

# City of Sammamish Planning Commission



## **Regular Meeting**

February 1, 2018

6:30 – 8:30 pm

### **Location:**

Planning Commission meetings are held at City Hall in Council Chambers unless otherwise posted.

### **Public Access:**

All meetings are open to the public and include opportunities for public comment.



**PLANNING COMMISSION REGULAR MEETING**  
**February 1, 2018 6:30 – 8:30 PM**  
**SAMMAMISH CITY HALL 801-228<sup>TH</sup> AVE SE**

**AGENDA**

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	<u>Approx. start time</u>
<b>CALL TO ORDER</b>	<b>6:30 pm</b>
<b>ROLL CALL</b>	
<b>APPROVAL OF THE AGENDA</b>	
<b>APPROVAL OF THE MINUTES:</b> January 18, 2018	
<b>PUBLIC COMMENT:</b> Non Agenda (3 minutes per person / 5 minutes if representing an organization)	
<b><u>NEW BUSINESS:</u></b>	
Administrative/Reorganization	<b>6:45 pm</b>
• Election of Chair/Vice Chair Positions	
<b><u>OLD BUSINESS:</u></b>	
Housing Strategy Update	<b>7:00 pm</b>
• Work Session	
<b>PUBLIC COMMENT:</b> Agenda (7 minutes per person)	
<b>ADJOURN</b>	<b>8:30 pm</b>

Note: This is an opportunity for the public to address the Planning Commission. For non-agenda items, three (3) minutes are granted per person, or five (5) minutes if representing the official position of a recognized community organization. Seven (7) minutes are granted per person for agenda items.

If you are submitting written material, please supply 8 copies (7 for Planning Commission; 1 for the record). If you would like to show a video or PowerPoint, it must be submitted or emailed by 5pm the day of the meeting to Kevin Johnson at [kjohnson@sammamish.us](mailto:kjohnson@sammamish.us). Please be aware that Planning Commission meetings are videotaped and available to the public.

The City of Sammamish Planning Commission is appointed and is the advisory board to the City Council on the preparation and amendment of land use plans and implementing ordinances such as zoning. Planning Commissioners are selected to represent all areas of the City and as many "walks of life" as possible. The actions of the Planning Commission are not final decisions; they are in the form of recommendations to City Council who must ultimately make the final decision.

***THE COMMISSION MAY ADD OR TAKE ACTIONS ON ITEMS NOT LISTED ON THIS AGENDA.***

Planning Commission meetings are wheelchair accessible. American Sign Language (ASL) interpretation is available upon request. Please phone (425) 295-0500 at least 48 hours in advance. Assisted Listening Devices are also available upon request.

# PLANNING COMMISSION AGENDA CALENDAR

Date	Time	Type	Staff	Topics
<b>February 1</b>	5:00 PM	Special Meeting w/ Parks Commission	David Goodman Parks Staff	Work Session: Urban Forest Management Plan
	6:30 PM	Regular Meeting	Doug McIntyre ARCH Staff	Work Session: Housing Strategy Update
<b>February 15</b>	Cancelled	Regular Meeting		
<b>February 27</b>	5.30 PM	Special Meeting w/ Parks Commission	Angie Feser	Training Session: How to Run Excellent Commission Meetings Using Robert's Rules of Order
<b>March 1</b>	6:30 PM	Regular Meeting	Doug McIntyre ARCH Staff	Work Session: Housing Strategy Update
			David Goodman Doug McIntyre	Work Session: Overview of SMC 21A.45 and SMC 21.B.45 – Signage Regulations
<b>March 15</b>	5:00 PM	Special Meeting	Planning Staff	Planning Session: Roles, Responsibilities & Work Program
	6:30 PM	Regular Meeting	David Goodman Doug McIntyre	Work Session: Signage Code Update
<b>April 5</b>	6:30 PM	Regular Meeting	Doug McIntyre ARCH Staff	Work Session: Housing Strategy Update
<b>April 19</b>	6:30 PM	Regular Meeting	David Goodman Doug McIntyre	Public Hearing / Deliberation: Signage Code Update



## MINUTES OF THE MEETING

### MEETING SUMMARY

Regular Bi-monthly Meeting  
Thursday, January 18, 2018, 6:30 PM  
City of Sammamish Council Chambers

### COMMISSIONERS PRESENT

Eric Brooks, Pos. 1  
Roisin O'Farrell, Pos. 2  
Shanna Collins, Pos. 3, Chair  
Larry Crandall, Pos. 4, Vice-Chair  
Jane Garrison, Pos. 5

### COMMISSIONERS ABSENT

Matthew Petrich, Pos. 6  
Nancy Anderson, Pos. 7

### STAFF PRESENT

Kellye Hilde, Planning Manager, Community Development  
Doug McIntyre, Senior Planner, Community Development  
Kevin Johnson, Planning Commission Coordinator, Community Development  
Arthur Sullivan, Program Manager, ARCH

### CALL TO ORDER

Chair Collins called the Sammamish Planning Commission meeting to order at 6:30 PM

### APPROVAL OF AGENDA

Chair Collins moved to approve the January 18, 2018 meeting agenda. The meeting agenda was approved as distributed.

### APPROVAL OF THE MINUTES

Chair Collins moved to approve the January 4, 2018 meeting minutes. The meeting minutes were approved as amended.

### PUBLIC COMMENT: NON-AGENDA

No public comment

### OLD BUSINESS 6:34 PM ([Bookmarked Video Link](#))

#### **The Housing Strategy Update**

Doug McIntyre, Senior Planner and Arthur Sullivan, Program Manager with ARCH provided an overview of the general scope of the update, reviewed the goals of the Comprehensive Plan-Housing Element, outlined an approach for public engagement, and identified the data need to develop the housing strategies.

### **PUBLIC COMMENT: AGENDA**

Public Comment on agenda items started at 7:59 PM and ended at 8:15 PM ([Bookmarked Video Link](#))

Paul Stickney – 504 228<sup>th</sup> Ave SE

Topic: Housing Strategy

Claradell Shedd – 2313 Sahalee Dr E

Topic: Housing Strategy

### **REPORTS 8:16 PM** ([Bookmarked Video Link](#))

#### **Liaison Report**

Kellye Hilde informed the Commission that there will not be a meeting on February 15, 2018 and instead there will be a training session on How to Use Roberts Rules of Order on February 27, 2018 starting at 5:30 PM. It has also been proposed to hold a Planning Commission Retreat on March 15, 2018 starting at 5:00 PM which will be followed by the regular meeting at 6:30 PM. Additionally the Planning Commission will be transitioning to the new electronic packet system in February.

#### **Chair Report**

Chair Collins thanked Matthew Petrich for his time on the Commission and that he will be missed by all.

Chair Collins adjourned the meeting at 8:22 PM.

Chair: Shanna Collins

PC Coordinator: Kevin Johnson

[Video Audio Record 1/18/2018](#)

*Roberts Rules of Order applied: [RONR (10<sup>TH</sup> Edition)]*



## PLANNING COMMISSION AGENDA ITEM

February 1, 2018

### SUBJECT

Work Session #3 for Sammamish Home Grown – A Plan for People, Housing, and Community

### STAFF CONTACTS

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Mike Stanger, Associate Planner, ARCH  
425-861-3676, [mstanger@bellevuewa.gov](mailto:mstanger@bellevuewa.gov)

### NEEDED FROM PLANNING COMMISSION

- Action
- Direction
- Informational

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### SUMMARY STATEMENT

Planning Commission has held a project kick-off meeting (September 6, 2017) and two work sessions (December 7, 2017 and January 18, 2018). The purpose of those meetings was to educate the Planning Commission on the basics of the Housing Strategy Plan, explain the general scope of the update, outline the approach to public engagement, and the identify the data needs to begin substantive discussions on housing strategies.

The intent of Work Session #3 is to provide the requested demographic and housing data so that the Planning Commission can better understand Sammamish's current characteristics and housing supply. A firm understanding of the data will assist the Planning Commission in understanding the gaps that exist between the current housing supply and the community need for housing. Enclosed is the Housing Needs Analysis prepared for the update to the Housing Element of the Comprehensive Plan. The Needs Analysis has three sections:

- Summary for East King County (Exhibit 1) – This section highlights the key demographic and housing information for East King County, a sub-region comprising jurisdictions that share many similarities. Significant variations or similarities that occur between cities and East King County averages are called out.
- Summary for Sammamish (Exhibit 2) – The summary highlights key information specific to Sammamish. Variations in Sammamish's data compared to other cities in East King County are called out.
- The Appendix (Exhibit 3) – The Appendix includes detailed tables for all the data collected and is broken down for each city in East King County. The Appendix also presents the Eastside as a whole as well as King County.

The Needs Analysis exhibits (Exhibit 1 through Exhibit 3) will help the Commission understand the type of information available and acquire a general sense of housing conditions and potential issues. The Needs Analysis is therefore an important component of this update effort because it builds our foundation of understanding so that we can tailor our strategies to specific areas of need.

The information in the Needs Analysis was used as a basis for the updated Housing Element, but is now several years old. Staff have therefore updated the data tables from the Appendix where appropriate and useful for the discussion on the updated housing strategies. The updated data tables are included as Exhibit 4 with corresponding data titles for easy cross-referencing.

At Work Session #3, City and ARCH staff will explain the data that staff believes is the most important to help guide the Planning Commission's discussion. The PowerPoint presentation will also include some of the supplemental information that the Planning Commission discussed at Work Session #2 (January 18, 2018). A print-out of the presentation slides will be provided at the meeting.

## **PURPOSE AND BACKGROUND**

The purpose and objective of a Housing Strategy Plan is to guide the implementation of the goals and policies adopted in the Housing Element of the Comprehensive Plan. The City of Sammamish's Housing Strategy Plan has not been updated since 2006. An updated Housing Strategy Plan is needed to help the City implement the policies it adopted as part of the Housing Element of the Comprehensive Plan in 2015, later amended in 2016 to respond to a Growth Management Act (GMA) compliance challenge. The Housing Strategy Plan serves as a work plan that helps staff transform policies into near-term actions and determine priorities for the preferred strategies. The Housing Strategy Plan is not an action plan, nor is it a policy document in and of itself.

The Planning Commission is gradually progressing from learning and gathering information on Sammamish housing policy to conducting substantive work related to housing strategies. In developing a Housing Strategy Plan, the Planning Commission should consider the City's role in housing and the strategies and tools that can be used to address housing on a City-wide basis (refer to Work Session #1 held on December 7, 2017). Planning Commission must understand that under this effort, the City is not attempting to solve all problems related to residential growth, but rather identifying the strategies and actions that align with our policies which we want to analyze further in the short term. The policy direction established in the Comprehensive Plan is broad and covers a twenty-year timeframe; the Housing Strategy Plan will distill that into the most important actions to be taken in a shorter timeframe of roughly five years.

As alluded to in Work Session #2, the Housing Strategy Plan has been renamed from the Housing Strategy Plan to, "Sammamish Home Grown – A Plan for People, Housing, and Community." The new name reflects a more engaging approach that succinctly summarizes the goal of the Plan. This is the first step in developing the new brand for the Plan, which will include new and cohesive graphic design that will strengthen its identity and recognition by the public. Branding is an important component of the overall messaging of the housing strategies that will be developed.

## **NEXT STEPS**

Following a staff presentation, the Planning Commission will discuss the data provided and their impressions of the housing supply relative to the City's demographics. Staff will answer questions related to the data and how it relates to potential housing strategies. Suggestions for items to discuss include:

- Clarification of any data points presented in the PowerPoint presentation.
- Acknowledgement of whether or not the data sufficiently informs the development of Sammamish Home Grown.

- Acknowledgement of whether or not the presentation covered the most important data points in the Needs Assessment.
- Is there a need to further refine the data from the PowerPoint?

Staff will use input from Planning Commission to develop the presentation and materials for Work Session #4 to be held on March 1, 2018, which is the next opportunity to discuss Sammamish Home Grown. Proposed discussion topics for Work Session #4 include:

- Potential key housing gaps in Sammamish relative to household types (e.g. seniors) and/or types of housing, based on input provided at Work Session #3.
- Begin an initial review of the full list of strategies for purposes of understanding and clarifying the tools that are available to address housing needs.

Additionally, staff will continue developing public outreach materials, such as a community survey, to be implemented in the near term. Planning Commission should also be informed that coordination with the newly formed Human Services Commission will commence in March and April. Involvement of the Human Services Commission will strengthen Sammamish Home Grown and provide diverse perspectives to help address housing issues in Sammamish.

Additional details will continue to be provided on the schedule for accomplishing this update and the major milestones in the process. The planning process is expected to take a total of approximately twelve months, with adoption expected toward the end of 2018, with the Planning Commission's review concluding in June 2018.

#### **EXHIBITS**

1. Housing Analysis – Summary for East King County
2. Housing Analysis – Summary for Sammamish
3. Housing Analysis – Appendix
4. Housing Analysis – Updated Data Tables
5. Meeting Recap and Achievements
6. Question and Answer Matrix

East King County

# Housing Analysis

Pursuant to RCW 36.70A.070(2), Growth Management Act of Washington.



1/27/2015

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## I. EAST KING COUNTY NEEDS ANALYSIS

### INTRODUCTION

Under the provisions of the Growth Management Act, each housing element is to “include an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth.” Further guidance on preparing a “needs analysis” is provided in the Countywide Planning Policies.<sup>1</sup> The goal of this East King County Needs Analysis is to provide all ARCH (A Regional Coalition for Housing) member cities with consistent data and analysis which will inform and assist in the updates of local comprehensive plans. The housing needs analysis should inform readers as to the specific needs that they can expect to exist within the forecast population. It is also intended to help understand who lives and works in East King County in order to inform our individual cities and overall sub-region’s existing and projected housing needs.

Cities in East King County have created a partnership through ARCH to help them better address local housing needs. This partnership of cities has acknowledged that they are all part of a larger contiguous housing market with common issues facing many member cities. This needs analysis has been organized to reflect this partnership and recognize the many common housing market conditions and needs. Along those lines this document is organized into three sections:

- East King County Report. This report highlights the key demographic and housing information for East King County. Much of the discussion in this section focuses on the sub-regional level, with some mention of significant variations or similarities between cities and East King County averages.
- City Summary Report. A separate report is also provided for each city that is a member of ARCH. This report highlights where an individual city’s conditions vary significantly from the results reported in the East King County report, unique characteristics of the city that impact local housing conditions, and local efforts made in the past to address local housing needs.
- Housing Needs Analysis Appendix. The appendix includes a wider range of demographic and housing related data, including more detailed tables for all the information provided in the sub-regional and city summary reports. Most data is provided at the city, sub-regional and countywide level.

There are several elements of the East King County needs analysis. The first part, Planning Context, focuses on the regional and county-level planning policies that guide the city’s comprehensive planning. The second part, Housing Needs, provides demographic and other information for local residents. It also includes information regarding the local workforce. This information helps to define the demand for housing in a community. The third part, Housing Supply, looks at the type and affordability of existing housing in the community. The fourth

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<sup>1</sup> CPP H-3.

part, Summary Findings, identifies areas of needs by comparing *demand*—for various housing types and affordability levels for existing residents and employees and projected growth—with existing and projected housing *supply*.

## PLANNING CONTEXT

Supplementing the state’s Growth Management Act is a system of regional (county-wide and multi-county) planning policies. The purpose of the following discussion is not to describe the entire context of these regional policies, but to focus on those related to the analysis of housing demand and supply—particularly housing types and affordability.

### Housing Diversity

In the regional planning context, “housing diversity” means that the housing needs of all economic and demographic groups are addressed within all jurisdictions.<sup>2</sup> The Housing Element needs to show how a city will accommodate a variety of housing types at a variety of densities.<sup>3</sup> Specifically, cities should address housing for rental and ownership and for a range of household types and sizes, including housing suitable and affordable for households with special needs.<sup>4</sup>

### Housing Affordability

The Growth Management Act states that the Housing Element must show how a city will provide opportunities for affordable housing for all economic segments of the community.<sup>5</sup> The Multicounty Planning Policies in *VISION 2040* call for policies that provide for a “sufficient supply of housing to meet the needs of low-income, moderate-income, middle-income, and special needs individuals and households that is equitably and rationally distributed throughout the region.”<sup>6</sup> This is furthered in the King County Countywide Planning Policies (CPPs) which require each city to adopt policies, strategies, actions, and regulations that promote housing affordability, especially to address the countywide need for housing affordable to very low-, low-, and moderate-income households.<sup>7</sup> The county-wide need for housing by income is defined as follows (“AMI” stands for King County Area Median Income):<sup>8</sup>

50–80% of AMI (moderate)	16% of total housing supply
30–50% of AMI (low)	12% of total housing supply
30% and below AMI (very low)	12% of total housing supply

While a city cannot guarantee that a given number of units at each affordability level will be created, establishing the countywide need clarifies the scope of the effort for each jurisdiction.

<sup>2</sup> MPP-H-1 and CPP Overarching Goal, Housing.

<sup>3</sup> Growth Management Act: RCW 36.70A.070(2) and WAC 365-196-410. MPP-H-1. CPP H-4.

<sup>4</sup> CPP H-5 and MPP H-3.

<sup>5</sup> Growth Management Act: RCW 36.70A.070(2) and WAC 365-196-410.

<sup>6</sup> MPP-H-2.

<sup>7</sup> CPP H-5.

<sup>8</sup> CPP H-1.

Cities are encouraged to employ a range of housing tools to ensure the countywide need is addressed and should tailor their housing policies, strategies, regulations, and programs “to local needs, conditions, and opportunities, recognizing the unique strengths and challenges of different cities and sub-regions.”<sup>9</sup> Where the supply of affordable housing is significantly less than a city’s proportional share of the countywide need, the city may need to undertake a range of strategies addressing needs at multiple income levels, including strategies to create new affordable housing. Planning should include housing “that is accessible to major employment centers and affordable to the workforce in them so people of all incomes can live near or within reasonable commuting distance of their places of work.”<sup>10</sup>

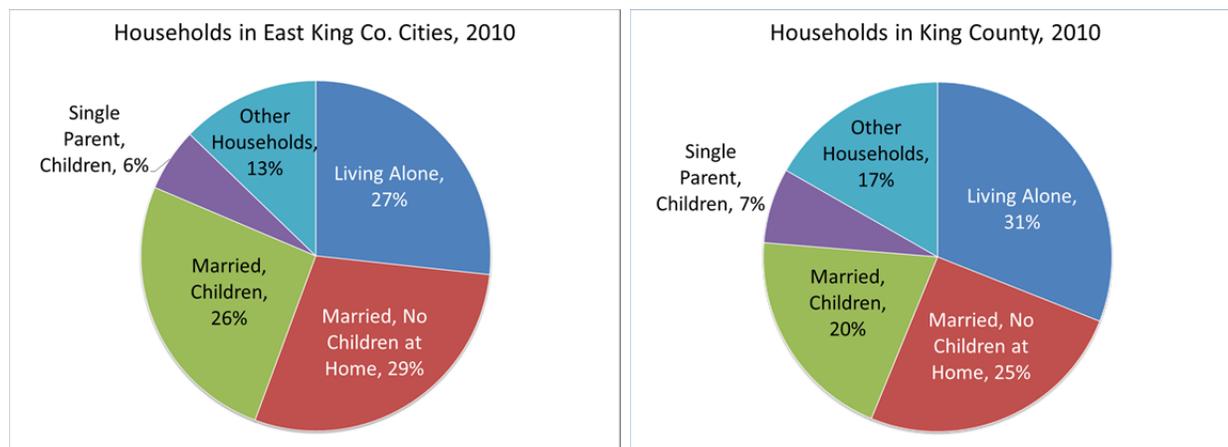
In addition, cities are expected to “work cooperatively ... to provide mutual support in meeting countywide housing growth targets and affordable housing needs,”<sup>11</sup> Finally, cities also need to monitor the results of their efforts, and as needed reassess and adjust their policies and strategies.<sup>12</sup>

The analysis that follows addresses current and trending housing needs and supply.

## HOUSING NEEDS

### Population Growth

**CHART 1: Household Types**



Source: 2010 U.S. Census

East King County cities grew 30% in population between 2000 and 2010, if two large annexations to Kirkland (which became official in 2011) are included. (See **Exhibit A** in the Appendix.) Without the Kirkland annexations, that growth is 19%, still half again greater than the rate of Seattle (13%), more than one and a half times that of the King County average (11%),

<sup>9</sup> CPP H-8.

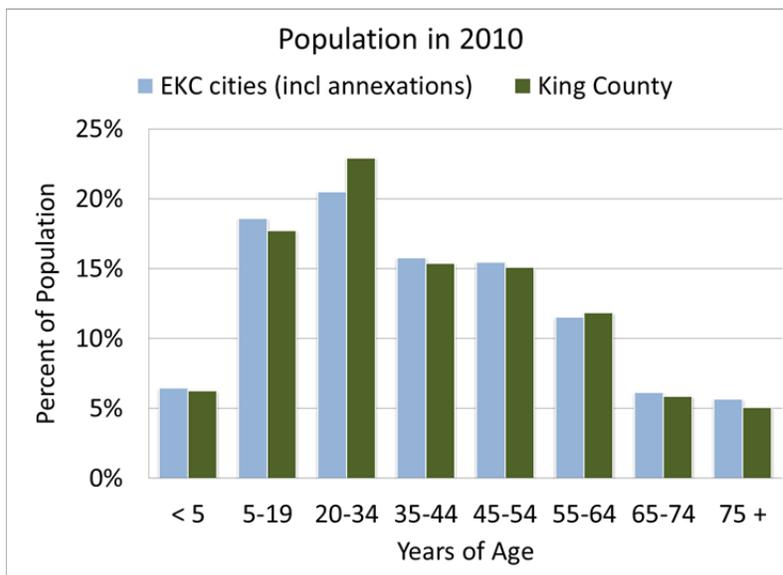
<sup>10</sup> CPP H-9.

<sup>11</sup> CPP H-14.

<sup>12</sup> CPPs H-17 and H-18.

and greater than the state population growth rate of 14%. The cities in East King County with the highest proportion of population increase included Issaquah, Redmond, Sammamish and Newcastle, while the population of Mercer Island and the “Point Cities” (Medina, Clyde Hill, Yarrow Point, Hunts Point, Beaux Arts Village) remained essentially unchanged.

**CHART 2: Population Age**



Source: 2010 U.S. Census

**Household Types**

The mix of household types in East King County are not strikingly different from King County overall (**Chart 1**). Compared to countywide, East King County has a larger proportion of married-couple households.

*By and large, Eastside cities have not seen a significant change in their mix of household types from 2000 levels.* (See Appendix, **Exhibits B-1 and B-2.**) Most East King County cities have similar blends of household types, with the notable exceptions that Sammamish and the Point Cities have higher proportions of married with children households, and Kirkland and Redmond have higher proportions of one-person households.

