

- Households have become more diverse throughout King County since 1990. There are a higher percentage of non-family, over-85 and disabled households now and these trends appear to be continuing. The number of elderly will significantly rise over the coming years as the baby boom generation is nearing retirement. Racial and ethnic diversity has increased. In addition, one person and very large households (6 or more persons) have grown faster than the average growth rate. As King County's population has grown, fewer households are earning moderate incomes. These changes in King County's population will create growing demand for a wide variety of housing opportunities to serve King County's population.

- Growth continues to be strong in suburban areas and in urban centers. Half of all growth is in multi-family housing while mobile homes continue to shrink as a percentage of the housing stock. A significant number of homes are lost to redevelopment each year.

- Those earning 80% of median income and higher appear to have adequate affordable rental housing opportunities that will continue to be addressed by the private market. For those near median income, affordable homeownership continues to be a challenge, especially for first-time buyers.

- Housing for those earning between 50% and 80% of median income is primarily provided through private construction of multi-family housing. There appears to be sufficient capacity for multi-family and mixed-use development to serve the housing needs of these households. However, efforts must help ensure that this development is affordable, especially to those in the lower income brackets to minimize the amount that these households overpay for housing.

- Housing for those earning 30% of median income and below is not being adequately provided at affordable prices by the private market. Efforts to increase the supply of housing for this segment of the community through private and public efforts must be increased to reduce the burden of housing costs. This is a challenge in an era of tight budgets. In addition, efforts to prevent or resolve homelessness are particularly critical.

- There is adequate capacity in King County for a full range of housing types that will serve the housing needs of all segments of the community. King County's challenge is in assisting the development of this capacity in a manner that is affordable to the full spectrum of households. King County will continue to exert direct and indirect efforts guided by the King County Countywide Planning Policies, the King County Comprehensive Plan and the Consolidated Housing and Community Development Plan to achieve housing goals.

B. Refined Strategies

RETAIN EXISTING POLICIES

- The 1994 Comprehensive Plan as revised in 2004 provides a wide range of policies to support housing development and affordability. Each of these policies are still important in 2008 and should be retained. .

SUPPLEMENTAL ACTIONS

King County will supplement existing policies to more effectively address several issue areas. Among these refined strategies and policies, King County will:

- **ENCOURAGE AND SUPPORT INNOVATIVE DESIGN STANDARDS IN THE DEVELOPMENT OF AFFORDABLE HOUSING.** Existing policies are modified to reduce parking and open space requirements for affordable housing projects. New policies also promote universal design concepts and support the development of walkable and sustainable projects.

- **INCREASE THE QUANTITY OF AFFORDABLE HOUSING IN KING COUNTY.** Existing policies are strengthened to support Land Trusts, mobile home parks as a source of affordable housing and the use of surplus sites for affordable housing in a manner consistent with the 10 Year Plan to End Homelessness and King County Consortium Consolidated Plan.

- **CREATE MORE OPPORTUNITIES TO DIVERSIFY NEW HOUSING STOCK.** Existing policies are strengthened to promote the development of affordable housing through density bonuses and other incentives. New policies support the increase in development capacity in locations near core transit routes to promote walking and transit use; support employer assisted housing to provide affordable housing to workers living close to their employers; and promote the development in Accessory Dwelling Units in urban residential zones.

- **SUPPLEMENT EFFORTS TO CREATE AFFORDABLE HOUSING FOR LOW INCOME HOUSEHOLDS.** Through modification of policy U-402, King County supports higher income thresholds for incentives to promote affordable rental and ownership housing development and preservation.

- **REDUCE BARRIERS TO AFFORDABLE HOUSING DEVELOPMENT.** New and existing policies seek to minimize, or eliminate where possible, barriers to development; provide expedited building permit and plan reviews; and exempt payment of impact fees to promote development of affordable rental or ownership housing.

These policy revisions will help King County respond to current and foreseen economic and demographic changes that threaten the adequate provision of affordable housing choices for all residents of King County.