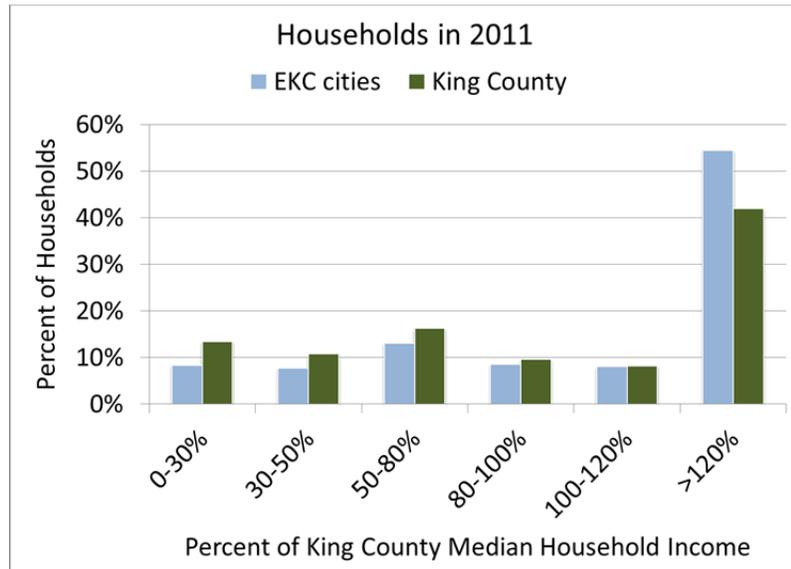
*One-person households and married couples without children compose 57% of East King County households.* Sammamish, at just over 40%, is the only Eastside city with less than 50% of households in these two categories.

**Household Sizes**

Based on the household mix, it is not surprising that *61% of Eastside households have one or two people.* Thirty-one percent (31%) have household sizes of three or four-persons and only 7% are larger than four people. (See Appendix, **Exhibit C-1 or C-2.**) One-person households are more likely to be seniors, or living below the poverty level.

**Senior Population**

Unlike 1990s which saw a percentage increase in seniors (especially over the age of 75), *the percentage of senior residents has remained relatively stable since 2000* (about 12%). (See Appendix, **Exhibit D-2.**) Relative to the East King County average, Bellevue, Mercer Island and the Point Cities have high proportions of seniors, while Sammamish, Newcastle and Redmond have relatively low proportions of seniors.

**CHART 3: Household Incomes**

Source: 2011 American Community Survey (ACS) 5-Year Estimates<sup>14</sup>

Seniors remain about equally split between seniors aged 65 to 75, and those over age 75. This suggests that the increasing senior population resulting from longer life spans may be beginning to flatten out. However, as shown in **Chart 2**, the ‘Baby Boom’ will be entering the 65- to 75-year age group in the next decade. The *Area Plan on Aging (Aging and Disability Services, 2007)* predicts that residents over age 60 could make up almost a quarter of East King County’s population by 2025.

### Ethnicity/Immigration

Ethnic mix in East King County has seen significant shifts over the past 20 years. Minority populations have increased from just over 10% in 1990 to 32% in 2011 (Appendix, **Exhibit E-1**). A large portion of this increase has been due to increases in Asian population. Since the early 2000s there has also been a large proportional increase in Hispanic population, though the percentage of Hispanics is significantly less than Asian population. By comparison, the African-American population has remained proportionately stable countywide, and in East King County has remained at a relatively low proportion of 2% of the population.

A high proportion of the increase in minority population correlates to a large increase in foreign-born residents (Appendix, **Exhibit E-2**). This can lead to a higher number of households with limited English proficiency<sup>13</sup> (Appendix, **Exhibit E-3**), who often earn less, are at a higher risk of becoming homeless, and can experience difficulties finding and obtaining affordable housing and information about affordable housing opportunities.

### Household Incomes and Cost-burdened Households

**Household Income.** Overall, household median incomes are higher in East King County cities than the countywide average. In terms of understanding housing demand, it is more relevant to look at the cross section of household incomes (**Chart 3**). This evaluation shows that

<sup>13</sup> “Limited English proficiency” is defined as a household in which no one 14 years old or older speaks only English or speaks a non-English language and speaks English “very well.” Until 2010, the Census Bureau used the term “linguistically isolated household.”

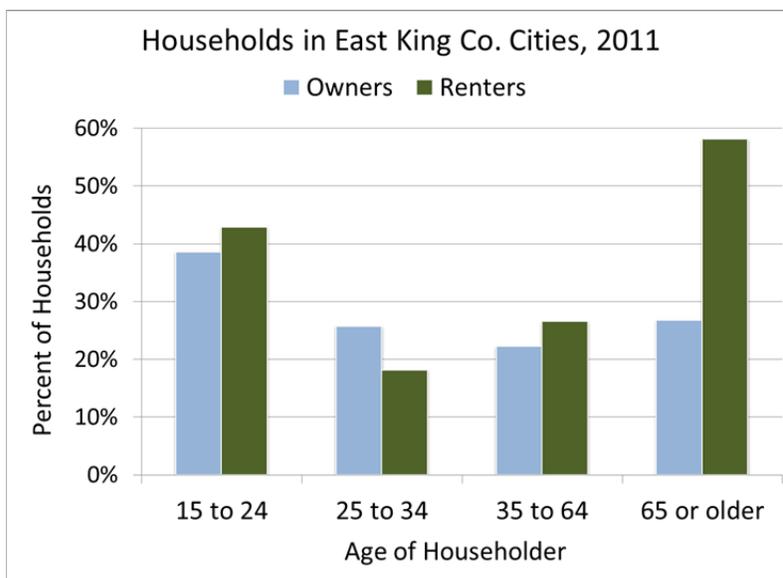
approximately 16% of all East King County households earn under 50% of median income (“low-income,” \$35,300 for all households in 2011. See Appendix, **Exhibit F** for more detail). Of those, about half earn less than 30% of median income. An additional 13% earn between 50% and 80% of median income (“moderate-income,” \$56,500 for all households in 2011). While significant levels, both of these figures are lower than countywide figures. Middle-income households (80% to 120% median income) make up another 16% of households, which is similar to countywide figures. *Compared to 2000, there has been an increase in the proportion of low-income households, and a small decrease in the proportion of moderate- and middle-income households* (Appendix, **Exhibit F-2**). Lower income households<sup>15</sup> are more likely to be households headed by persons under 25 years of age, or to a lesser extent, above 65 years of age.

**Poverty Level.**<sup>16</sup> Approximately 6% of households in East King County have incomes below the poverty level, compared to 13% in Seattle and 10% countywide. (See Appendix, **Exhibit G-3**.) Poverty levels have increased from about 4% in 2000, a similar level of increase as countywide. Poverty levels range from as low as 3% in Issaquah, Sammamish, and the Point Cities, to as high as 9% in Kenmore. These households live predominantly in rental housing, are less likely to be families versus other types of households, and slightly more likely to be seniors (Appendix, **Exhibits G-1 and G-2**).

**Cost-Burdened Households.**

Cost-burdened households are those that pay more than 30% of their incomes for housing. Overall, about 34% of all households in East King County are cost-burdened. This is slightly less than countywide figures. (See Appendix, **Exhibit H-1**.) In East King County, rates have increased somewhat since 2000, especially for homeowners, which could be explained by the large increase in home prices relative to median income. Percentages of

**CHART 4: Cost-Burdened (35%) Households by Tenure and Householder Age**



Source: 2011 ACS 5-Year Estimates

<sup>15</sup> Household incomes under \$50,000 in 2011 dollars.

<sup>16</sup> Households are classified as poor when the total income of the householder’s family is below the applicable poverty threshold. The poverty thresholds vary depending on three criteria: size of family, number of related children, and, for 1- and 2-person families, age of householder (U.S. Census Bureau).

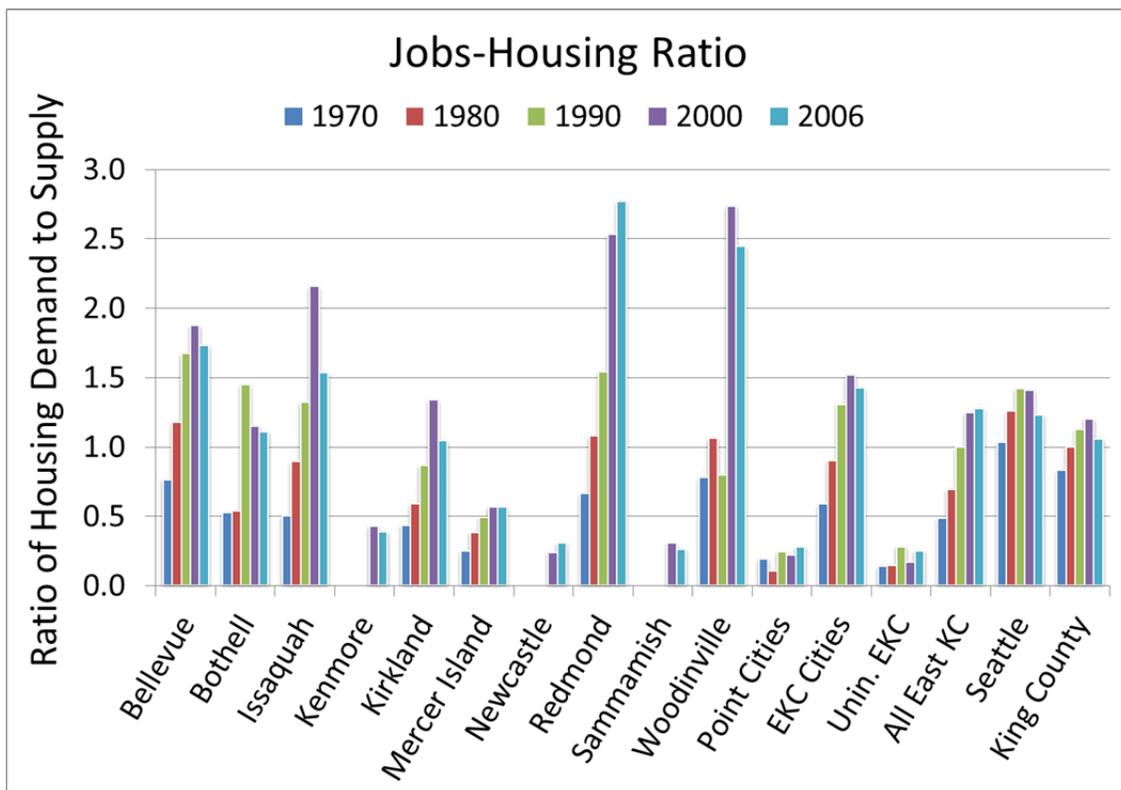
cost-burdened households increased at a greater rate countywide. A somewhat higher proportion of renter versus owner households (37% versus 32%) are cost-burdened. Most significantly, *a much higher proportion of lower income households—75%—are cost-burdened, compared to 13% of higher income households. (See Appendix, Exhibit H-2.) Though the number of cost-burdened households is spread throughout all age groups, a higher proportion of young households and senior households are cost-burdened (Chart 4).*

**Severely Cost-Burdened Households.** Households who pay over 50% of their income for housing are considered severely cost-burdened. About 14% of all East King County households are severely cost-burdened. (See Appendix, **Exhibit H-4.**) About one-third of cost-burdened homeowners are severely cost-burdened, while about one-half of cost-burdened renter households are severely cost-burdened.

### Local Employment

**Jobs-Housing Balance.** A primary driver of the demand for housing is the local workforce. Many of the cities in East King County and East King County as a whole over the last 30 years

**CHART 5: Jobs-Housing Balance**



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.

Source: ARCH.

have transformed from suburban “bedroom” communities to employment centers. This workforce can impact the local housing market in several ways. First is the overall demand for housing.

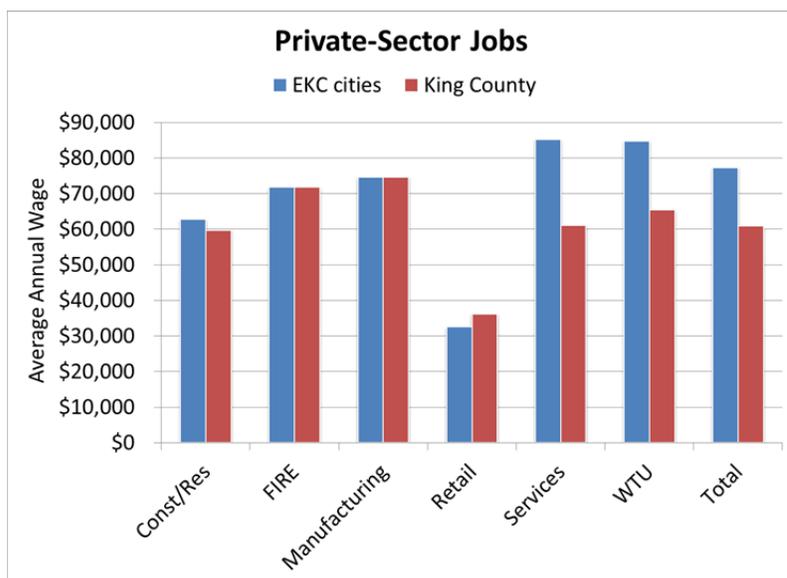
**Chart 5** shows that *East King County and many of its cities have a greater demand for housing resulting from employment than there is housing available (“jobs-housing balance”)*. While the last eight years has seen some stabilization in this ratio of demand for housing from

employment, it is still relatively high. When planned for employment and housing growth is added to existing levels, the cumulative impact could further increase the imbalance of housing to employment in East King County (Appendix, **Exhibit I**).

**Local Salaries.** A second important driver of housing demand is how well the supply of housing matches the profile of the local workforce, both in terms of the type and affordability of housing. A common perception is that local employment is skewed toward higher paying, technology-related jobs. East King County does have a relatively high proportion of service sector (including tech) jobs<sup>17</sup>—60% versus 49% countywide—and represents the sector with the highest employment growth over the last 10 years in East King County. Notably, 74% of Redmond’s jobs are service sector jobs and have an average salary twice the countywide average. But for the other two-thirds of service sector jobs in the rest of East King County, average salaries are comparable to countywide salaries (**Chart 6**). In addition, other than the WTU sector (wholesale, transportation and utilities), average salaries in cities for the balance of jobs are at, or in many cases, less than countywide salaries for similar sector jobs (Appendix, **Exhibit J-2**). In other words, *while the average salary for 25% of the jobs in East King County is higher than the countywide average, 75% of jobs have similar or lower salaries than countywide averages.*

**Relationship to Commuting.** The balance between the local workforce and housing supply may have impacts on local transportation systems and economic development. Commute

**CHART 6: Average Wages in 2010**

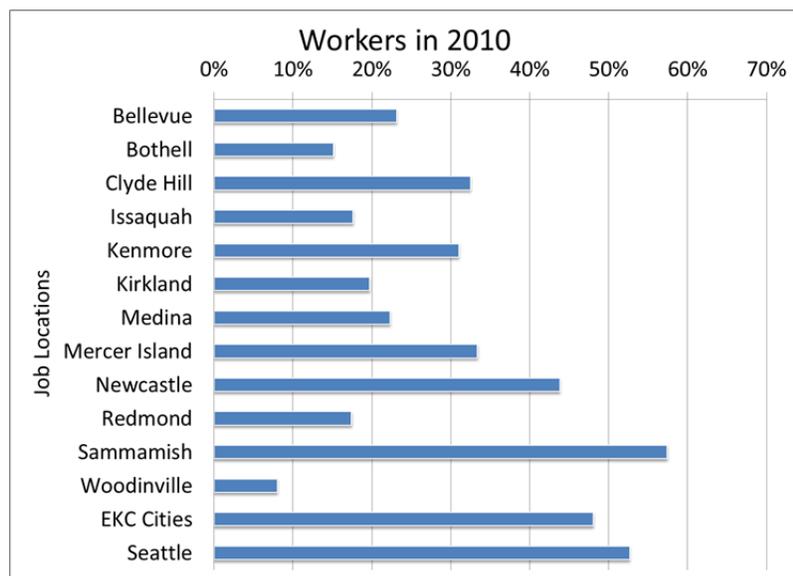


Source: Puget Sound Regional Council

<sup>17</sup> The “services” sector includes jobs in Information, Professional, Scientific and Technical Services Management of Companies and Enterprises, Administrative and Support and Waste Management and Remediation Services, Educational Services (private-sector), Health Care and Social Assistance, Arts, Entertainment and Recreation, Accommodation and Food Services, and Other Services (except Public Administration).

patterns in East King County appear to support the data on jobs-housing balance described above. In 2010, fewer than half of the people that worked in East King County lived within East King County (**Chart 7**). One question this leads to is who is commuting and why? How much is it a choice versus an economic decision? Overall housing costs and resident median income are relatively high in East King County, but many jobs have similar salaries as countywide averages. Considering local housing costs and the number of cost-burdened households in East King County, it is fair to surmise that a large number of employees find it difficult financially to live in East King County.

**CHART 7: Employees Who Live Where They Work**



Source: AASHTO

This type of situation where workers may “drive to qualify” has led to increased interest in accounting for both housing and transportation expenses when considering overall housing affordability. There have been attempts to develop an index that measure these combined costs. Time and money spent on commuting have financial and quality of life impacts on households, as well as potentially impacting the ability to recruit qualified workers. This could be particularly true for employers

such as hospitals and school districts being able to recruit or retain employees for positions that have similar pay in different regions.

**People with Special Housing Needs**

Within any population there are smaller sub-groups that have additional needs, especially related to housing with appropriate services, affordability, or both. This includes seniors, persons with disabilities, and the homeless. Given the size of these populations, their needs are typically described on a more regional level, but needs to some degree exist in all communities. Following is some information to give perspective on these needs in East King County.

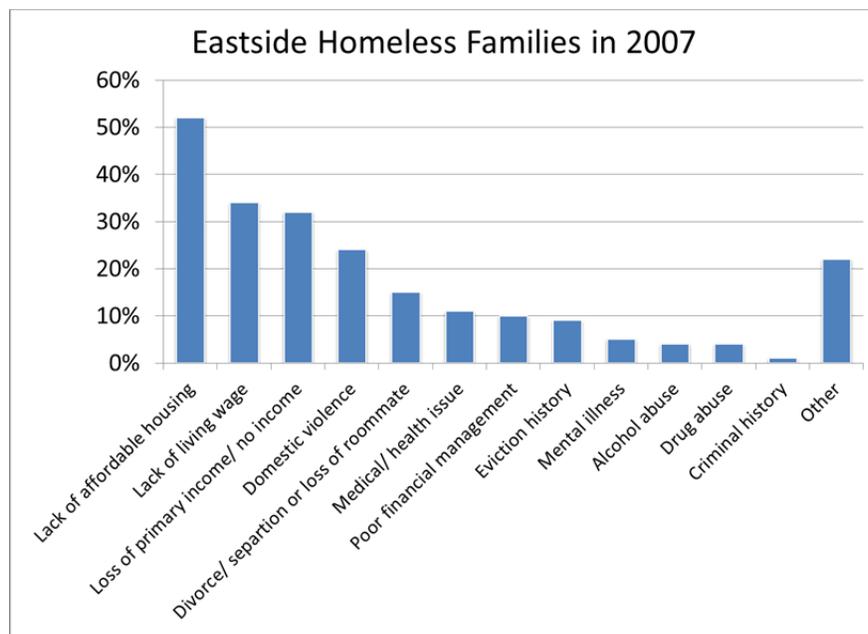
**Supplemental Security Income (SSI).** One indicator of persons with special needs are persons receiving Supplemental Security Income (SSI), which provides a minimum level of income for needy aged, blind, or disabled individuals. Overall, about 3,200 households in East King County receive SSI (Appendix, **Exhibit K-1**). At 2% of total households, East King County’s rate is

lower than the 3% countywide average; Kenmore is highest at 3%. Communities with lower proportions of seniors typically have lower SSI participation.

**Group Quarters.** Another indicator of residents with special needs is persons who live in group quarters.<sup>18</sup> This is consistently less than one percent of the population of Eastside cities. The percentages are slightly higher in the rest of King County and Washington (2%). (See Appendix, **Exhibit K-2.**)

**Homelessness.** In 2005, government officials, funders, homeless people, and housing and service providers initiated the Committee to End Homelessness (CEH) with a plan to end homelessness in King County in ten years. The plan included a goal of creating 8,800 additional units and beds countywide for homeless individuals and families. CEH has galvanized efforts to improve housing and services for homeless people, resulting in significant increases in housing targeted to the homeless. Through 2012, a total of 5,424 new units or beds were open or in the pipeline (CEH, 2012). As part of this countywide effort, the Eastside Human Services Forum and

**CHART 8: Causes of Homelessness**



Causes identified by case managers at Sound Families intake. Families could list more than one cause of homelessness.

Source: Eastside Human Services Forum

Eastside Homeless Advisory Committee created a plan targeting the needs of homeless in East King County. The plan estimates a need for 820 units to serve single adults, 930 units for families, including 75 for victims of domestic violence, and 96 for youth and young adults. Each of these populations can have different needs, so different types of housing and services are appropriate. Since 2005, approximately 380 new units and beds have been made available on the Eastside, more than

<sup>18</sup> A group quarters is a place where people, usually unrelated to one another, live or stay in a (home) that is owned or managed by an entity or organization providing housing and/or services for the residents... These services may include custodial or medical care as well as other types of assistance, and residency is commonly restricted to those receiving these services. Group quarters include such places as college residence halls, residential treatment centers, skilled nursing facilities, group homes, military barracks, correctional facilities, and workers' dormitories (U.S. Census Bureau).

doubling the 231 that existed prior to the *10-Year Plan to End Homelessness*. (See Appendix, **Exhibit Q-4**.)

Data collected through Family Housing Connection, the new coordinated screening system for homeless families, provides insights regarding homelessness. **Chart 8** summarizes causes of homelessness, with 52% indicating the primary cause is the lack of affordable housing. Homeless families cope in a variety of ways, from doubling up (or “couch surfing”), to using shelter, to being in places not meant for habitation (e.g., cars, abandoned buildings). Many are experiencing homelessness for the first time, have high school or higher education, or have been employed (Appendix, **Exhibit K-3**).

Data prepared by school districts (homeless students) and the One-Night Count help to track results of local circumstances. The state Superintendent of Public Instruction’s report for the 2011-2012 school year showed a 43% increase in homeless students in East King County schools from the 2007-08 school year (from 487 students to 696; Appendix, **Exhibit K-5**).

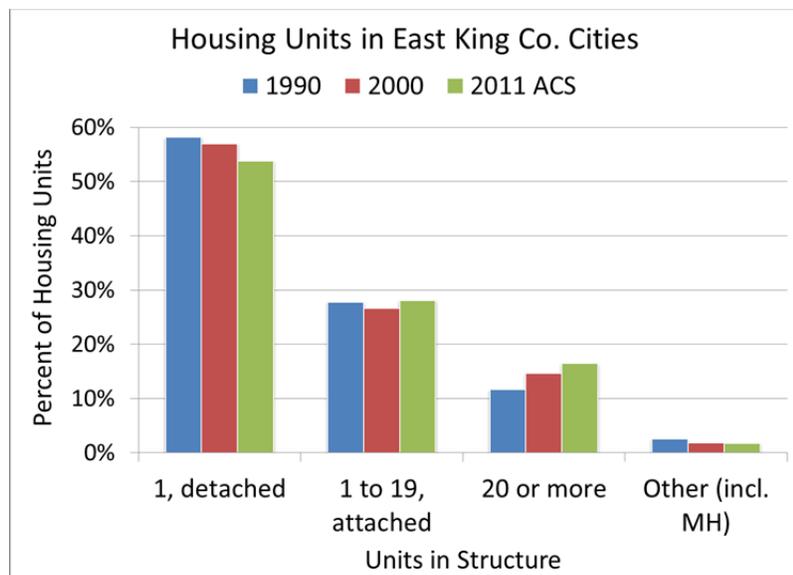
The One-Night Count of 2013 showed a marked increase in unsheltered, homeless persons on the Eastside, after decreasing from 2011 to 2012 (Appendix, **Exhibit K-4**).

These reports show that *while considerable efforts have been made, homelessness persists in our cities*.

## HOUSING SUPPLY

This section discusses the existing housing supply in East King County and how the supply of residential housing has changed over time. It includes information on the type and cost of

**CHART 9: Housing Units by Units in Structure**



Source: 1990 and 2000 U.S. Censuses and 2011 ACS 5-Year Estimates

existing housing, capacity for new housing, and targets for new and affordable housing.

### General Housing Stock

**Type and Cost.** The most basic distinction in housing is if it is single-family, multi-family or manufactured housing.

**Chart 9** shows that the proportion of single-family homes in East King County has decreased about 5 percentage points over the last 20 years, with a proportional increase in multi-family housing, primarily

in developments with more than 20 units. This trend is fairly consistent among ARCH cities, and is consistent with local policies to encourage new development in their centers and preserving existing single-family areas.

**Homeownership.** Over time, the rate of homeownership in East King County (64% in 2011) has generally been higher than the countywide average (59%), and has followed trends similar to countywide/national trends. (See Appendix, **Exhibit L-3**.) Homeownership rates decreased in the 1980s, followed by increases into the early 2000s, and then decreases in recent years, the overall result being a slight decrease in ownership rates from 1980 to present. This overall trend appears to be as much due to national financial policy as local policies or housing supply. Among East King County cities, the two cities that buck this trend are Issaquah, which saw its ownership rate go from less than the countywide average to more than the countywide average, and Redmond, which experienced the opposite.

**Condominiums.** The continued strong ownership rates in the midst of shifting housing type are explained by another shift in the past 20 years. In the past, multi-family housing was synonymous with rental housing. Increasingly over the last ten to 20 years, however, multi-family housing includes ownership housing, both through new construction, as well as conversion of existing rental housing. ARCH has surveyed new multi-family housing over the last 15 years, and approximately 37% of new multi-family housing surveyed were condominiums, ranging from 25% in Woodinville to 43% in Issaquah (Appendix, **Exhibit L-3**). Condo conversions were very popular in the mid-2000s but essentially stopped after 2008. While they generally provide one of the most affordable types of ownership housing, they also result in the loss of rental housing that is typically affordable at lower incomes. Because they often do not require permits, it can be difficult to track the exact amount of conversion. A Dupre+Scott Apartment Advisors publication (2008) reported that conversions hitting the King County market grew from 900 in 2003 to 1,800 in 2004, 3,600 in 2005, and more than 6,000 in 2006. But conversions fell to 2,800 in 2007 and just 168 units had converted or were scheduled to convert at the report's publication date in 2008.

**Housing Age and Condition.** Overall, the housing stock in East King County is relatively new compared to Seattle. Fifty-seven percent (57%) of housing in East King County was built since 1980, compared to 43% countywide and 29% in Seattle. The only East King County cities with a lower proportion of housing built since 1980 are Bellevue, Mercer Island, Kenmore and the Point Cities (Appendix, **Exhibit O**). *More important in terms of local housing issues, however, is the condition of existing housing and the likelihood of redevelopment. Is reinvestment occurring as homes age? This is becoming a more important question in East King County because a larger proportion of homes is reaching an age (over 30 years old) where ongoing maintenance is more important and costly.*

Another increasing phenomenon in East King County is redevelopment of property. This can range from major remodels or rebuilding of single-family homes, to redevelopment of central areas with more intensive development. This type of reinvestment within communities is

important to maintain the stability of the community as well as for cities to achieve their long term goals. In East King County, this issue seems to occur primarily in scattered locations or smaller localized areas, and not in large contiguous areas. Each of the city chapters of this document will include a section identifying particular areas of the community where general building condition or other factors suggest that redevelopment is likely to occur. Areas where this is occurring include older neighborhood shopping areas and existing manufactured housing communities. *As cities plan to address these areas, another consideration is to what extent these areas currently provide relatively affordable housing, and will this housing be lost, or if efforts can be taken to preserve or replace affordable housing in these areas.*

***Specialized Types of Housing.*** Of special note are a handful of housing types that increase housing options, meet a specialized housing need, or provide services to meet the needs of residents.

**Accessory Dwelling Units (ADUs).** Over 500 accessory dwelling units have been permitted in East King County Cities since 1994, with the vast majority being permitted in Mercer Island, Kirkland and Bellevue (Appendix, **Exhibit Q-1**). ADUs provide a relatively affordable form of housing for smaller households, which can also benefit existing homeowners and can be created at relatively low cost.

**Manufactured Housing.** Manufactured housing is mentioned here because it provides one of the most affordable forms of ownership housing, in many cases owned by senior households (Appendix, **Exhibit L-1**). In East King County it is a relatively small amount of the overall housing, with most located in the northern half of the area. Typically they are located in manufactured housing communities, and often on leased land which can be threatened with redevelopment. In addition, much of the manufactured housing stock is aged and can be challenging to maintain. In the last ten years, no new communities have been created, several smaller communities and one larger community (located in downtown Woodinville) have closed, and other closures have threatened. (ARCH members assisted preservation of one community in Redmond through the ARCH trust fund.)

**Adult Family Homes.** Adult family homes (AFHs) are state-licensed facilities to provide housing and care services for up to six adults in a regular house located in a residential neighborhood. All AFHs provide housing and meals; some provide specialized care for a range of needs including dementia, developmental disabilities and mental health. While many primarily serve seniors, they can serve other populations with special needs. In 2010, there were over 350 licensed adult family homes in East King County serving over 2,000 persons, with over 70% in Bellevue, Kirkland and Bothell (Appendix, **Exhibit Q-2**).

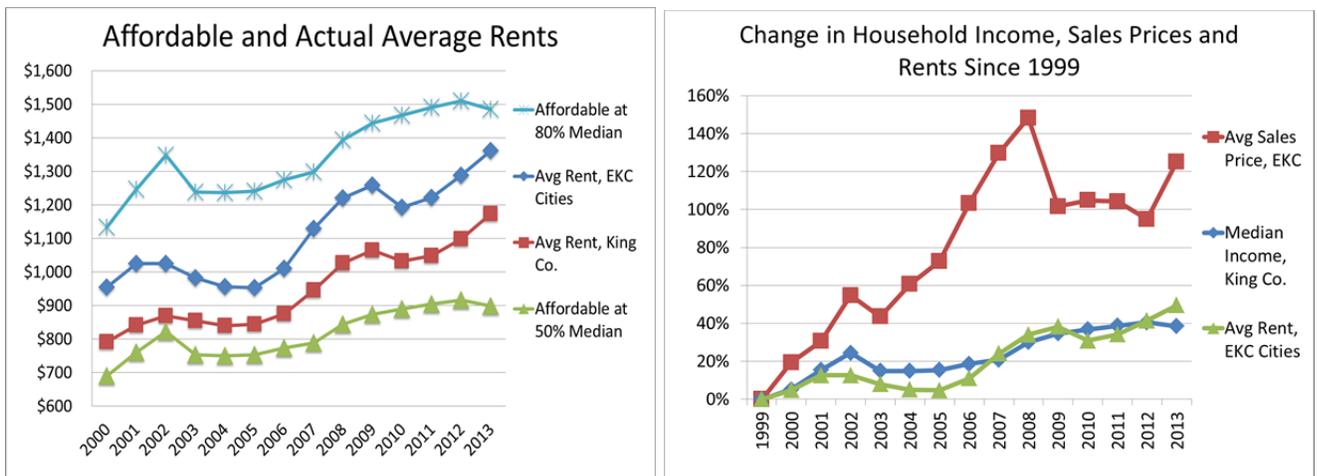
Senior Housing with Services. There are a variety of facilities providing services to seniors including independent living, assisted living<sup>19</sup> and nursing homes, with many facilities providing a variety of services. (This combination is known as “continuum of care.” For more information, see ARCH’s website at <http://www.archhousing.org/current-residents/senior-housing.html>.)

Nearly 60 licensed nursing homes and assisted living facilities exist in East King County. All forms of senior housing in East King County have capacity to serve over 8,800 residents (Appendix, **Exhibit Q-2**). Based on survey information of new multifamily housing collected by ARCH, over 4,000 new units of housing oriented for seniors were permitted from 1995 to 2009.

### Housing Affordability

**Housing Costs.** Historically, costs of both rental and ownership housing have been higher in East King County than the countywide average, with the exceptions of sales prices in Kenmore and Bothell being somewhat below the countywide average (Appendix, **Exhibit P-1**). **Charts 10A, 10B, 10C and 10D** show changes in rents and sales prices since 2000 for East King County. Fluctuations notwithstanding, rents rose about the same as median income across the entire period from 2000 to 2010, and sale prices increased more than median income. In general, price increases in individual cities have been similar, though with stronger than average increases in rents and home prices occurring in Mercer Island, Bellevue and Kirkland.

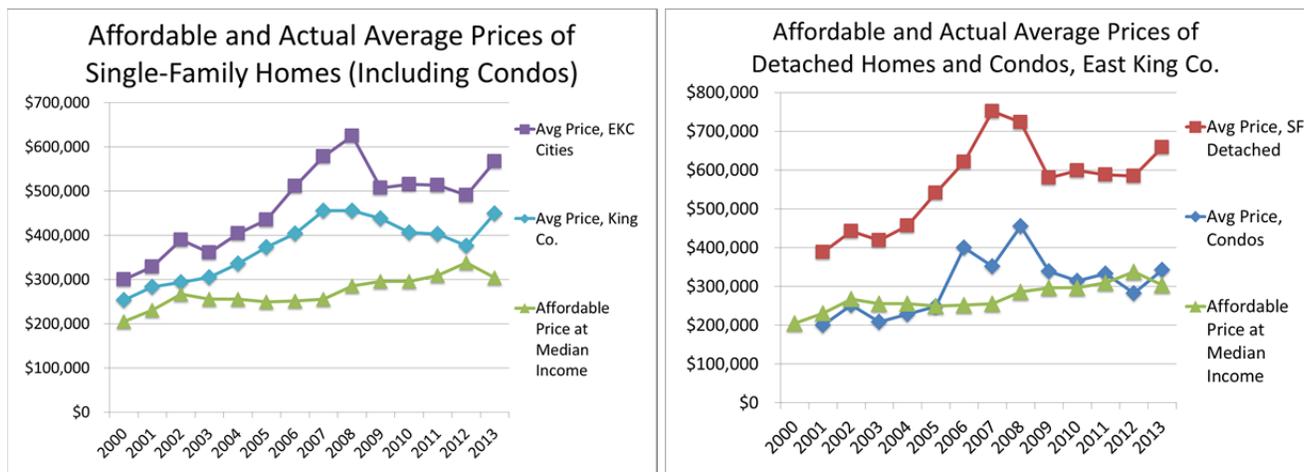
### CHARTS 10 A, B



Source: *Central Puget Sound Real Estate Research Committee*

<sup>19</sup> An assisted living facility (ALF) is licensed to provide housing and care services to seven or more people in a home or facility located in a residential neighborhood. All ALFs provide housing and meals and may also provide specialized care to people living with developmental disabilities, dementia, or mental illness.

## CHARTS 10 C, D



Source: *Central Puget Sound Real Estate Research Committee*

**Overall Housing Affordability.** Under the updated Countywide Planning Policies, cities' local housing efforts are guided by all cities working to achieve housing affordability proportional to countywide needs. As stated earlier, countywide housing needs are 12% affordable at 30% of median income, 12% affordable between 30% and 50% of median income (a total of 24% affordable at 50% of median income), and 16% affordable between 50% and 80% of median income. In East King County, about 7% of the existing overall housing supply is affordable at 50% of median income (about \$43,000 for a family of four), with individual cities ranging from 1% to 13% and with most of that housing affordable in the 30% to 50% affordability range. Housing affordable between 50% and 80% of median income (about \$69,000 for a family of four) is 17% throughout East King County, with affordable units ranging from 2% or less in the Point Cities to 26% in Bothell (Appendix, **Exhibit M-1**). This information is further broken down between affordability of rental and ownership housing in the Appendix, **Exhibit M-2**. Most of the housing affordable to low and moderate incomes is rental housing, with only about 4% of ownership housing affordable to households earning less than 80% of median income. These proportions are much lower than statewide and national figures for ownership housing.

**New Market-Rate Housing Affordability.** ARCH's multi-family survey also evaluates the affordability of new multi-family housing.<sup>20</sup> *Of surveyed units, about 14% (2,790) were affordable at 80% of median income, another 22% affordable at 100%, and another 18% at 120% of median income* (Appendix, **Exhibit N-2**). *Of the units affordable at 80% of median, the majority were smaller (studio or one-bedroom) rental units.* For individual cities, the percentage of new multi-family housing affordable at 80% of median ranged from 1% in Mercer Island, to approximately 39% in Bothell.

<sup>20</sup> New single-family housing has not been surveyed because virtually all new single-family homes are affordable only to households having incomes greater than 120% of the median.

**CHART 11: Progress Toward 1992-2012 Affordable Housing Targets****Affordable Housing Units Created, 1993–2012**

	Low-Income Housing (50% of Median Income)			Moderate-Income Housing (80% of Median Income)		
	Annual Averages		Actual Total Since 1993	Annual Averages		Actual Total Since 1993
	Actual	2012 Goal		Actual	2012 Goal	
Beaux Arts	0.0	0.0	0.1	0.1	0.0	2
Bellevue	47	105	947	105	74	2,095
Bothell	6	23	126	37	17	731
Clyde Hill	0.4	0.1	8	0.2	0.1	5
Hunts Point	2.9	0.0	58	0.0	0.0	0.1
Issaquah	9	41	188	24	29	477
Kenmore	7	19	95	11	13	160
Kirkland	16	70	319	26	50	526
Medina	0.2	0.2	4	0.1	0.1	2
Mercer Island	3	13	59	12	10	232
Newcastle	1	11	22	1	8	26
Redmond	14	139	271	49	99	979
Sammamish	0.5	n/a	6	0.6	n/a	7
Woodinville	3	23	61	10	16	186
Yarrow Point	0.1	0.2	2	0.0	0.2	0.1
<b>TOTAL</b>	<b>108</b>	<b>445</b>	<b>2,166</b>	<b>271</b>	<b>315</b>	<b>5,428</b>
Pct of Goal		24%			86%	

Reflects supporting jurisdiction, not necessarily location.

Source: ARCH

Affordable Housing. Cities have created affordable housing through a variety of means, including direct assistance (e.g., ARCH Trust Fund, land donation, fee waivers), development incentives (e.g., density bonuses, rezones, ADUs), and the private market. These activities can involve building new units or preserving existing housing with explicit long-term affordability. Local resources are leveraged with other county, state and federal programs and target a range of incomes up to 80% of median income. In East King County there are a total of about 8,000 publicly assisted housing units with long term affordability restrictions (Appendix, **Exhibit Q-3**). This represents about 4.5% of the overall housing stock and is spread throughout East King County. Almost 50% is either owned or administered by the King County Housing Authority (KCHA). Of these almost 1,700 are Section 8 vouchers which are used by individuals in privately owned housing. This is just under 20% of the total vouchers administered by KCHA countywide outside Seattle and Renton. *One reason that a low proportion of vouchers are used in East King County is relatively high rents. A priority of ARCH and its members has been to preserve privately owned Section 8 “project-based” housing.* Over the last 15-plus years, 485

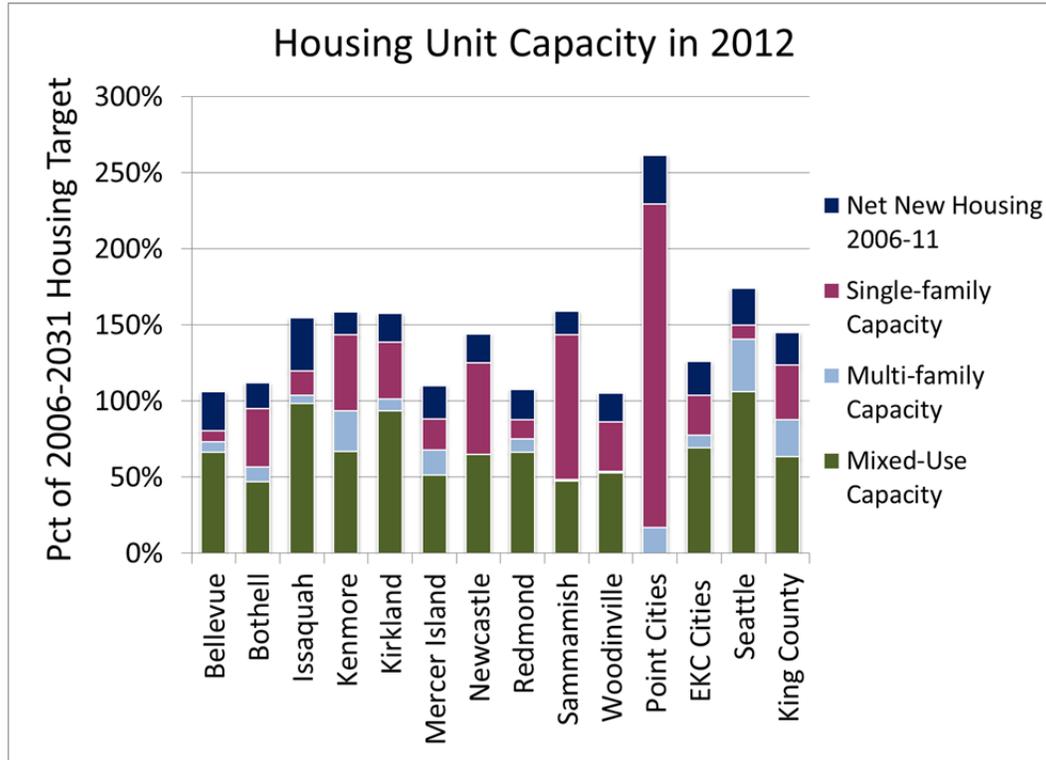
units of privately owned, federally assisted housing have been preserved long-term as affordable housing, with 140 units remaining in private ownership.

## HOUSING TARGETS AND CAPACITY

**Housing Targets.** Each city has planning targets for overall housing and employment, which are updated every five years (Appendix, **Exhibit R-1**). The most recently updated targets are for the 2006–2031 planning period. Several cities have kept pace with their new housing goals and, even after four or five years of slower development, East King County is close to the pace of housing production expected for the 25-year period (Appendix, **Exhibit R-2**).

In the Countywide Planning Policies before 2012, every jurisdiction in King County also had affordable housing targets. Each city's affordable housing targets were set as a percent of their overall housing target (24% for low-income and 18% for moderate-income). These percentages corresponded to the amount of additional low- and moderate-income households that will result from planned growth throughout the county. **Chart 11** summarizes progress toward affordable housing goals of 1992. (See Appendix, **Exhibit R-1** for more detail.) *The data* (see Appendix, **Exhibit S-1**) *show that communities have been somewhat successful at using a wide range of approaches to create housing affordable at moderate-income.* Individual cities that have seen more moderate-income housing include those with active incentive programs, or where the market has managed to provide moderately priced units, which typically have been smaller (studio or one-bedroom) rental units.

*Progress toward low-income goals has been more elusive. Cumulatively, cities have achieved 25% of their low-income goals. Almost all of this housing has required some type of direct assistance.* While progress toward goals has varied significantly from year to year, one trend appears to be achieving a lower proportion of the affordable housing goals over time. Possible explanations include the ARCH Trust Fund being relatively flat for the last ten years, while housing costs have increased; and newer multi-family housing being relatively more expensive than in the past. (See Capacity, below.)

**CHART 12: Housing Capacity as Percent of 2006-2031 Housing Targets**

Source: King County

**Capacity for Housing.** Having sufficient land capacity for growth is the first step in being able to achieve future housing goals. Developable land should be sufficient to handle expected growth in each of a number of housing types, which meet a range of needs in the community, including affordable housing. Based on information from the 2006 Buildable Lands report (King County, 2007b), **Chart 12** summarizes each city's housing capacity relative to their overall housing target, and also by type of housing (single-family, multi-family, mixed-use), with the following observations:

- *All cities have sufficient land capacity to meet their housing targets.*
- *Given costs of single-family housing, it is important to have sufficient zoning capacity for multi-family housing and other less expensive forms of housing (e.g., ADUs) to plan for affordable housing needs.* When accounting for several recent actions to update town center plans (Sammamish, Issaquah, Woodinville, Bel-Red in Bellevue), cities seem to have achieved that objective.
- Over the past decade, almost all cities in East King County have taken action to increase housing opportunities in their centers. As a result *over 50% of future housing growth is planned for mixed-use zones.* While this can be a way to create forms of housing not currently available in the community and create more sustainable development, the reliance

on this development makes it imperative that these areas provide housing for a wide range of household types (including families), and affordability. Of note is that to date, new housing in these zones has been relatively more expensive than new housing in more traditional, lower density multi-family zones (e.g., wood frame, surface parking). This places greater importance on cities being more proactive in these mixed-use areas to ensure that housing is developed, and to create affordable housing opportunities. Several cities have taken steps along those lines by actions such as using FAR (floor-to-area ratio) instead of unit density (encouraging smaller units), linking affordability to rezones or height increases, and offering incentives such as fee waivers and exempting property taxes for a period of time in exchange for affordability.

## SUMMARY FINDINGS

Stabilizing/Maturing Communities. Demographically, we may be seeing signs of maturing or stabilizing communities. Demographic patterns in East King County cities are becoming more similar to countywide figures. Also, there were less significant shifts in items such as household type and senior population as there have been in previous decades.

Senior Population. The proportion of seniors did not change over the last decade; however, seniors can be expected to increase in proportion over the next ten to 20 years. The potential relevance to housing is twofold. First, some portion of seniors have specialized housing needs, especially older seniors (over age 75), which are half of the senior population. Second, for seniors that rent, a relatively high proportion are cost-burdened.

Increasing Low-Income Population. The percentage of the population that is very low-income (under 30% of median income) and low-income (30% to 50%) has increased both in East King County and countywide.

Jobs-Housing Balance. The jobs-housing “imbalance” creates an excess demand for housing relative to local supply. Based on future employment and housing targets, the relative demand for housing from employment could become even proportionately higher. The demand for housing from local employment not only puts pressure on the overall supply of housing, but also the diversity and affordability of housing to match the needs of the workforce.

Rental Housing and Cost-Burdened Households. On the surface, data on rental housing can look encouraging. Average rents are affordable to moderate-income households, and over the past ten years rent increases have essentially matched increases in median income. However, a significant portion of renter households are very low-income or low-income, for whom the affordable supply is lower. This is reflected in the large portion of lower-income households that are cost-burdened. Also, relatively high rents in East King County may contribute to the relatively low portion of the East King County workforce that lives in East King County.

Housing Capacity in Mixed-Use Zones. Much of the capacity for future housing growth is in areas zoned for mixed use. This can provide opportunities for creating more sustainable

communities. But the first generation of housing in our urban centers has been relatively expensive compared to multi-family housing built in the past. These factors could place more emphasis on communities being more proactive in developing strategies to increase a range of types and affordability of housing in these centers.

Single-Person Households. The high proportion of one-person households presents opportunities to explore less conventional housing types as a way to increase diversity and affordability. More efficient forms could range from ADUs to multiplexes and more innovative forms of housing, especially near transit (e.g., smaller spaces, prefabricated housing).

Ethnic Diversity. Increased ethnic diversity should lead to sensitivity in designing housing programs, especially for non-English speaking households.

Homelessness. Prior to a large increase in 2013, one-night counts suggested that the *10-Year Plan to End Homelessness*, a “housing-first” approach, and additional shelter capacity may have helped arrest growth in the number of unsheltered families and individuals countywide. Surveys indicate that homelessness is still a significant problem across Eastside communities, but working together has more than doubled the emergency shelter beds and service-supported housing units in just five years.

Progress against Affordable Housing Targets. East King County cities together have kept pace with their collective moderate-income housing target, but achieved only 22% of the pro-rated low-income target. Individual cities achieving more moderate-income housing are those with active incentive programs, or where the market has managed to provide smaller, moderately priced units. Almost all of the lower-income housing has required some type of direct assistance. Another concern is an apparent trend toward achieving lower proportions of the affordable housing goals over time. Possible explanations include the ARCH Trust Fund and several other public funding sources being relatively flat for the last ten years, and newer multi-family housing being relatively more expensive than in the past.

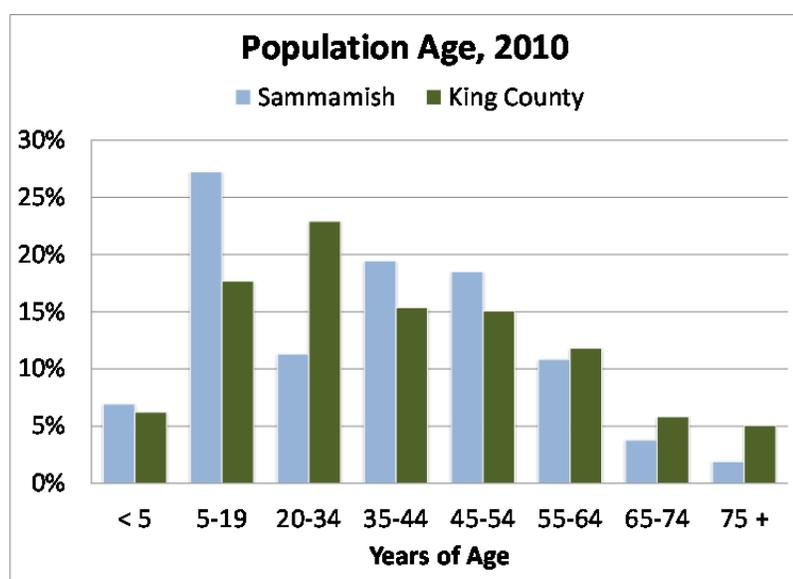
Planning to house more local workers, seniors, young families, and people with disabilities in East King County (and throughout the region) is a real challenge because of long-standing market conditions; but Housing Element policies, existing programs, and new strategies can help meet the community’s future needs for housing diversity and affordability.

## II. NEEDS ANALYSIS SUPPLEMENT: SAMMAMISH

This report supplements information provided in the East King County Needs Analysis. Its purpose is to: highlight demographic and housing data for Sammamish that varies from the material presented in the East King County Needs Analysis; describe potential housing issues in different neighborhoods; and summarize housing programs utilized by the City.

### LOCAL DEMOGRAPHIC-HOUSING DATA

Sammamish has experienced strong **population growth** compared to other King County cities—34% from 2000 to 2010—greater, in fact, than any East King County city other than Newcastle and Issaquah (see Appendix, **Exhibit A**).<sup>1</sup>



**CHART S-1**

Source: U.S. Census Bureau (2011)

*households*. In fact, Sammamish has the highest proportion of married households of any ARCH-member city. (See Appendix, **Exhibit B**.) Related to this fact is that Sammamish has relatively few one-person households (11% versus all East King County cities at 27%) and a higher percentage of larger families—38% with four or more people, compared to 22% in all East King County cities (Appendix, **Exhibit C-1**).

**Population age** data is another demographic where Sammamish varies from the rest of the county (**Chart S-1**). *Sammamish has a larger proportion of school-age children* (26% versus 18%), and lower proportions of younger (age 20 to 34) and older (over age 55) adults.

**The mix of household types** in Sammamish is quite different from countywide averages (**Chart S-2**). *The largest number of households are married couples with children, which make up 47% of all*

<sup>1</sup> Minus annexations, Issaquah's population growth was 116% and Sammamish's 33%.

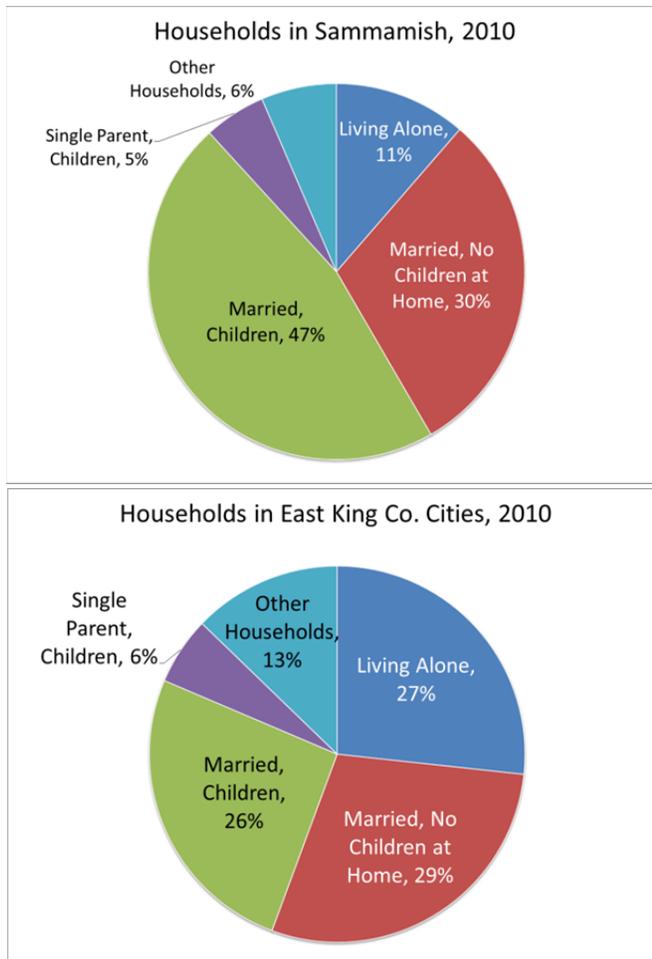
**Housing/Building Types.** Corresponding to the family types found in Sammamish, the community’s housing types are also considerably different from others of the Eastside—greater proportions of single-family detached homes and lower percentages of apartments (although there appears to be some movement toward the rest of East King County in this regard; see **Chart S-3**). The Land Use and Housing Elements should make it possible for housing developers to meet the demand for a range of housing types and densities.

**New Group Homes.** Sammamish added 99 residents of group homes between 2000 and 2010. In 2000, no group home population was recorded. (See Appendix, **Exhibit K-2**.)

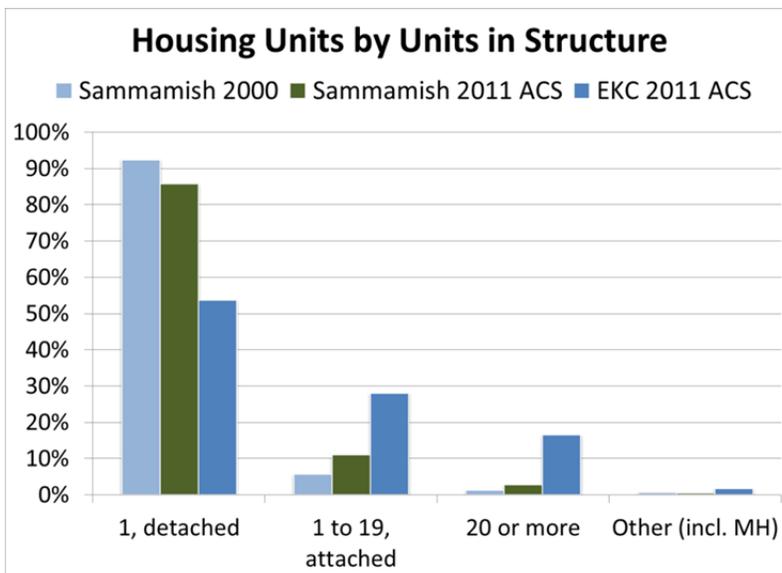
**Building Activity.** From 2000 to 2011, 81% of Sammamish’s housing permits went to single-family homes. (See Appendix, **Exhibit L-2**.) For comparison, Newcastle has a similar proportion (76%),

Issaquah issued 46% single-family permits, and Redmond’s permits were 35% single-family. Overall, EKC cities’ permits were roughly 43% single-family from 1992–2011.

Sammamish has maintained **home ownership figures** consistently higher than countywide averages and those of other East King County cities. While homeownership has been approximately 60% countywide and over 60% in East King County cities,



**CHART S-2**  
Source: U.S. Census Bureau (2010)



**CHART S-3**  
Source: U.S. Census Bureau (2010)

Sammamish’s ownership is nearly 90%, as it was in 2000 (Appendix, **Exhibit L-3**).

While average **home sales prices** in East King County are generally higher than countywide averages (30% higher), those in Sammamish were more than 55% higher than countywide averages in 2010 (Appendix, **Exhibit O-1**). Likewise, the median income of Sammamish households is significantly higher than the King County median (Appendix, **Exhibit F-1**). About 6% of the city’s households are lower-income and about 7% moderate-income, compared to 16% and 13%, respectively, for East King County overall. Consequently, the city’s housing affordability does not approach the countywide need, indicating the need to adopt policies and strategies to plan for and promote the expansion in the availability of housing affordable at these income levels (**Table S-1** and **Appendix, Exhibit M-1**).

**TABLE S-1: AFFORDABLE HOUSING AND COUNTYWIDE HOUSING NEEDS, 2010**

HOUSEHOLD INCOME LEVEL		PCT OF TOTAL HOUSING UNITS AFFORDABLE AT INCOME LEVEL	COUNTY-WIDE HOUSING NEED
Pct of Area Median		Sammamish	Based on Household Incomes
< 30%:	Very Low-Income	0%	12%
30% to 50%:	Low-Income	1%	12%
50% to 80%:	Moderate-Income	4%	16%
80% to 100%:	Middle-Income	8%	10%
> 100%:	Higher-Income	86%	50%

Source: 2006-2010 CHAS (Comprehensive Housing Affordability Strategy; U.S. Housing and Urban Development).

Despite higher overall household incomes, a number of *Sammamish residents have moderate and low income levels. Sammamish households are housing cost burdened at about the same rate as other cities in East King County.*<sup>2</sup> Thirty-six percent (36%) of renters and 31% of homeowners in Sammamish are considered “housing cost-burdened” (Appendix, **Exhibit H-1**). Most cities, including Sammamish, saw two- to four-percentage point increases in cost-burdened households since 2000, among homeowners. “Severely cost-burdened” renters (those paying more than 50% of income for housing) were also found in proportions close to those of the Eastside overall (Appendix, **Exhibit H-4**). As in other East King County cities, cost-burdened

<sup>2</sup> The generally accepted definition of affordability is for a household to pay no more than 30 percent of its annual income on housing. Families who pay more than 30 percent of their income for housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care (HUD, <http://www.hud.gov/offices/cpd/affordablehousing/>, accessed 10/4/2011).

households are primarily lower-income and relatively young (under 25 years of age) or relatively old (65 or over), suggesting the need for more affordable housing opportunities for seniors as well as for younger households entering the market.

**Jobs-housing balance** is a figure developed to indicate 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 higher than 1.0 means there is a greater demand for housing from the workforce than there is available housing. **Chart 5** (Section I) shows that East King County’s jobs-housing ratio has increased from well below 1.0 in 1970 to 1.3 in 2006. Sammamish’s ratio, meanwhile, has remained under 0.30. *Looking forward to the year 2031, the jobs-housing ratio for Sammamish, including existing levels and planned growth, is expected to remain essentially the same* (See Appendix, **Exhibit I**). Planned growth for employment and housing in East King County as a whole would result in a jobs-housing “imbalance” of 1.4, a small increase from 2006.

**Employment and Wages by Job Type (Sector).** Certain employment-related information about Sammamish’s work force could have housing implications. First, Sammamish has an unusual employment mix compared to other cities its size in King County. *In 2010, 26% of its workforce works in public education; Sammamish is the only mid-sized East King County city where that percentage is greater than 15%* (see Appendix, **Exhibit J-1**). Second, apart from school and government jobs, average private-sector wages in Sammamish in 2008 (\$37,506) were the fourth lowest among East King County cities, mainly because the vast majority of occupations are lower-paying, service-sector jobs (see Appendix, **Exhibit J-2**).<sup>3</sup> A household at this income (\$37,506) in 2008 would be able to afford housing costs up to \$938 per month, significantly less than average rents in Sammamish and nearby communities. This implies households are either cost burdened, commuting long distances, or have more than one job.

In summary, Sammamish is predominately higher-income families (homeowners) with children and relatively expensive single-family homes, with few local jobs, most of which pay entry-level wages. While indications are that the community has developed as planned in 2012, the next 20-year planning horizon raises necessary questions for future housing supplies and demands, including:

- If the city’s demographics become more like those of the rest of King County, will the housing market be able to accommodate them? Older householders and smaller households typify trends in other East King County communities (e.g. Bellevue, Redmond) over the past 20 years.

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<sup>3</sup> The average does not include public-sector wages. The “services” sector includes jobs in Information, Professional, Scientific and Technical Services Management of Companies and Enterprises, Administrative and Support and Waste Management and Remediation Services, Educational Services (private-sector), Health Care and Social Assistance, Arts, Entertainment and Recreation, Accommodation and Food Services, and Other Services (except Public Administration).

- If more Sammamish workers want to live in the community will they be able to find housing they can afford in suitable locations?

## SUMMARY OF LOCAL HOUSING STRATEGIES

Over the last eight years the City of Sammamish has initiated a range of strategies to increase the diversity and affordability of housing in the city.

### Amount and Diversity of Housing: Creating “Additional Housing Choices”

- **Town Center.** The City’s 2008 Town Center Plan calls for up to 2,000 dwelling units to promote development of housing that may not otherwise be built in the city, through a mixture of multi-family units in mixed-use and stand-alone structures, townhouses, cottages, and detached single-family dwellings. New code amendments allow more homes and a wider variety of housing types in the Town Center. Moreover, these homes will have convenient walking access to shopping, open space, and transit.
- **Transfer of Development Rights (TDR) incentives.** As another catalyzing mechanism in the Town Center, the city amended its code to enable developers to build more housing units by purchasing development rights from property owners in low-density zones of the city.
- **Low-impact development (LID) incentives.** The city now rewards developments that use one or more of the preferred techniques for reducing the environmental impacts of new residential development. The incentives include density and height bonuses and attached housing.
- **Accessory dwelling units (ADUs).** The city has adopted regulations allowing ADUs, and in 2011 amended the code to allow attached ADUs on any sized lot and to revise off-street parking requirements.
- **Townhomes and apartments** are allowed in all zones. (And to improve proximity of housing to shopping and services, limited commercial uses are allowed in multi-family zones.)
- **Duplex homes.** Duplexes are now allowed in all residential zones except R-1 (subject to design standards).
- **Cottage housing.** The city has established a pilot program for cottage housing in R-4 through R-18 zones.
- **Manufactured housing.** Consistent with state law, the city allows manufactured (i.e., factory-built) homes in all residential zones and otherwise regulates them in the same manner as other housing.

## Housing Affordability

- **Town Center.** The new code ensures that at least ten percent of new housing units in the Center will be affordable to moderate-income households<sup>4</sup> (or fewer, if the units are even more affordable). In exchange, developers have more options with respect to building types, height, and density. In addition, developments may receive three bonus units for each affordable unit provided above the required ten percent.
- **Surplus land.** In 2011, the City Council approved transfer of city property (the former Lamb house) to Habitat to provide long-term affordable home ownership for low- and moderate-income families.
- **Duplex homes.** Duplexes that satisfy conditions for affordable housing will count as one-half of a dwelling unit for purposes of density regulation.
- **Impact fee waivers.** City impact fee provisions include waivers of school impact fees for low- and moderate-income housing, and partial waivers for road and park impact fees (depending on levels of affordability and size of project).
- **ARCH Trust Fund.** The city has provided approximately \$300,000 to support a variety of low- and moderate-income housing projects throughout East King County.

## Housing for People with Special Needs.

- Group homes are allowed as-of-right in medium-density residential zones and as part of mixed-use development in commercial zones, as well as a conditional use in low-density residential zones.

## OVERALL RESULTS

Through 2009, Sammamish was ahead of the pace indicated to achieve its *overall* housing target for 2001–2022 (291 units per year, compared to 192; Appendix, **Exhibit Q-2**). In terms of achieving its affordable housing goals, the city had seen no new moderate-income housing through 2010, and 3% of its low-income housing target (Section I, **Chart 11**); but keep in mind that the strategies enacted recently (described above), have not had time to take effect.

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<sup>4</sup> Households with incomes of 80% of King County’s median household income, adjusted for household size.

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**Exhibit A: Population Updated**

2000, 2010 U.S. Census; Washington Office of Financial Management

	2000	2010	Pct Change	Change from Annexation, 2000-2010	Population Growth, 2000- 2010
Beaux Arts Village	307	299	-3%	-	(8)
Bellevue	109,827	122,363	11%	2,764	9,772
Bothell	30,150	33,505	11%	12	3,343
Clyde Hill	2,890	2,984	3%	-	94
Hunts Point	443	394	-11%	-	(49)
Issaquah	11,212	30,434	171%	6,210	13,012
Kenmore	18,678	20,460	10%	-	1,782
Kirkland (incl 2011 annexations)	n/a	84,559	n/a	n/a	n/a
Kirkland (before 2011 annex.)	45,054	48,787	8%	170	3,563
Inglewood-Finn Hill CDP	22,661	22,707	0%	n/a	46
Kingsgate CDP	12,222	13,065	7%	n/a	843
Medina	3,011	2,969	-1%	-	(42)
Mercer Island	22,036	22,699	3%	-	663
Newcastle	7,737	10,380	34%	-	2,643
Redmond	45,256	54,144	20%	482	8,406
Sammamish	34,104	45,780	34%	345	11,331
Woodinville	9,194	10,938	19%	19	1,725
Yarrow Point	1,008	1,001	-1%	-	(7)
<b>EKC Cities (incl 2011 annexations)</b>	<b>340,907</b>	<b>442,909</b>	<b>30%</b>	<b>9,832</b>	<b>52,665</b>
Seattle	536,376	608,660	13%	-	72,284
King County	1,737,046	1,931,249	11%	n/a	n/a
Washington	5,894,121	6,724,540	14%	n/a	n/a

U.S. Census Bureau, PL 94-171 Redistricting data, 2000 and 2010 and WA Office of Financial Management.

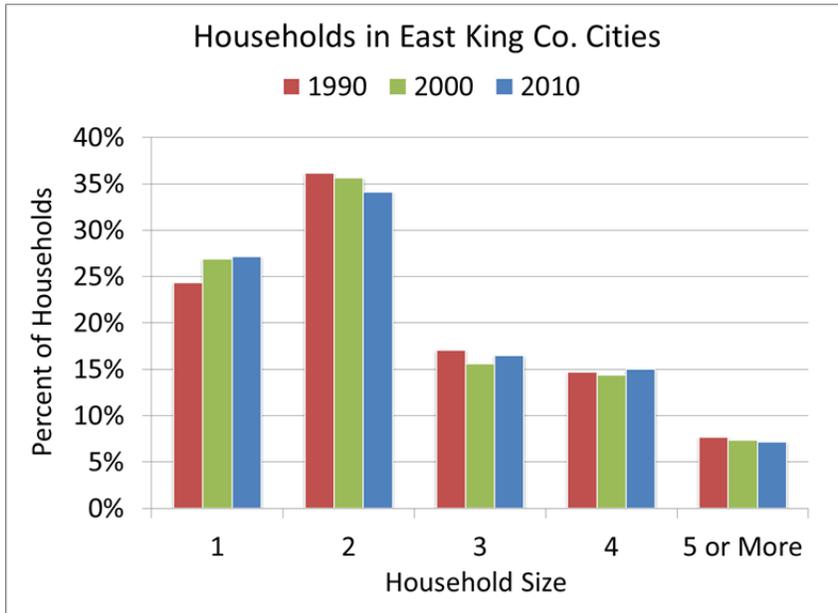
Exhibit B: Household Types **Updated**

2000, 2010 U.S. Census

	Percent of Total Households					
	Total Households	Living Alone	Married, No Children at Home	Married, Children	Single Parent, Children	Other Households
Beaux Arts Village, 2010	113	20%	38%	33%	6%	3%
2000	121	17%	41%	29%	4%	9%
Bellevue, 2010	50,355	28%	30%	23%	5%	14%
2000	45,836	28%	31%	22%	5%	13%
Bothell, 2010	13,497	27%	29%	23%	7%	14%
2000	11,923	26%	27%	26%	7%	13%
Clyde Hill, 2010	1,028	12%	41%	38%	4%	5%
2000	1,054	13%	47%	31%	3%	6%
Hunts Point, 2010	151	17%	47%	28%	2%	7%
2000	165	15%	45%	28%	4%	8%
Issaquah, 2010	12,841	30%	26%	26%	6%	12%
2000	4,840	31%	26%	21%	8%	14%
Kenmore, 2010	7,984	23%	31%	25%	7%	14%
2000	7,307	24%	30%	26%	7%	13%
Kirkland, 2010 (incl annexations)	36,074	30%	28%	20%	6%	15%
2000	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>
Kirkland, 2010 (before annex.)	22,445	36%	25%	18%	6%	16%
2000	20,736	36%	25%	17%	6%	16%
Inglewood-Finn Hill CDP, 2010	8,751	20%	33%	25%	6%	15%
2000	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>
Kingsgate CDP, 2010	4,878	23%	30%	25%	7%	14%
2000	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>
Medina, 2010	1,061	16%	39%	34%	5%	6%
2000	1,111	15%	40%	34%	4%	7%
Mercer Island, 2010	9,109	24%	35%	27%	6%	8%
2000	8,437	22%	35%	30%	5%	7%
Newcastle, 2010	4,021	22%	32%	29%	5%	12%
2000	3,028	20%	34%	30%	4%	12%
Redmond, 2010	22,550	30%	26%	25%	6%	13%
2000	19,102	30%	27%	22%	6%	15%
Sammamish, 2010	15,154	11%	30%	47%	5%	6%
2000	11,131	9%	31%	49%	5%	6%
Woodinville, 2010	4,478	30%	28%	24%	6%	12%
2000	3,512	26%	27%	30%	7%	10%
Yarrow Point, 2010	374	17%	38%	34%	5%	5%
2000	379	15%	45%	33%	1%	5%
<b>EKC Cities, 2010 (incl annexations)</b>	<b>178,790</b>	<b>27%</b>	<b>29%</b>	<b>26%</b>	<b>6%</b>	<b>13%</b>
<b>2000</b>	<b>138,682</b>	<b>27%</b>	<b>29%</b>	<b>25%</b>	<b>6%</b>	<b>13%</b>
Seattle, 2010	283,510	41%	20%	13%	5%	21%
2000	258,499	41%	20%	13%	5%	21%
King County, 2010	789,232	31%	25%	20%	7%	17%
2000	710,916	31%	25%	21%	7%	16%
Washington, 2010	2,620,076	27%	29%	20%	9%	15%
2000	2,271,398	26%	28%	24%	9%	13%

### Exhibit C-1: Households by Number of People

1990, 2000, 2010 U.S. Census



**Exhibit C-2: Households by Number of People** **Updated** 2000, 2010 U.S. Census

	Total	1	2	3	4	5 or More
Beaux Arts Village, 2010	113	20%	37%	12%	20%	10%
2000	121	17%	45%	13%	21%	5%
Bellevue, 2010	50,355	28%	35%	16%	14%	7%
2000	45,836	28%	37%	15%	13%	7%
Bothell, 2010	13,497	27%	34%	17%	14%	8%
2000	11,923	26%	34%	16%	16%	8%
Clyde Hill, 2010	1,028	12%	36%	17%	21%	13%
2000	1,054	13%	44%	15%	17%	11%
Hunts Point, 2010	151	17%	44%	15%	15%	10%
2000	165	15%	44%	17%	12%	13%
Issaquah, 2010	12,841	30%	34%	16%	14%	6%
2000	4,840	31%	36%	15%	13%	5%
Kenmore, 2010	7,984	23%	35%	18%	16%	8%
2000	7,307	24%	35%	17%	16%	8%
Kirkland (2010, incl annex.)	36,074	30%	35%	16%	13%	6%
2000	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>
Kirkland (2010, before annex.)	22,445	36%	35%	14%	11%	4%
2000	20,736	36%	36%	14%	10%	4%
Inglewood-Finn Hill CDP, 2010	8,751	20%	37%	19%	16%	8%
2000	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>
Kingsgate CDP, 2010	4,878	23%	33%	18%	15%	10%
2000	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>
Medina, 2010	1,061	16%	38%	14%	18%	14%
2000	1,111	15%	41%	16%	18%	10%
Mercer Island, 2010	9,109	24%	37%	15%	16%	8%
2000	8,437	22%	36%	15%	18%	9%
Newcastle, 2010	4,021	22%	35%	18%	18%	8%
2000	3,028	20%	37%	19%	17%	7%
Redmond, 2010	22,550	30%	33%	17%	14%	6%
2000	19,102	30%	36%	15%	12%	7%
Sammamish, 2010	15,154	11%	29%	21%	27%	11%
2000	11,131	9%	31%	21%	26%	13%
Woodinville, 2010	4,478	30%	32%	16%	14%	8%
2000	3,512	26%	31%	16%	17%	10%
Yarrow Point, 2010	374	17%	37%	16%	22%	8%
2000	379	15%	42%	15%	20%	8%
<b>EKC cities (2010, incl annex.)</b>	<b>178,790</b>	<b>27%</b>	<b>34%</b>	<b>17%</b>	<b>15%</b>	<b>7%</b>
<b>2000</b>	<b>138,682</b>	<b>27%</b>	<b>36%</b>	<b>16%</b>	<b>14%</b>	<b>7%</b>
Seattle, 2010	283,510	41%	33%	12%	9%	5%
2000	258,499	41%	34%	12%	8%	5%
King County, 2010	789,232	31%	33%	15%	13%	8%
2000	710,916	31%	34%	15%	13%	8%
Washington, 2010	2,620,076	27%	35%	16%	13%	10%
2000	2,271,398	26%	34%	16%	14%	10%

Exhibit D-1: Population Age **Updated**

2000, 2010 U.S. Census

	Total	Under 5 yrs	5 to 19 yrs	20 to 34 yrs	35 to 44 yrs	45 to 54 yrs	55 to 64 yrs	65 to 74 yrs	75 yrs or older
Beaux Arts Village, 2010	299	4%	27%	3%	16%	15%	14%	11%	10%
2000	307	4%	20%	10%	12%	19%	16%	11%	8%
Bellevue, 2010	122,363	6%	17%	22%	14%	15%	11%	7%	7%
2000	109,569	6%	17%	22%	17%	15%	10%	7%	6%
Bothell, 2010	33,505	6%	18%	21%	15%	16%	12%	6%	6%
2000	30,150	6%	22%	20%	18%	16%	8%	5%	5%
Clyde Hill, 2010	2,984	5%	26%	6%	13%	18%	14%	10%	8%
2000	2,890	6%	22%	7%	16%	16%	15%	11%	8%
Hunts Point, 2010	394	5%	21%	6%	12%	16%	15%	15%	9%
2000	443	6%	23%	8%	14%	18%	16%	6%	10%
Issaquah, 2010	30,434	8%	17%	21%	18%	13%	9%	5%	8%
2000	11,212	6%	18%	22%	20%	16%	8%	5%	5%
Kenmore, 2010	20,460	7%	18%	18%	15%	16%	13%	6%	6%
2000	18,678	6%	21%	19%	18%	17%	9%	6%	5%
Kirkland, 2010 (incl 2011 annex.)	84,559	6%	16%	23%	16%	15%	12%	6%	4%
Kirkland (before annex.), 2010	48,787	6%	15%	25%	16%	15%	12%	6%	5%
2000	45,054	5%	15%	27%	18%	15%	9%	5%	5%
Inglewood-Finn Hill CDP, 2010	22,707	6%	18%	20%	16%	17%	14%	6%	3%
2000	22,661	7%	22%	20%	19%	17%	9%	4%	2%
Kingsgate CDP, 2010	13,065	7%	19%	22%	16%	15%	12%	7%	4%
2000	12,222	7%	24%	21%	18%	15%	9%	4%	2%
Medina, 2010	2,969	4%	27%	6%	12%	19%	14%	10%	8%
2000	3,011	7%	22%	9%	17%	17%	13%	9%	8%
Mercer Island, 2010	22,699	4%	22%	10%	12%	18%	15%	9%	11%
2000	22,036	5%	23%	9%	15%	18%	12%	9%	10%
Newcastle, 2010	10,380	7%	18%	19%	17%	18%	12%	6%	3%
2000	7,737	8%	17%	22%	21%	16%	9%	4%	2%
Redmond, 2010	54,144	8%	16%	28%	17%	12%	9%	5%	5%
2000	45,256	6%	17%	28%	17%	14%	8%	4%	5%
Sammamish, 2010	45,780	7%	27%	11%	19%	19%	11%	4%	2%
2000	34,104	8%	27%	14%	22%	18%	7%	2%	2%
Woodinville, 2010	10,938	6%	20%	18%	16%	16%	12%	5%	6%
2000	9,194	7%	22%	20%	19%	16%	8%	3%	6%
Yarrow Point, 2010	1,001	4%	26%	6%	11%	20%	13%	11%	8%
2000	1,008	5%	22%	8%	16%	15%	16%	11%	8%
<b>EKC cities, 2010 (incl 2011 annex.)</b>	<b>442,909</b>	<b>6%</b>	<b>19%</b>	<b>20%</b>	<b>16%</b>	<b>15%</b>	<b>12%</b>	<b>6%</b>	<b>6%</b>
<b>2000</b>	<b>340,649</b>	<b>6%</b>	<b>19%</b>	<b>21%</b>	<b>18%</b>	<b>16%</b>	<b>9%</b>	<b>6%</b>	<b>5%</b>
Seattle, 2010	608,660	5%	13%	30%	16%	13%	12%	5%	5%
2000	563,374	5%	14%	31%	17%	14%	7%	5%	7%
King County, 2010	1,931,249	6%	18%	23%	15%	15%	12%	6%	5%
2000	1,737,034	6%	19%	24%	18%	15%	8%	5%	5%
Washington, 2010	6,724,540	7%	20%	21%	14%	15%	12%	7%	6%
2000	5,894,121	7%	22%	21%	17%	14%	8%	6%	6%

## Exhibit D-2: Population Age, 55 Years and Older

1990, 2000, 2010 U.S. Census

	55 to 64 yrs	65 to 74 yrs	75 yrs and over		55 to 64 yrs	65 to 74 yrs	75 yrs and over
Beaux Arts, 1990	16%	10%	2%	Medina, 1990	14%	11%	4%
2000	16%	11%	8%	2000	13%	9%	8%
2010	14%	11%	10%	2010	14%	10%	8%
Bellevue, 1990	10%	7%	4%	Mercer Island, 1990	12%	9%	5%
2000	10%	7%	6%	2000	12%	9%	10%
2010	11%	7%	7%	2010	15%	9%	11%
Bothell, 1990	7%	7%	5%	Newcastle, 1990	n/a	n/a	n/a
2000	8%	5%	5%	2000	9%	4%	2%
2010	12%	6%	6%	2010	12%	6%	3%
Clyde Hill, 1990	14%	11%	4%	Redmond, 1990	6%	4%	3%
2000	15%	11%	8%	2000	8%	4%	5%
2010	14%	10%	8%	2010	9%	5%	5%
Hunts Point, 1990	13%	11%	4%	Sammamish, 1990	n/a	n/a	n/a
2000	16%	6%	10%	2000	7%	2%	2%
2010	15%	15%	9%	2010	11%	4%	2%
Issaquah, 1990	7%	6%	6%	Woodinville, 1990	4%	3%	1%
2000	8%	5%	5%	2000	8%	3%	6%
2010	9%	5%	8%	2010	12%	5%	6%
Kenmore, 1990	8%	6%	4%	Yarrow Point, 1990	15%	11%	4%
2000	9%	6%	5%	2000	16%	11%	8%
2010	13%	6%	6%	2010	13%	11%	8%
Kirkland, 1990	7%	6%	4%	<b>EKC cities, 1990</b>	<b>8%</b>	<b>6%</b>	<b>4%</b>
2000	9%	5%	5%	<b>2000</b>	<b>9%</b>	<b>6%</b>	<b>5%</b>
2010 (before annex.)	12%	6%	5%	<b>2010 (incl annexations)</b>	<b>12%</b>	<b>6%</b>	<b>6%</b>
2010 (incl annexations)	12%	6%	4%	Seattle, 1990	7%	8%	7%
Inglewood-Finn Hill, 1990	6%	4%	2%	2000	7%	5%	7%
2000	9%	4%	2%	2010	12%	5%	5%
2010	14%	6%	3%	King County, 1990	8%	6%	5%
Kingsgate CDP, 1990	6%	3%	1%	2000	8%	5%	5%
2000	9%	5%	2%	2010	12%	6%	5%
2010	12%	7%	4%	Washington, 1990	8%	7%	5%
				2000	8%	6%	6%
				2010	12%	7%	6%

## Exhibit E-1: Race and Ethnicity

2000, 2010 U.S. Census

	Total	Not Hispanic or Latino							Hispanic or Latino, any Race
		White alone	Black or African American alone	American Indian & Alaska Native alone	Asian alone	Hawaiian & Other Pacific Islander alone	Some Other Race alone	2 or more	
Beaux Arts, 2000	307	97%	0%	0%	2%	0%	0%	0%	0%
2010	299	95%	0%	0%	4%	0%	0%	0%	1%
Bellevue, 2000	109,569	72%	2%	0%	17%	0%	0%	3%	5%
2010	122,363	59%	2%	0%	28%	0%	0%	3%	7%
Bothell, 2000	30,150	85%	1%	1%	6%	0%	0%	3%	4%
2010	33,505	75%	1%	0%	10%	0%	0%	4%	9%
Clyde Hill, 2000	2,890	89%	1%	0%	7%	0%	0%	2%	1%
2010	2,984	83%	1%	0%	12%	0%	0%	2%	2%
Hunts Point, 2000	443	93%	0%	0%	3%	0%	0%	1%	2%
2010	394	80%	1%	1%	11%	0%	0%	7%	1%
Issaquah, 2000	11,212	85%	1%	1%	6%	0%	0%	2%	5%
2010	30,434	71%	1%	0%	17%	0%	0%	3%	6%
Kenmore, 2000	18,678	85%	1%	0%	7%	0%	0%	3%	4%
2010	20,460	76%	2%	0%	10%	0%	0%	4%	7%
Kirkland, 2000	45,054	83%	2%	0%	8%	0%	0%	3%	4%
2010	48,787	76%	2%	0%	11%	0%	0%	4%	6%
2010 (incl 2011 annex.)	84,559	75%	2%	0%	11%	0%	0%	4%	7%
Inglewood-Finn Hill, 2000	22,661	85%	1%	0%	6%	0%	0%	3%	4%
2010	22,707	79%	2%	0%	9%	0%	0%	4%	6%
Kingsgate, 2000	12,222	77%	2%	1%	12%	0%	0%	4%	6%
2010	13,065	68%	2%	0%	16%	0%	0%	4%	9%
Medina, 2000	3,011	92%	0%	0%	5%	0%	0%	2%	1%
2010	2,969	82%	0%	0%	12%	0%	0%	3%	3%
Mercer Island, 2000	22,036	83%	1%	0%	12%	0%	0%	2%	2%
2010	22,699	76%	1%	0%	16%	0%	0%	4%	3%
Newcastle, 2000	7,737	74%	2%	0%	18%	0%	0%	3%	3%
2010	10,380	63%	2%	0%	25%	0%	0%	5%	4%
Redmond, 2000	45,256	76%	1%	0%	13%	0%	0%	3%	6%
2010	54,144	61%	2%	0%	25%	0%	1%	3%	8%
Sammamish, 2000	34,104	86%	1%	0%	8%	0%	0%	2%	3%
2010	45,780	72%	1%	0%	19%	0%	0%	3%	4%
Woodinville, 2000	9,194	81%	1%	0%	7%	0%	0%	3%	7%
2010	10,938	76%	1%	0%	11%	0%	0%	3%	7%
Yarrow Point, 2000	1,008	92%	1%	0%	3%	0%	0%	1%	2%
2010	1,001	85%	0%	0%	9%	0%	1%	4%	2%
<b>EKC cities, 2000</b>	<b>340,649</b>	<b>79%</b>	<b>1%</b>	<b>0%</b>	<b>12%</b>	<b>0%</b>	<b>0%</b>	<b>3%</b>	<b>4%</b>
<b>2010 (incl 2011 annex.)</b>	<b>442,909</b>	<b>68%</b>	<b>2%</b>	<b>0%</b>	<b>19%</b>	<b>0%</b>	<b>0%</b>	<b>4%</b>	<b>6%</b>
Seattle, 2000	563,374	68%	8%	1%	13%	0%	0%	4%	5%
2010	608,660	66%	8%	1%	14%	0%	0%	4%	7%
King Co., 2000	1,737,034	73%	5%	1%	11%	1%	0%	3%	5%
2010	1,931,249	65%	6%	1%	14%	1%	0%	4%	9%
Washington, 2000	5,894,121	79%	3%	1%	5%	0%	0%	3%	7%
2010	6,724,540	73%	3%	1%	7%	1%	0%	4%	11%

**Exhibit E-2: Foreign-born Population** 2000 U.S. Census, 2011 ACS 5-Year Estimates\*

	2000	2011 ACS
Beaux Arts Village	9%	8%
Bellevue	25%	32%
Bothell	11%	14%
Clyde Hill	12%	15%
Hunts Point	8%	18%
Issaquah	12%	21%
Kenmore	10%	19%
Kirkland (incl annexations)	n/a	19%
Kirkland (before annex.)	14%	19%
Inglewood-Finn Hill CDP	12%	17%
Kingsgate CDP	17%	23%
Medina	9%	15%
Mercer Island	14%	17%
Newcastle	21%	25%
Redmond	21%	30%
Sammamish	10%	24%
Woodinville	14%	15%
Yarrow Point	6%	16%
<b>EKC Cities</b>	<b>17%</b>	<b>25%</b>
Seattle	17%	17%
King County	15%	20%
Washington	10%	13%

“2011 ACS” refers to the American Community Survey (ACS), five-year averages of 2007-2011. The ACS is the latest dataset from the Census Bureau that reports this data for city geographies, but it is sample data and sometimes carries high margins of error. Wherever available, we report 2010 Census data, which is a 100% count, not a sample, of population and housing units.

### Exhibit E-3: Limited English Proficiency\* **Updated**

2000 U.S. Census, 2011 ACS 5-Year Estimates

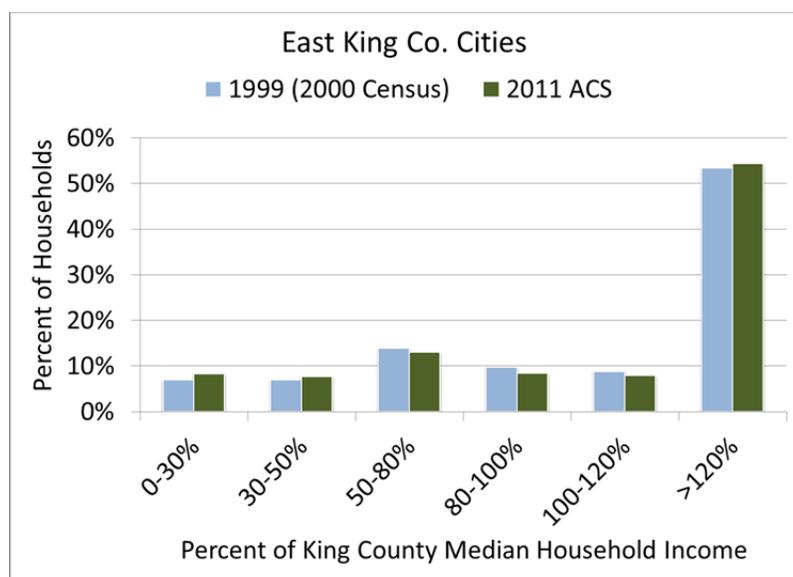
	Percent of Households	
	2000	2011
Beaux Arts Village	0%	0%
Bellevue	7%	9%
Bothell	2%	3%
Clyde Hill	1%	3%
Hunts Point	0%	5%
Issaquah	3%	6%
Kenmore	2%	5%
Kirkland (incl 2011 annexations)	n/a	4%
Kirkland (before annexations)	3%	4%
Inglewood-Finn Hill CDP	2%	2%
Kingsgate CDP	4%	7%
Medina	1%	3%
Mercer Island	3%	3%
Newcastle	6%	7%
Redmond	5%	7%
Sammamish	1%	3%
Woodinville	4%	1%
Yarrow Point	0%	0%
<b><i>EKC cities (incl 2011 annexations)</i></b>	<b>4%</b>	<b>6%</b>
Seattle	5%	6%
King County	5%	6%
Washington	3%	4%

\*Limited English Proficiency means no one in the home 14 years or older speaks English only or speaks English "very well." "Linguistic isolation" was the term used in the 2000 Census for the same measure.

### Exhibit F-1: Household Income Distribution, 2011 2011 ACS 5-Year Estimates

Income category:	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 and greater	
Pct of County's median HH income:	Very Low Income <30%	Low Income 30-50%	Moderate Income 50-80%	80-100% of Median	100-120% of Median	Over 120% of Median	Median income
	Total Households						
Beaux Arts Village	134	3%	2%	8%	6%	5%	\$131,250
Bellevue	50,255	10%	8%	14%	9%	8%	\$84,503
Bothell	13,569	9%	11%	18%	11%	8%	\$70,935
Clyde Hill	952	4%	6%	4%	4%	5%	\$197,917
Hunts Point	155	10%	1%	6%	3%	3%	\$205,625
Issaquah	12,461	9%	6%	15%	9%	9%	\$87,038
Kenmore	7,914	11%	9%	15%	9%	8%	\$81,097
Kirkland (incl annexations)	37,684	8%	8%	14%	9%	9%	n/a
Kirkland (before annex.)	22,624	8%	8%	14%	9%	9%	\$88,756
Inglewood-Finn Hill CDP	9,559	7%	9%	13%	8%	9%	\$91,839
Kingsgate CDP	5,501	10%	8%	15%	9%	8%	\$82,210
Medina	1,037	6%	6%	4%	5%	4%	\$176,354
Mercer Island	9,253	6%	7%	11%	6%	6%	\$123,328
Newcastle	3,932	6%	6%	11%	8%	8%	\$106,339
Redmond	23,048	9%	8%	11%	8%	9%	\$92,851
Sammamish	14,583	3%	3%	7%	5%	5%	\$135,432
Woodinville	4,350	7%	9%	15%	8%	8%	\$91,049
Yarrow Point	364	5%	3%	7%	6%	7%	\$153,056
<b>EKC cities</b>	<b>179,691</b>	<b>8%</b>	<b>8%</b>	<b>13%</b>	<b>8%</b>	<b>8%</b>	<b>n/a</b>
Seattle	282,480	17%	12%	17%	9%	7%	\$61,856
King County	790,070	13%	11%	16%	10%	8%	\$70,567
Washington	2,602,568	17%	16%	13%	15%	11%	\$58,890

### Exhibit F-2: Household Incomes 2000 U.S. Census, 2011 ACS 5-Year Estimates

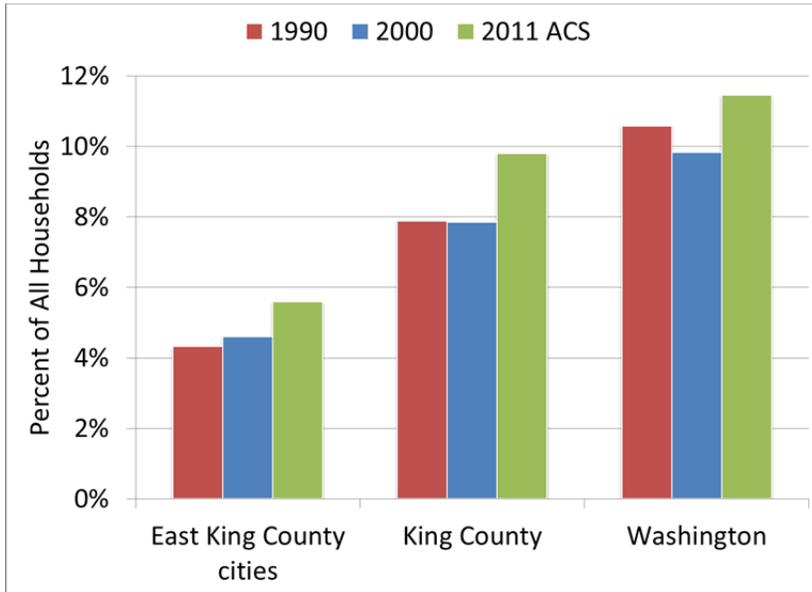


**Updated**

Note: Neither F-1 nor F-2 take household size into account when classifying by percent of median income.

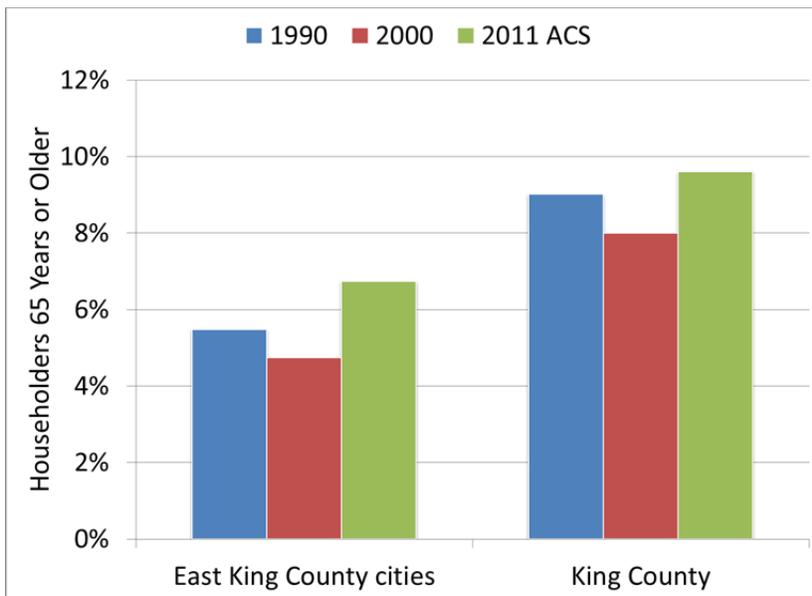
### Exhibit G-1: Households below Poverty Level

1990, 2000 U.S. Census; 2011 ACS 5-Year Estimates



### Exhibit G-2: Elderly Householders below Poverty Level

1990, 2000 U.S. Census; 2011 ACS 5-Year Estimates



### Exhibit G-3: Households below Poverty Level,\* 2011

2011 ACS 5-Year Estimates

	All Households		Family Households		Other Households	
	Total	Below Poverty Income	Total	Below Poverty Income	Total	Below Poverty Income
Beaux Arts Village	134	1%	105	0%	29	3%
Bellevue	50,255	6%	32,153	4%	18,102	10%
Bothell	13,569	6%	8,700	4%	4,869	10%
Clyde Hill	952	3%	850	2%	102	10%
Hunts Point	155	10%	138	9%	17	12%
Issaquah	12,461	3%	7,824	1%	4,637	6%
Kenmore	7,914	9%	5,270	7%	2,644	13%
Kirkland (incl annexations)	37,684	6%	22,806	4%	14,878	8%
Kirkland (before annex.)	22,624	6%	12,317	4%	10,307	8%
Inglewood-Finn Hill CDP	9,559	5%	6,819	2%	2,740	12%
Kingsgate CDP	5,501	7%	3,670	8%	1,831	5%
Medina	1,037	3%	853	2%	184	9%
Mercer Island	9,253	4%	6,444	1%	2,809	11%
Newcastle	3,932	6%	2,851	5%	1,081	8%
Redmond	23,048	6%	13,471	4%	9,577	10%
Sammamish	14,583	3%	12,522	3%	2,061	5%
Woodinville	4,350	6%	2,740	3%	1,610	10%
Yarrow Point	364	3%	291	2%	73	8%
<b>EKC Cities</b>	<b>179,691</b>	<b>6%</b>	<b>117,018</b>	<b>4%</b>	<b>62,673</b>	<b>9%</b>
Seattle	282,480	13%	123,811	7%	158,669	17%
King County	790,070	10%	463,619	7%	326,451	14%
Washington	2,602,568	11%	1,683,102	8%	919,466	17%

\*The Census Bureau defines poverty levels for households of different sizes, ages of householders, and number of children. In 2011, the poverty threshold for a single adult under 65 years of age was \$11,848; for two adults and no children, \$14,657; for two adults and one child, \$17,916; and for two adults and two children \$23,021.

## Exhibit H-1: Cost-Burdened\* Households **Updated**

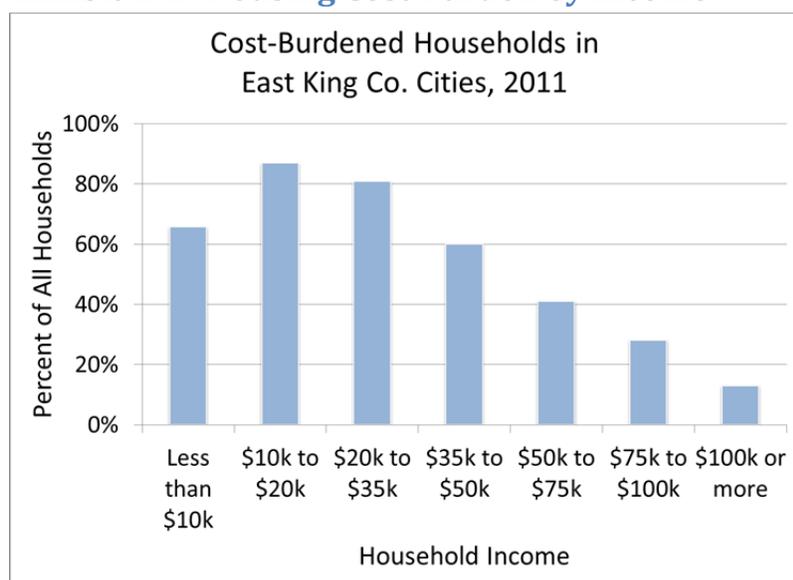
1990, 2000 U.S. Census; 2011 ACS 5-Year Estimates

	Renter households			Owner households			Renters & Owners Combined		
	1990	2000	2011 ACS	1990	2000	2011 ACS	1990	2000	2011 ACS
Beaux Arts	0%	0%	43%	14%	23%	30%	13%	23%	31%
Bellevue	41%	39%	36%	18%	25%	31%	28%	31%	34%
Bothell	36%	36%	47%	21%	27%	31%	27%	30%	37%
Clyde Hill	47%	44%	18%	18%	23%	30%	20%	24%	29%
Hunts Point	0%	48%	7%	32%	21%	49%	28%	25%	45%
Issaquah	40%	39%	41%	19%	25%	36%	31%	32%	38%
Kenmore	29%	36%	42%	23%	25%	37%	25%	29%	38%
Kirkland (incl annexations)	n/a	n/a	36%	n/a	n/a	38%	n/a	n/a	37%
Kirkland (before annex.)	35%	33%	33%	20%	26%	36%	27%	30%	35%
Inglewood-Finn Hill	32%	31%	42%	19%	28%	40%	22%	29%	40%
Kingsgate CDP	43%	29%	41%	23%	27%	38%	29%	27%	39%
Medina	34%	26%	36%	21%	27%	29%	22%	27%	30%
Mercer Island	36%	35%	40%	18%	27%	26%	22%	29%	29%
Newcastle	n/a	32%	35%	n/a	26%	34%	n/a	27%	34%
Redmond	34%	35%	31%	18%	24%	30%	25%	29%	31%
Sammamish	n/a	36%	36%	n/a	27%	31%	n/a	28%	32%
Woodinville	37%	46%	52%	27%	28%	31%	29%	33%	39%
Yarrow Point	24%	50%	50%	22%	30%	39%	22%	31%	40%
<b>EKC cities (incl annexations)</b>	<b>37%</b>	<b>36%</b>	<b>37%</b>	<b>20%</b>	<b>26%</b>	<b>33%</b>	<b>27%</b>	<b>30%</b>	<b>34%</b>
Seattle	41%	40%	45%	17%	27%	34%	30%	34%	40%
King County	38%	38%	45%	18%	27%	35%	27%	32%	39%
Washington	37%	39%	47%	16%	26%	33%	25%	31%	38%

\* "Housing cost-burdened" means a household spending more than 30 percent of its income on housing costs.

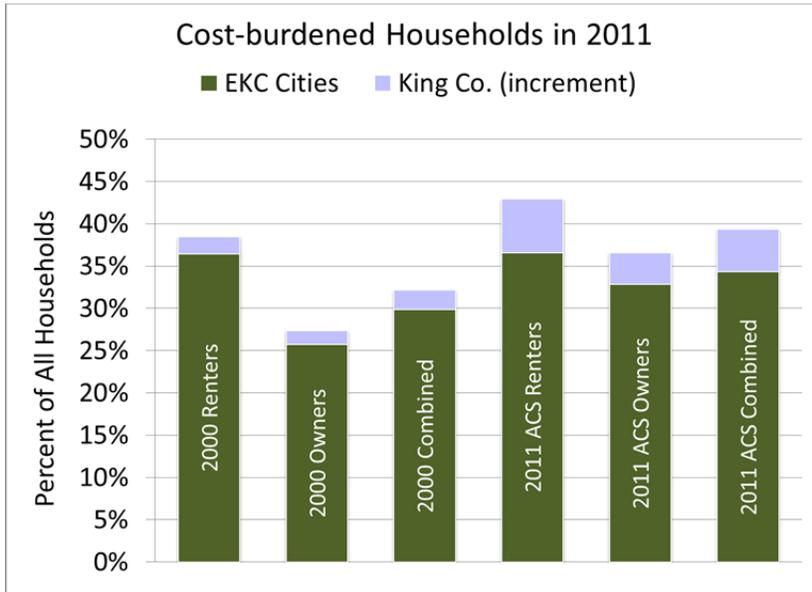
## Exhibit H-2: Housing Cost Burden by Income

2011 ACS 5-Year Estimates



### Exhibit H-3: Housing Cost Burden by Tenure

2000 U.S. Census; 2011 ACS 5-Year Estimates



## Exhibit H-4: Severely Cost-Burdened\* Households

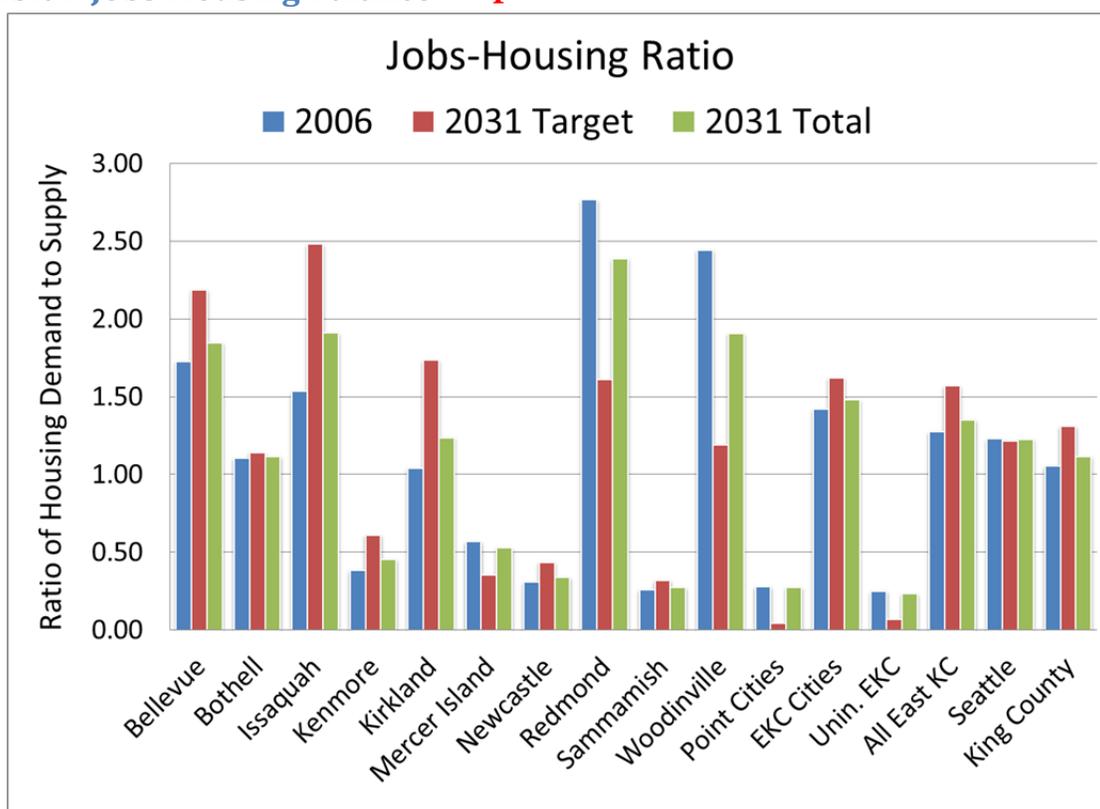
2000 U.S. Census; 2011 ACS 5-Year Estimates

	Renter Households		Owner Households		Renter and Owners Combined	
	2000	2011 ACS	2000	2011 ACS	2000	2011 ACS
	Beaux Arts Village	0%	43%	10%	8%	10%
Bellevue	17%	17%	9%	13%	12%	15%
Bothell	14%	23%	7%	9%	9%	14%
Clyde Hill	26%	7%	8%	15%	9%	14%
Hunts Point	9%	0%	8%	21%	8%	19%
Issaquah	13%	21%	9%	11%	11%	15%
Kenmore	15%	22%	8%	15%	10%	17%
Kirkland (incl annexations)	n/a	15%	n/a	14%	n/a	14%
Kirkland (before annex.)	15%	13%	9%	15%	12%	14%
Inglewood-Finn Hill CDP	12%	20%	9%	14%	10%	16%
Kingsgate CDP	9%	19%	7%	12%	7%	13%
Medina	11%	19%	13%	13%	13%	13%
Mercer Island	18%	24%	9%	10%	11%	13%
Newcastle	14%	18%	8%	11%	10%	13%
Redmond	13%	17%	7%	11%	10%	14%
Sammamish	15%	17%	8%	8%	9%	9%
Woodinville	27%	28%	7%	8%	13%	15%
Yarrow Point	0%	45%	13%	28%	12%	29%
<b><i>EKC cities (incl annexations)</i></b>	<b>16%</b>	<b>18%</b>	<b>8%</b>	<b>12%</b>	<b>11%</b>	<b>14%</b>
Seattle	17%	22%	9%	13%	14%	17%
King County	17%	22%	8%	13%	12%	17%
Washington	18%	23%	8%	12%	12%	16%

\*“Severely cost-burdened” means a household spending more than 50 percent of its income on housing costs.

## Exhibit I: Jobs-Housing Balance\* Updated

ARCH



\*“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.

	1970	1980	1990	2000	2006	2031 Target	2031 Total
Bellevue	0.77	1.18	1.67	1.87	1.73	2.19	1.85
Bothell	0.53	0.54	1.45	1.15	1.11	1.14	1.12
Issaquah	0.50	0.89	1.32	2.16	1.54	2.48	1.91
Kenmore				0.43	0.39	0.61	0.46
Kirkland	0.43	0.59	0.86	1.34	1.04	1.74	1.24
Mercer Island	0.25	0.38	0.49	0.57	0.57	0.36	0.53
Newcastle				0.24	0.31	0.44	0.34
Redmond	0.66	1.08	1.54	2.53	2.77	1.61	2.39
Sammamish				0.31	0.26	0.32	0.28
Woodinville	0.78	1.06	0.80	2.74	2.45	1.19	1.91
Point Cities	0.19	0.11	0.24	0.22	0.28	0.05	0.28
<b>EKC Cities</b>	<b>0.59</b>	<b>0.90</b>	<b>1.31</b>	<b>1.52</b>	<b>1.42</b>	<b>1.62</b>	<b>1.48</b>
Unin. EKC	0.14	0.15	0.28	0.17	0.25	0.07	0.24
<b>All East KC</b>	<b>0.48</b>	<b>0.69</b>	<b>1.00</b>	<b>1.25</b>	<b>1.27</b>	<b>1.57</b>	<b>1.35</b>
Seattle	1.04	1.26	1.42	1.41	1.23	1.22	1.23
King County	0.83	1.00	1.13	1.20	1.06	1.31	1.12

## Exhibit J-1: Employment by Sector, 2012

Puget Sound Regional Council

City	Const/Res	FIRE	Manufac- turing	Retail	Services	WTU	Govern- ment	Education	Total
Beaux Arts	*	0	0	0	*	0	2	0	13
<i>Pct of total</i>	*	0%	0%	0%	*	0%	15%	0%	100%
Bellevue	4,318	10,379	5,827	12,694	73,872	7,811	4,030	4,090	123,022
<i>Pct of total</i>	4%	8%	5%	10%	60%	6%	3%	3%	100%
Bothell	466	1,608	786	760	5,984	1,442	463	1,275	12,784
<i>Pct of total</i>	4%	13%	6%	6%	47%	11%	4%	10%	100%
Clyde Hill	12	6	0	0	351	19	14	197	599
<i>Pct of total</i>	2%	1%	0%	0%	59%	3%	2%	33%	100%
Hunts Point	0	*	0	0	21	*	4	0	29
<i>Pct of total</i>	0%	*	0%	0%	72%	*	14%	0%	100%
Issaquah	507	683	1,114	2,997	12,505	1,540	778	638	20,761
<i>Pct of total</i>	2%	3%	5%	14%	60%	7%	4%	3%	100%
Kenmore	300	127	32	375	1,634	314	120	492	3,392
<i>Pct of total</i>	9%	4%	1%	11%	48%	9%	4%	15%	100%
Kirkland	2,176	2,584	1,422	4,172	20,256	2,077	4,136	1,890	38,712
<i>Pct of total</i>	6%	7%	4%	11%	52%	5%	11%	5%	100%
Medina	*	18	*	28	193	6	26	0	282
<i>Pct of total</i>	*	6%	*	10%	68%	2%	9%	0%	100%
Mercer Island	257	1,289	32	504	3,374	200	294	631	6,580
<i>Pct of total</i>	4%	20%	0%	8%	51%	3%	4%	10%	100%
Newcastle	53	73	34	225	1,337	89	42	178	2,030
<i>Pct of total</i>	3%	4%	2%	11%	66%	4%	2%	9%	100%
Redmond	2,193	1,592	7,239	4,029	56,724	3,908	1,010	919	77,615
<i>Pct of total</i>	3%	2%	9%	5%	73%	5%	1%	1%	100%
Sammamish	156	130	11	418	2,577	245	234	1,241	5,012
<i>Pct of total</i>	3%	3%	0%	8%	51%	5%	5%	25%	100%
Woodinville	1,622	307	2,479	1,490	4,261	1,146	193	349	11,848
<i>Pct of total</i>	14%	3%	21%	13%	36%	10%	2%	3%	100%
Yarrow Point	0	*	*	*	34	*	5	0	91
<i>Pct of total</i>	*	*	*	*	37%	*	5%	0%	100%
<b>EKC Cities</b>	<b>12,060</b>	<b>18,796</b>	<b>18,976</b>	<b>27,692</b>	<b>183,123</b>	<b>18,797</b>	<b>11,351</b>	<b>11,900</b>	<b>302,770</b>
<b><i>Pct of total</i></b>	<b>4%</b>	<b>6%</b>	<b>6%</b>	<b>9%</b>	<b>60%</b>	<b>6%</b>	<b>4%</b>	<b>4%</b>	<b>100%</b>
Seattle	16,485	31,615	25,644	41,497	257,398	28,794	46,681	35,204	483,318
<i>Pct of total</i>	3%	7%	5%	9%	53%	6%	10%	7%	100%
King County	47,474	62,648	101,121	107,890	567,264	100,053	86,212	70,971	1,143,633
<i>Pct of total</i>	4%	5%	9%	9%	50%	9%	8%	6%	100%

\* suppressed for confidentiality.

“Const/Res:” construction and resource industries; “FIRE:” finance, insurance, and real estate industries; “WTU:” wholesale, transportation, and utilities industries.

The dataset for March of each year is presented here as a representative month when seasonal fluctuations are minimized. The unit of measurement is jobs, rather than working persons or proportional full-time employment (FTE) equivalents; part-time and temporary positions are included. To provide more accurate workplace reporting, PSRC gathers supplemental data from the Boeing Company, the Office of Washington Superintendent of Public Instruction (OSPI), and governmental units throughout the central Puget Sound region (PSRC).

## Exhibit J-2: Average Wages by Sector, 2010 Updated Puget Sound Regional Council

	Const/Res	FIRE	Manufacturing	Retail	Services	WTU	All Private Sectors	Total Private Jobs
Beaux Arts	*	-	-	-	\$51,761	-	\$52,385	12
Bellevue	\$68,619	\$77,679	\$83,884	\$34,403	\$74,166	\$86,844	\$71,321	111,804
Bothell	\$55,635	\$54,088	\$75,867	\$36,061	\$54,817	\$112,821	\$62,618	10,751
Clyde Hill	*	*	*	*	\$43,966	\$94,703	\$45,579	402
Hunts Point	-	\$67,947	-	-	\$50,655	-	\$53,067	30
Issaquah	\$57,941	\$60,614	\$78,130	\$30,687	\$78,999	\$80,378	\$69,981	18,091
Kenmore	\$50,889	\$30,601	\$45,256	\$27,686	\$30,302	\$49,893	\$35,468	2,893
Kirkland	\$64,309	\$71,926	\$70,529	\$35,756	\$55,826	\$101,496	\$59,059	25,551
Medina	*	\$59,032	-	\$33,880	\$54,442	\$125,156	\$53,851	265
Mercer Island	\$58,581	\$80,880	\$45,512	\$30,277	\$39,722	\$86,168	\$51,629	5,721
Newcastle	\$34,641	\$30,932	\$37,813	\$30,142	\$31,575	\$64,493	\$34,717	1,418
Redmond	\$59,772	\$52,902	\$77,627	\$27,648	\$122,362	\$76,778	\$107,075	74,937
Sammamish	\$42,682	\$42,437	\$28,486	\$26,152	\$36,600	\$112,491	\$40,005	3,222
Woodinville	\$58,758	\$45,449	\$43,753	\$27,630	\$36,749	\$58,351	\$43,132	10,869
Yarrow Point	\$33,142	*	*	*	\$32,333	*	\$33,148	73
<b>EKC cities</b>	<b>\$62,679</b>	<b>\$71,845</b>	<b>\$74,534</b>	<b>\$32,486</b>	<b>\$85,248</b>	<b>\$84,743</b>	<b>\$77,268</b>	<b>266,009</b>
Seattle	\$68,862	\$80,557	\$67,803	\$45,707	\$56,341	\$67,004	\$59,450	379,142
King County	\$59,672	\$71,746	\$74,576	\$36,188	\$61,071	\$65,402	\$60,830	942,055
<b>Region</b>	<b>\$53,939</b>	<b>\$65,986</b>	<b>\$73,586</b>	<b>\$32,675</b>	<b>\$53,627</b>	<b>\$61,510</b>	<b>\$54,931</b>	<b>1,390,343</b>

\* suppressed for confidentiality.

“Const/Res:” construction and resource industries; “FIRE:” finance, insurance, and real estate industries;

“WTU:” wholesale, transportation, and utilities industries.

**Exhibit K-1: Households Receiving Supplemental Security Income\***

2000 U.S. Census; 2011 ACS 5-Year Estimates

	2000		2011 ACS	
	Households	Pct	Households	Pct
Beaux Arts Village	-	0%	2	1%
Bellevue	958	2%	1,189	2%
Bothell	248	2%	286	2%
Clyde Hill	12	1%	16	2%
Hunts Point	3	2%	-	0%
Issaquah	91	2%	184	1%
Kenmore	147	2%	224	3%
Kirkland (incl annexations)	n/a	n/a	727	2%
Kirkland (before annex.)	333	2%	385	2%
Inglewood-Finn Hill CDP	98	1%	200	2%
Kingsgate CDP	121	3%	142	3%
Medina	14	1%	-	0%
Mercer Island	127	2%	140	2%
Newcastle	32	1%	68	2%
Redmond	283	1%	444	2%
Sammamish	100	1%	145	1%
Woodinville	51	1%	103	2%
Yarrow Point	4	1%	4	1%
<b>EKC Cities</b>	<b>2,403</b>	<b>2%</b>	<b>3,917</b>	<b>2%</b>
Seattle	9,428	4%	8,847	3%
King County	21,426	3%	23,811	3%
Washington	84,750	4%	101,364	4%

\*Supplemental Security Income (SSI) is a nationwide federal assistance program administered by the Social Security Administration that guarantees a minimum level of income for needy aged, blind, or disabled individuals. Although administered by the Social Security Administration, SSI is funded from the U.S. Treasury general funds, not the Social Security trust fund.

**Exhibit K-2: Population in Group Quarters**

1990, 2000, 2010 U.S. Census

	1990	2000	2010	
			Per 1,000	Pop.
Beaux Arts Village	-	-	-	-
Bellevue	569	791	1,110	9.1
Bothell	127	216	321	9.6
Clyde Hill	-	-	-	-
Hunts Point	-	-	-	-
Issaquah	193	227	443	14.6
Kenmore	40	87	123	6.0
Kirkland (incl annexations)	n/a	n/a	998	11.8
Kirkland (before annex.)	794	848	630	12.9
Inglewood-Finn Hill CDP	181	140	177	7.8
Kingsgate CDP	24	24	191	14.6
Medina	-	-	-	-
Mercer Island	83	279	68	3.0
Newcastle		15	33	3.2
Redmond	379	833	274	5.1
Sammamish		-	99	2.2
Woodinville	-	23	47	4.3
Yarrow Point	-	-	-	-
<b><i>EKC cities (incl annexations)</i></b>	<b>2,185</b>	<b>3,319</b>	<b>3,148</b>	<b>7.7</b>
Seattle	21,199	26,655	24,925	41.0
King County	30,512	37,619	37,131	19.2
Washington	120,531	136,382	139,375	20.7

### Exhibit K-3: Characteristics of Homeless Families, King County, 2012

Committee to End Homelessness

Families interviewed and assessed	3,788
Families placed into shelter or housing	757
Interpreter needed at assessment interview	539
Languages spoken to interpreters	34
Stayed in places not meant for human habitation	7%
Couch surfed or double-up	56%
Emergency housing with a shelter or hotel voucher	14%
Rented housing with no subsidy	10%
Stayed in a hotel without a voucher	4%
Homeless for the first time	69%
Recent positive work history	53%
Never been evicted	67%
High school diploma or more	72%
No criminal history	86%

### Exhibit K-4: One-Night Count Summary, King County, 2012

Seattle-King County Coalition on Homelessness

Street Count	2,594	29%
Emergency Shelter	2,682	30%
Transitional Housing	3,554	40%
<b>Total</b>	<b>8,830</b>	<b>100%</b>

## Exhibit K-5: One-Night Count of Unsheltered Homeless Individuals, 2014

### Seattle-King County Coalition on Homelessness

	Seattle	Kent	North End	Eastside	White Center	Federal Way	Renton	Night Owl Buses	Auburn	Total
Men	683	30	6	70	14	28	16	92	6	945
Women	168	3	-	25	1	3	2	11	-	213
Gender unknown	1,527	30	20	83	29	81	72	2	91	1,935
Minor (under 18)	14	-	-	-	2	1	-	7	-	24
<b>Total, 2014</b>	<b>2,392</b>	<b>63</b>	<b>26</b>	<b>178</b>	<b>46</b>	<b>113</b>	<b>90</b>	<b>112</b>	<b>97</b>	<b>3,117</b>
Benches	51	2	-	-	1	-	2	-	-	56
Parking garages	14	-	-	-	-	1	-	-	-	15
Cars/trucks	730	19	16	65	12	55	38	-	49	984
Structures	357	8	-	10	21	4	10	-	2	412
Under roadways	228	1	-	6	-	3	6	-	5	249
Doorways	206	10	-	3	-	2	7	-	-	228
City parks	54	3	-	-	2	-	2	-	27	88
Bushes/undergrowth	64	3	5	2	2	19	19	-	4	118
Bus stops	22	2	-	-	1	1	-	-	-	26
Alleys	43	2	-	-	-	2	-	-	-	47
Walking around	244	12	5	2	7	18	5	-	9	302
Other	379	1	-	90	-	8	1	112	1	592
<b>Total, 2014</b>	<b>2,392</b>	<b>63</b>	<b>26</b>	<b>178</b>	<b>46</b>	<b>113</b>	<b>90</b>	<b>112</b>	<b>97</b>	<b>3,117</b>
Total, 2013	1,989	53	106	197	51	118	83	82	57	2,736
Total, 2012	1,898	104	31	138	55	77	73	174	44	2,594
Total, 2011	1,753	108	35	146	54	124	71	106	45	2,442
Total, 2010	1,986	60	45	141	47	181	84	165	50	2,759
Total, 2009	1,977	193	23	158	39	116	90	171	60	2,827

## Exhibit K-6: School-reported Homeless Children **Updated**

### Office of Superintendent of Public Instruction

District Name	2012-2013 School Year								
	Pre-K and K	Grades 1-6	Grades 7-8	Grades 9-12	Shelters	Doubled Up	Un- sheltered	Hotel Motel	Total
Bellevue	17	85	30	59	84	91	8	8	191
Issaquah	11	67	20	26	49	74	-	1	124
Lake Washington	49	120	37	53	90	136	22	11	259
Mercer Island	1	4	-	4	1	7	-	1	9
Northshore	12	101	27	65	54	124	17	10	205
<b>EKC schools</b>	<b>90</b>	<b>377</b>	<b>114</b>	<b>207</b>	<b>278</b>	<b>432</b>	<b>47</b>	<b>31</b>	<b>788</b>
Seattle	163	860	313	1,034	1,678	587	31	74	2,370
King County	551	2,742	854	2,041	2,476	3,143	180	389	6,188
Washington	3,322	13,747	4,053	9,487	6,527	21,153	1,254	1,675	30,609
<i>EKC schools, 2011-12</i>	<i>86</i>	<i>338</i>	<i>94</i>	<i>178</i>	<i>273</i>	<i>372</i>	<i>42</i>	<i>9</i>	<i>696</i>
<i>EKC schools, 2010-11</i>	<i>89</i>	<i>340</i>	<i>74</i>	<i>191</i>	<i>337</i>	<i>336</i>	<i>16</i>	<i>5</i>	<i>694</i>
<i>EKC schools, 2009-10</i>	<i>66</i>	<i>285</i>	<i>85</i>	<i>178</i>	<i>254</i>	<i>331</i>	<i>14</i>	<i>15</i>	<i>614</i>
<i>EKC schools, 2008-09</i>	<i>56</i>	<i>252</i>	<i>74</i>	<i>123</i>	<i>258</i>	<i>227</i>	<i>5</i>	<i>15</i>	<i>505</i>
<i>EKC schools, 2007-08</i>	<i>60</i>	<i>255</i>	<i>60</i>	<i>112</i>	<i>210</i>	<i>248</i>	<i>7</i>	<i>22</i>	<i>487</i>

**Exhibit L-1: Housing Types** Updated 1990, 2000 U.S. Census; 2011 ACS 5-Year Estimates

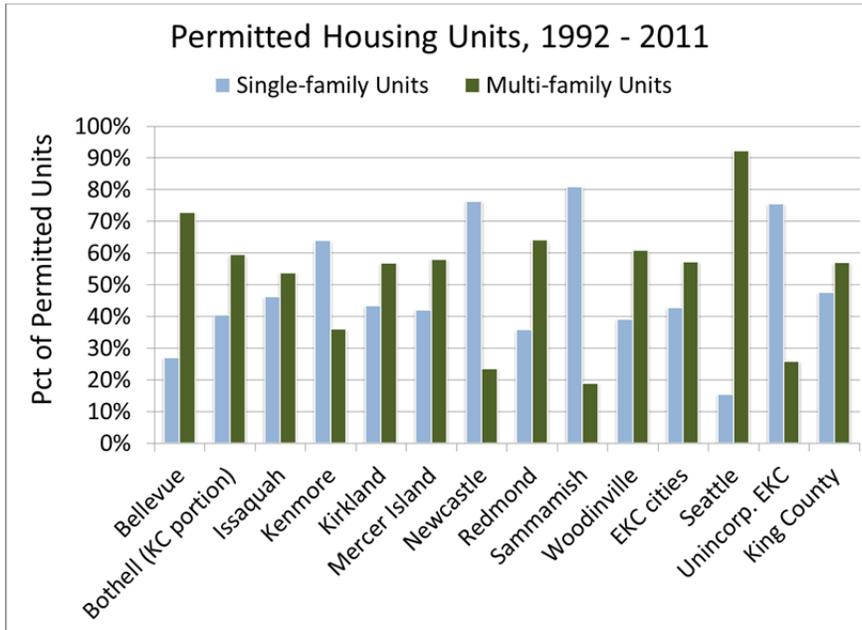
	Total	1, detached	2 to 19, attached	20 or more	Other (incl. MH)
Beaux Arts, 1990	117	100%	0%	0%	0%
2000	123	97%	3%	0%	0%
2011 ACS	136	100%	0%	0%	0%
Bellevue, 1990	37,430	55%	30%	14%	1%
2000	48,303	54%	28%	19%	0%
2011 ACS	53,978	50%	29%	21%	0%
Bothell, 1990	5,158	48%	26%	7%	19%
2000	12,362	54%	24%	10%	12%
2011 ACS	14,195	55%	24%	10%	11%
Clyde Hill, 1990	1,081	100%	0%	0%	0%
2000	1,074	100%	0%	0%	0%
2011 ACS	991	98%	1%	1%	0%
Hunts Point, 1990	204	99%	1%	0%	0%
2000	186	97%	3%	0%	0%
2011 ACS	204	100%	0%	0%	0%
Issaquah, 1990	3,311	50%	34%	13%	3%
2000	5,086	45%	42%	12%	1%
2011 ACS	13,511	41%	43%	16%	0%
Kenmore, 1990	3,781	60%	11%	18%	11%
2000	7,488	67%	15%	14%	5%
2011 ACS	8,400	66%	16%	13%	6%
Kirkland, 1990	18,061	49%	37%	13%	1%
2000	21,939	44%	37%	18%	0%
2011 ACS	24,267	43%	37%	19%	0%
2011 ACS (incl annex.)	39,820	54%	32%	13%	0%
Inglewood-Finn Hill CDP	10,361	82%	16%	2%	0%
2000	8,511	79%	16%	5%	0%
2011 ACS	9,868	77%	20%	3%	0%
Kingsgate CDP, 1990	4,852	70%	24%	5%	1%
2000	4,373	68%	25%	6%	0%
2011 ACS	5,685	61%	32%	6%	1%
Medina, 1990	1,172	99%	1%	0%	0%
2000	1,160	100%	0%	0%	0%
2011 ACS	1,102	98%	1%	0%	1%

**Exhibit L-1: Housing Types [continued] Updated**

	Total	1, detached	1 to 19, attached	20 or more	Other (incl. MH)
Mercer Island, 1990	8,321	79%	13%	7%	0%
2000	8,806	78%	11%	11%	0%
2011 ACS	9,850	72%	11%	17%	0%
Newcastle, 1990	n/a	n/a	n/a	n/a	n/a
2000	3,169	74%	12%	13%	1%
2011 ACS	4,061	67%	16%	16%	1%
Redmond, 1990	14,972	49%	37%	12%	2%
2000	20,296	41%	39%	18%	2%
2011 ACS	24,689	40%	40%	18%	2%
Sammamish, 1990	n/a	n/a	n/a	n/a	n/a
2000	11,682	92%	6%	1%	1%
2011 ACS	15,396	86%	11%	3%	0%
Woodinville, 1990	7,750	84%	8%	5%	3%
2000	3,494	61%	22%	13%	4%
2011 ACS	4,646	54%	23%	21%	2%
Yarrow Point, 1990	385	98%	1%	0%	1%
2000	395	97%	3%	0%	0%
2011 ACS	423	99%	1%	0%	0%
<b>EKC Cities, 1990</b>	<b>101,743</b>	<b>58%</b>	<b>28%</b>	<b>12%</b>	<b>2%</b>
<b>2000</b>	<b>145,563</b>	<b>57%</b>	<b>27%</b>	<b>15%</b>	<b>2%</b>
<b>2011 ACS</b>	<b>175,849</b>	<b>54%</b>	<b>28%</b>	<b>16%</b>	<b>2%</b>
Seattle, 1990	249,032	52%	27%	20%	1%
2000	270,536	49%	26%	24%	1%
2011 ACS	304,164	45%	26%	28%	0%
King County, 1990	647,343	58%	24%	14%	4%
2000	742,237	57%	24%	16%	3%
2011 ACS	844,169	56%	25%	17%	2%
Washington, 1990	2,032,378	62%	20%	8%	10%
2000	2,451,075	62%	19%	9%	9%
2011 ACS	2,861,985	63%	20%	9%	7%

### Exhibit L-2: Single-family and Multi-family Permit Activity **Updated**

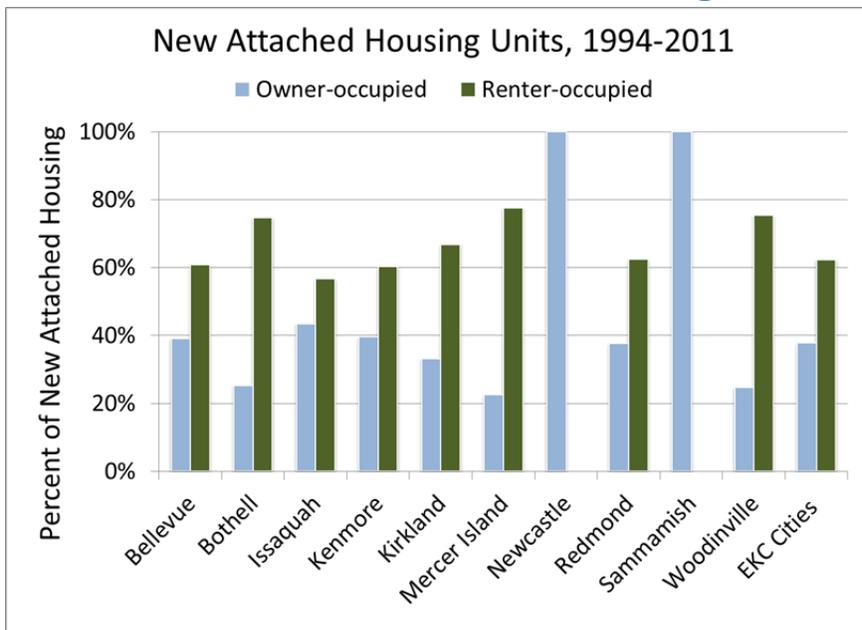
King County, PSRC, and ARCH



Units are net of demolitions.

### Exhibit L-3: Tenure of New Attached Housing

ARCH



### Exhibit L-4: Homeownership Updated

1990, 2000, 2010 U.S. Census

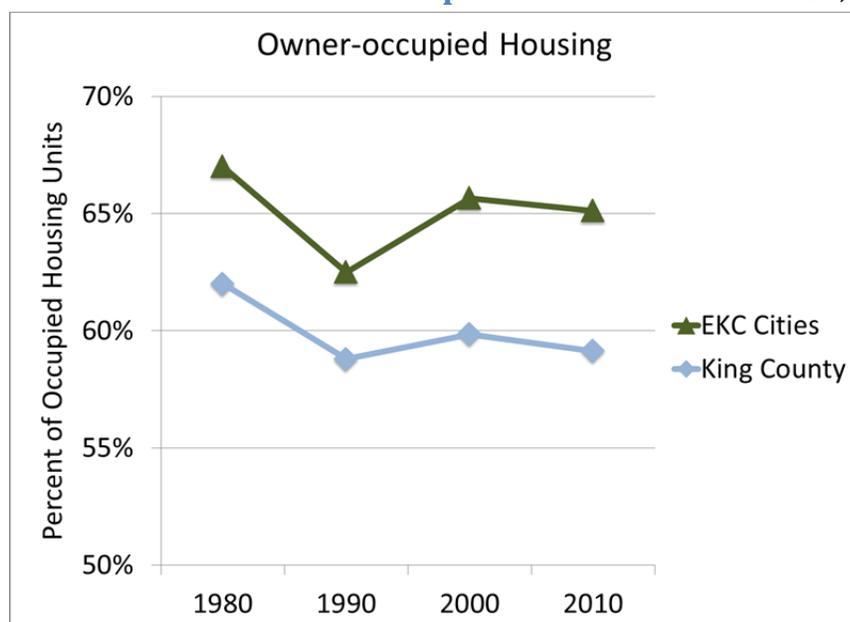
	Occupied Housing Units		
	1990	2000	2010
Beaux Arts Village	119	121	113
Owner-occupied	97%	96%	92%
Bellevue	35,756	45,836	50,355
Owner-occupied	58%	61%	59%
Bothell	4,919	11,923	13,497
Owner-occupied	65%	68%	66%
Clyde Hill	1,063	1,054	1,028
Owner-occupied	95%	96%	92%
Hunts Point	187	165	151
Owner-occupied	88%	87%	90%
Issaquah	3,170	4,840	12,841
Owner-occupied	48%	59%	66%
Kenmore	3,519	7,307	7,984
Owner-occupied	67%	72%	74%
Kirkland (incl annexations)	n/a	n/a	36,074
Owner-occupied			64%
Kirkland (before annex.)	17,211	20,736	22,445
Owner-occupied	55%	57%	57%
Inglewood-Finn Hill CDP	10,074	8,306	8,751
Owner-occupied	76%	77%	76%
Kingsgate CDP	4,729	4,314	4,878
Owner-occupied	74%	77%	77%

	Occupied Housing Units		
	1990	2000	2010
Medina	1,129	1,111	1,061
Owner-occupied	91%	92%	89%
Mercer Island	8,007	8,437	9,109
Owner-occupied	79%	80%	72%
Newcastle	n/a	3,028	4,021
Owner-occupied	n/a	76%	74%
Redmond	14,153	19,102	22,550
Owner-occupied	58%	55%	54%
Sammamish	n/a	11,131	15,154
Owner-occupied	n/a	90%	88%
Woodinville*	7,479	3,512	4,478
Owner-occupied	82%	73%	65%
Yarrow Point	371	379	374
Owner-occupied	90%	94%	93%
<b>EKC cities (incl annexations)</b>	<b>97,083</b>	<b>138,682</b>	<b>178,790</b>
<b>Owner-occupied</b>	<b>63%</b>	<b>66%</b>	<b>65%</b>
Seattle	236,702	258,499	283,510
Owner-occupied	49%	48%	48%
King County	615,792	710,916	789,232
Owner-occupied	63%	60%	59%
Washington State	1,872,431	2,271,398	2,620,076
Owner-occupied	63%	65%	64%

\*Woodinville figures for 1990 comprise an area called the "Woodinville Census-Defined Place" (CDP), before the city of Woodinville incorporated. The CDP was larger than the incorporated city; hence, the 1990 figures are usually larger than the 2000 figures.

### Exhibit L-5: Homeownership

1980, 1990, 2000, 2010 U.S. Census



## Exhibit M-1: Affordable Housing Stock, 2010

2010 CHAS 5-Year Estimates\*

	Occupied Housing Units	<30% AMI (all rental)	31 - 50% AMI (combo)	All Units under 50% AMI (combo)	51 - 80% AMI (combo)	81 - 100% AMI (combo)	Over 100% AMI (all owner)
Beaux Arts Village	136	0%	0%	0%	0%	10%	90%
Bellevue	49,965	2%	5%	7%	20%	19%	54%
Bothell	13,379	1%	10%	12%	21%	17%	50%
Clyde Hill	895	2%	0%	3%	1%	7%	89%
Hunts Point	166	7%	5%	12%	2%	2%	83%
Issaquah	11,889	3%	3%	6%	15%	24%	56%
Kenmore	7,853	3%	10%	13%	15%	7%	65%
Kirkland (incl 2011 annexations)	36,165	2%	4%	7%	16%	19%	59%
Kirkland	21,983	2%	4%	7%	18%	23%	53%
Inglewood-Finn Hill CDP	8,860	1%	3%	4%	14%	11%	71%
Kingsgate CDP	5,322	4%	6%	10%	11%	17%	61%
Medina	1,041	3%	0%	3%	2%	10%	85%
Mercer Island	9,154	2%	2%	5%	6%	15%	74%
Newcastle	3,853	0%	2%	2%	15%	14%	69%
Redmond	22,329	2%	5%	7%	21%	26%	45%
Sammamish	14,160	0%	1%	2%	4%	8%	86%
Woodinville	4,314	2%	4%	5%	25%	13%	56%
Yarrow Point	333	0%	4%	4%	2%	2%	91%
<b>EKC cities (incl 2011 annexations)</b>	<b>175,632</b>	<b>2%</b>	<b>5%</b>	<b>7%</b>	<b>17%</b>	<b>18%</b>	<b>59%</b>
Seattle	275,929	6%	12%	18%	22%	14%	45%
King County	773,260	4%	11%	15%	20%	15%	50%
Washington state	2,549,365	4%	14%	18%	25%	16%	41%
United States	114,139,849	5%	22%	27%	30%	15%	29%

\* “CHAS Data” are a special tabulation of estimates from the American Community Survey (ACS) produced by the U.S. Census Bureau for the U.S. Department of Housing and Urban Development (HUD). Originally created for local governments to use in their Consolidated Planning processes, HUD also uses some of these data in allocation formulas for distributing funds to local jurisdictions. This dataset represents the five-year averages of 2006-2010.

“Affordability” means the percentage of rented units having gross rents (contract rents plus utilities, adjusted for number of bedrooms) within the means of a household’s income at the given level of Area Median Income (AMI); or in the case of ownership housing, the percentage of units having value (estimated by the owner and adjusted for number of bedrooms) within the means of a household’s income at the given level of AMI.

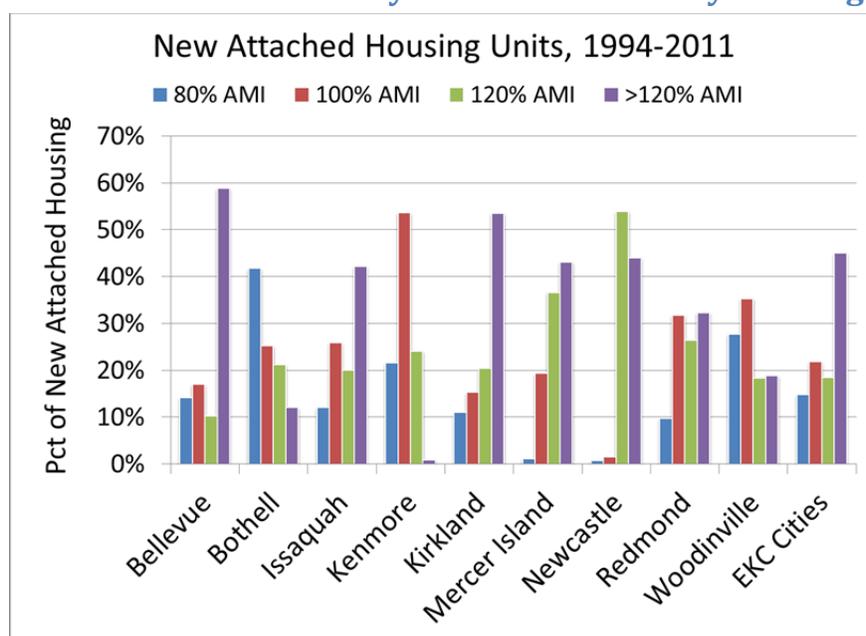
## Exhibit M-2: Affordable Housing Stock by Tenure, 2010

2010 CHAS 5-Year Estimates

	Owner-occupied					Renter-occupied				
	Total	Less than 50% AMI	50% to 80% AMI	80% to 100% AMI	Greater than 100% AMI	Total	Less than 30% AMI	30% to 50% AMI	50% to 80% AMI	Greater than 80% AMI
Beaux Arts Village	122	0%	0%	0%	100%	14	0%	0%	0%	100%
Bellevue	29,145	2%	1%	5%	92%	20,820	6%	8%	47%	39%
Bothell	8,740	8%	5%	10%	77%	4,639	4%	14%	52%	31%
Clyde Hill	820	0%	1%	1%	98%	75	27%	0%	0%	73%
Hunts Point	146	5%	0%	0%	95%	20	60%	0%	20%	20%
Issaquah	7,630	1%	2%	10%	87%	4,259	9%	5%	39%	48%
Kenmore	5,769	5%	2%	4%	88%	2,084	11%	24%	52%	14%
Kirkland (incl 2011 annexations)	24,157	2%	2%	8%	88%	12,008	7%	9%	43%	41%
Kirkland	13,144	2%	1%	8%	89%	8,839	6%	8%	42%	44%
Inglewood-Finn Hill CDP	6,885	1%	2%	5%	91%	1,975	6%	7%	55%	31%
Kingsgate CDP	4,128	3%	4%	14%	79%	1,194	19%	17%	35%	29%
Medina	890	0%	0%	0%	99%	151	19%	0%	13%	68%
Mercer Island	7,030	1%	1%	1%	96%	2,124	11%	5%	23%	62%
Newcastle	2,873	1%	2%	4%	93%	980	1%	5%	52%	42%
Redmond	11,819	5%	2%	8%	86%	10,510	4%	5%	43%	47%
Sammamish	12,595	1%	0%	2%	97%	1,565	4%	2%	34%	61%
Woodinville	2,789	1%	4%	8%	87%	1,525	4%	10%	63%	23%
Yarrow Point	307	1%	0%	0%	99%	26	0%	38%	31%	31%
<b>EKC cities (incl 2011 annexation:</b>	<b>114,832</b>	<b>3%</b>	<b>2%</b>	<b>6%</b>	<b>90%</b>	<b>60,800</b>	<b>6%</b>	<b>8%</b>	<b>45%</b>	<b>41%</b>
Seattle	136,304	2%	1%	5%	92%	139,625	12%	22%	43%	24%
King County	466,690	4%	4%	9%	82%	306,570	10%	22%	45%	23%
Washington	1,660,550	8%	13%	16%	63%	888,815	11%	24%	48%	16%
United States	76,399,129	22%	22%	13%	43%	37,740,720	14%	23%	44%	19%

## Exhibit N-1: Affordability of New Multi-family Housing

ARCH



Updated

## Exhibit N-2: Affordability of New Multi-family Housing, 1994-2011

ARCH

	Total (1)	<50% of median	51% - 80% of median	81% - 100% of median	101% - 120% of median	>120% of median	Units surveyed
Bellevue	9,075	18	1,205	1,380	830	4,782	8,215
Pct of surveyed		0%	15%	17%	10%	58%	
Bothell	2,406	40	653	419	352	199	1,663
Pct of surveyed		2%	39%	25%	21%	12%	
Issaquah	3,453	0	251	556	451	877	2,135
Pct of surveyed		0%	12%	26%	21%	41%	
Kenmore	237	0	51	127	57	2	237
Pct of surveyed		0%	22%	54%	24%	1%	
Kirkland	3,215	43	238	436	550	1,254	2,521
Pct of surveyed		2%	9%	17%	22%	50%	
Mercer Island	1,314	0	10	188	406	454	1,058
Pct of surveyed		0%	1%	18%	38%	43%	
Newcastle	133	0	0	4	72	57	133
Pct of surveyed		0%	0%	3%	54%	43%	
Redmond	3,935	45	350	1,100	906	1,107	3,508
Pct of surveyed		1%	10%	31%	26%	32%	
Sammamish	705	0	0	0	0	0	0
Pct of surveyed		0%	0%	0%	0%	0%	
Woodinville	1,145	0	153	195	101	104	553
Pct of surveyed		0%	28%	35%	18%	19%	
<b>Total</b>	<b>25,618</b>	<b>146</b>	<b>2,911</b>	<b>4,405</b>	<b>3,725</b>	<b>8,836</b>	<b>20,023</b>
<b>Pct of surveyed</b>		<b>1%</b>	<b>15%</b>	<b>22%</b>	<b>19%</b>	<b>44%</b>	

(1) Includes surveyed housing and senior housing with services (e.g. nursing homes, assisted living, congregate care).

Other notes: Affordability based on survey of new attached housing by ARCH. Does not include special senior housing or housing receiving public financial support.

Survey affordability not available for all attached housing units.

Newcastle data begins in 1998. Clyde Hill, Kenmore, and Sammamish data begin in 2001.

**Exhibit O: Housing Units in 2011 by Year Built**

2011 ACS 5-Year Estimates

	1959 or earlier	1960 to 1979	1980 to 1999	2000 or later
Beaux Arts Village	65%	21%	4%	9%
Bellevue	14%	42%	33%	12%
Bothell	8%	33%	45%	14%
Clyde Hill	25%	47%	16%	12%
Hunts Point	37%	29%	27%	6%
Issaquah	5%	17%	39%	39%
Kenmore	17%	38%	30%	15%
Kirkland (incl annexations)	8%	42%	38%	11%
Kirkland (before annex.)	10%	33%	43%	14%
Inglewood-Finn Hill CDP	7%	55%	31%	8%
Kingsgate CDP	2%	63%	29%	6%
Medina	37%	35%	17%	11%
Mercer Island	26%	40%	19%	15%
Newcastle	3%	17%	51%	29%
Redmond	2%	33%	47%	17%
Sammamish	3%	16%	53%	27%
Woodinville	3%	19%	60%	18%
Yarrow Point	36%	35%	18%	11%
<b><i>EKC cities (incl annexations)</i></b>	<b>10%</b>	<b>35%</b>	<b>39%</b>	<b>17%</b>
Seattle	52%	19%	17%	12%
King County	29%	28%	29%	14%
Washington	25%	28%	32%	15%

Exhibit P-1: (1<sup>st</sup> Quarter) Home Sales Prices

Central Puget Sound Real Estate Research Committee

	2000		2005		2010		Change, 2000 - 2010		2013		Change, 2010-2013	
	All	All	All	All	All	All	Total	Attached	Detached	Attached	Detached	Total
Bellevue-Point Cities	\$317,608	\$500,932	\$621,682	\$621,682	96%	\$487,364	\$785,236	\$653,573	28%	1%	5%	
Bothell	\$231,690	\$286,727	\$317,735	\$317,735	37%	\$168,771	\$501,610	\$412,395	-23%	27%	30%	
Issaquah	\$313,082	\$373,418	\$451,106	\$451,106	44%	\$252,101	\$564,348	\$472,559	-21%	5%	5%	
Kenmore	\$234,437	\$365,760	\$352,049	\$352,049	50%	\$185,575	\$415,114	\$357,729	-5%	7%	2%	
Kirkland	\$267,508	\$384,396	\$534,209	\$534,209	100%	\$296,844	\$592,742	\$499,526	-12%	-3%	-6%	
Medina	-	\$1,696,111	\$827,848	\$827,848	-	\$0	\$2,133,778	\$2,133,778	-	158%	158%	
Mercer Island	\$562,330	\$862,957	\$1,169,603	\$1,169,603	108%	\$298,869	\$1,137,728	\$1,060,591	16%	-17%	-9%	
Redmond	\$298,736	\$461,293	\$491,175	\$491,175	64%	\$296,485	\$602,280	\$521,204	4%	1%	6%	
Sammamish	-	\$519,429	\$612,589	\$612,589	-	\$370,739	\$696,497	\$643,956	27%	10%	5%	
Woodinville	\$356,281	\$332,675	\$495,417	\$495,417	39%	\$130,100	\$509,700	\$448,143	-9%	-	-10%	
<b>EKC cities</b>	\$300,230	\$434,752	\$515,362	\$515,362	<b>72%</b>	\$342,528	\$657,988	\$566,529	<b>9%</b>	<b>10%</b>	<b>10%</b>	
Seattle	\$266,182	\$390,210	\$435,989	\$435,989	64%	\$391,958	\$481,579	\$450,968	3%	3%	3%	
King County	\$253,241	\$373,322	\$406,300	\$406,300	60%	\$312,254	\$492,155	\$449,597	-17%	14%	11%	

**Updated**  
Dupre+Scott Apartment Advisors

**Exhibit P-2: Rent Prices and Vacancy Rates**

Market Area		1990	2000	2005	2010	2013	Pct Change	
							2000 - 2010	2010 - 2013
Bellevue- East	Avg Rent	\$535	\$845	\$806	\$1,039	\$1,217	23.0%	17.1%
	Vacancy	3.0%	3.6%	5.7%	3.2%	2.3%		
Bellevue- West	Avg Rent	\$640	\$1,114	\$1,040	\$1,416	\$1,685	27.1%	19.0%
	Vacancy	2.8%	4.3%	5.1%	3.2%	3.1%		
Bothell	Avg Rent	\$532	\$826	\$824	\$976	\$1,094	18.2%	12.1%
	Vacancy	3.4%	3.1%	6.8%	3.6%	5.0%		
Factoria	Avg Rent	\$595	\$948	\$973	\$1,136	\$1,311	19.8%	15.4%
	Vacancy	3.2%	4.0%	7.2%	5.3%	4.0%		
Issaquah	Avg Rent	\$635	\$1,141	\$1,079	\$1,253	\$1,387	9.8%	10.7%
	Vacancy	5.6%	5.6%	10.0%	4.1%	3.0%		
Juanita	Avg Rent	\$571	\$934	\$895	\$1,084	\$1,209	16.1%	11.5%
	Vacancy	3.2%	4.3%	6.3%	5.5%	3.2%		
Kirkland	Avg Rent	\$624	\$1,122	\$1,306	\$1,403	\$1,514	25.0%	7.9%
	Vacancy	5.2%	6.3%	5.9%	6.0%	4.3%		
Mercer Island	Avg Rent	\$539	\$941	\$1,102	\$1,443	\$1,597	53.3%	10.7%
	Vacancy	0.8%	2.4%	6.2%	4.5%	5.7%		
Redmond	Avg Rent	\$589	\$1,010	\$989	\$1,207	\$1,361	19.5%	12.8%
	Vacancy	5.2%	4.1%	5.1%	4.4%	3.8%		
Woodinville-TL	Avg Rent	\$546	\$866	\$778	\$1,040	\$1,171	20.1%	12.6%
	Vacancy	5.1%	4.5%	6.4%	3.8%	4.8%		
<b>EKC cities</b>	<b>Avg Rent</b>	<b>n/a</b>	<b>n/a</b>	<b>\$953</b>	<b>\$1,192</b>	<b>\$1,362</b>	<b>n/a</b>	14.3%
	<b>Vacancy</b>	<b>n/a</b>	<b>n/a</b>	<b>6.3%</b>	<b>4.1%</b>	<b>3.8%</b>		
King County	Avg Rent	\$501	\$792	\$845	\$1,033	\$1,173	30.4%	13.6%
	Vacancy	4.4%	3.7%	6.7%	4.9%	3.3%		
KC Median Income		\$41,500	\$65,800	\$77,900	\$85,600	\$86,700	30.1%	1.3%

### Exhibit Q-1: New Accessory Dwelling Units (ADUs), 1994–2011 **Updated**

Puget Sound Regional Council

	<b>TOTAL</b>	<b>ADUs per 1,000 SF Detached Homes</b>
Beaux Arts	<b>2</b>	14.7
Bellevue	<b>109</b>	4.0
Bothell	<b>2</b>	0.3
Clyde Hill	<b>3</b>	3.1
Hunts Point	-	-
Issaquah	<b>36</b>	6.4
Kenmore	<b>33</b>	6.0
Kirkland	<b>123</b>	11.7
Medina	<b>1</b>	0.9
Mercer Island	<b>218</b>	30.8
Newcastle	<b>26</b>	9.5
Redmond	<b>11</b>	1.1
Sammamish	<b>10</b>	0.8
Woodinville	<b>1</b>	0.4
Yarrow Point	-	-
<b><i>EKC cities Total</i></b>	<b><i>575</i></b>	<b><i>6.1</i></b>

### Exhibit Q-2: Adult Family Homes and Assisted Senior Housing, 2013 **Updated**

Washington Department of Social and Health Services

	Licensed Adult Family Homes		Licensed Nursing Homes		Licensed Assisted Living Facilities		Independent Living/ Other		Combined Beds per 1,000 Seniors
	Facilities	Beds	Facilities	Beds	Facilities	Beds	Facilities	Beds	
Bellevue	126	724	2	183	11	685	2	227	58.7
Bothell	76	438	1	99	5	349	1	120	122.6
Issaquah	16	89	3	293	4	267	1	133	115.8
Kenmore	21	117	-	-	2	106	-	-	43.3
Kirkland	60	333	1	190	6	397	-	-	82.9
Mercer Island	7	34	2	143	4	178	-	-	46.0
Newcastle	4	24	-	-	2	75	-	-	45.0
Redmond	25	139	2	200	7	502	2	2,472	328.0
Sammamish	11	63	-	-	-	-	-	-	8.3
Woodinville	10	59	2	12	4	75	1	91	92.6
<b>Total</b>	<b>356</b>	<b>2,020</b>	<b>13</b>	<b>1,120</b>	<b>45</b>	<b>2,634</b>	<b>7</b>	<b>3,043</b>	<b>85.5</b>

### Exhibit Q-3: Subsidized Housing and Housing with Rent or Resale Covenants, 2010

ARCH

City	King County Housing Authority				ARCH Trust Fund	Privately- Owned (5)	City Incentives (6)	Total
	HUD (1)	Tax Credits (2)	Bonds (3)	Vouchers (4)				
Bellevue	387	396	913	978	850	242	223	3,989
Bothell	62	119		114	69	18	-	382
Issaquah	40			111	325	162	104	742
Kenmore	91				83	70	-	244
Kirkland	182			218	186	215	31	832
Mercer Island	-			5	59		-	64
Newcastle	-				12		-	12
Redmond	142			253	747	104	185	1,431
Sammamish	-			28	-		-	28
Woodinville	30			28	100		20	178
<b>Total Units</b>	<b>934</b>	<b>515</b>	<b>913</b>	<b>1,735</b>	<b>2,431</b>	<b>811</b>	<b>563</b>	<b>7,902</b>
<b>Percent</b>	<b>12%</b>	<b>7%</b>	<b>12%</b>	<b>22%</b>	<b>31%</b>	<b>10%</b>	<b>7%</b>	

1. Families living in HUD-funded units pay 30% of their incomes to the Housing Authority for rent.
2. Families pay rent set according to a percentage of area median income (usually 60% AMI, or less).
3. Families pay rent set according to a percentage of area median income (usually 80% AMI, or less).
4. Families rent apartments at Fair Market Value using 30% of their incomes, and pay the balance with vouchers.
5. Includes publicly funded prior to or outside ARCH and old privately owned HUD subsidized.
6. Incentives do not include ADUs because no covenant.

### Exhibit Q-4: East King County Efforts toward 10-Year Plan to End Homelessness

Eastside Homeless Advisory Committee

	Existing in 2005	Dedicated Units or Beds	Leasing Existing Housing	In Develop- ment	Total Increase	Goal
Single Adults	30	21	100	23	144	820
Families	134	113	46	16	175	930
Youth and Young Adults	67	31	21	10	62	96
<b>Total</b>	<b>231</b>	<b>165</b>	<b>167</b>	<b>49</b>	<b>381</b>	<b>1,846</b>

**Exhibit R-1: Housing and Employment Targets, 2006–2031**

King County

Jurisdiction	Housing Units	Employees
Beaux Arts Village	3	3
Bellevue	17,000	53,000
Bothell (King Co. part)	3,000	4,800
Clyde Hill	10	0
Hunts Point	1	0
Issaquah	5,750	20,000
Kenmore	3,500	3,000
Kirkland (incl 2011 annexations)	8,570	20,850
Medina	19	0
Mercer Island	2,000	1,000
Newcastle	1,200	735
Redmond	10,200	23,000
Sammamish	4,000	1,800
Woodinville	3,000	5,000
Yarrow Point	14	0
<b><i>EKC cities</i></b>	<b><i>58,267</i></b>	<b><i>133,188</i></b>
Uninc. East King Co.	3,750	850
<b><i>East King Co. total</i></b>	<b><i>62,017</i></b>	<b><i>134,038</i></b>
Seattle	86,000	146,700
King County	233,077	428,068

**Exhibit R-2: Permit Activity and Housing Targets**

King County and ARCH

Jurisdiction	1992-2012		1992-2011		2001-2022		2001-2011		2001-2022		2001-2011		2006-2031		2006-2011		2006-2031		2006-2011		2006-2031	
	Target*	Net Units Permitted	Target	Net Units Permitted	Target	Net Units Permitted	Target	Net Units Permitted	Target	Net Units Permitted	Target	Net Units Permitted	Target	Net Units Permitted	Target	Net Units Permitted	Target	Net Units Permitted	Target	Net Units Permitted	Target	Net Units Permitted
Beaux Arts	0	4	3	4	0.2	0	3	4	0.2	0	3	4	0.2	0	3	4	0.1	0	0.1	0	0.1	0
Bellevue	8,727	12,952	10,117	6,344	506	577	10,117	6,344	506	577	17,000	4,408	17,000	4,408	680	735	680	735	680	735	680	735
Bothell (KC Part)	1,951	2,580	1,751	891	88	81	1,751	891	88	81	3,000	548	3,000	548	120	91	120	91	120	91	120	91
Clyde Hill	12	45	21	81	1	7	21	81	1	7	10	7	10	7	0.4	1	0.4	1	0.4	1	0.4	1
Hunts Point	4	15	1	11	0.1	1	1	11	0.1	1	1	-3	1	-3	0.0	-1	0.0	-1	0.0	-1	0.0	-1
Issaquah	3,380	6,752	3,993	4,764	200	433	3,993	4,764	200	433	5,750	2,023	5,750	2,023	230	337	230	337	230	337	230	337
Kenmore	1,082	1,499	2,325	1,289	116	117	2,325	1,289	116	117	3,500	528	3,500	528	140	88	140	88	140	88	140	88
Kirkland	5,837	6,095	5,480	3,241	274	295	5,480	3,241	274	295	8,570	1,359	8,570	1,359	343	227	343	227	343	227	343	227
Medina	17	88	31	53	2	5	31	53	2	5	19	-4	19	-4	1	-1	1	-1	1	-1	1	-1
Mercer Island	1,122	1,611	1,437	1,258	72	114	1,437	1,258	72	114	2,000	430	2,000	430	80	72	80	72	80	72	80	72
Newcastle	833	1,292	863	808	43	73	863	808	43	73	1,200	231	1,200	231	48	39	48	39	48	39	48	39
Redmond	11,617	7,693	9,083	4,481	454	407	9,083	4,481	454	407	10,200	2,027	10,200	2,027	408	338	408	338	408	338	408	338
Sammamish	n/a	3,574	3,842	2,874	192	261	3,842	2,874	192	261	4,000	651	4,000	651	160	109	160	109	160	109	160	109
Woodinville	1,797	1,860	1,869	1,161	93	106	1,869	1,161	93	106	3,000	587	3,000	587	120	98	120	98	120	98	120	98
Yarrow Point	18	37	28	30	1	3	28	30	1	3	14	8	14	8	1	1	1	1	1	1	1	1
<b>EKC Cities</b>	<b>36,395</b>	<b>46,097</b>	<b>40,844</b>	<b>27,290</b>	<b>2,042</b>	<b>2,481</b>	<b>40,844</b>	<b>27,290</b>	<b>2,042</b>	<b>2,481</b>	<b>58,267</b>	<b>12,800</b>	<b>58,267</b>	<b>12,800</b>	<b>2,331</b>	<b>2,133</b>	<b>2,331</b>	<b>2,133</b>	<b>2,331</b>	<b>2,133</b>	<b>2,331</b>	<b>2,133</b>
Seattle	53,742	64,955	51,510	39,654	2,576	3,605	51,510	39,654	2,576	3,605	86,000	21,770	86,000	21,770	3,440	3,628	3,440	3,628	3,440	3,628	3,440	3,628
Uninc. King Co.	33,501	48,104	13,405	17,714	670	1,610	13,405	17,714	670	1,610	15,850	5,247	15,850	5,247	634	875	634	875	634	875	634	875
King County Total	197,184	204,747	152,332	109,951	7,617	9,996	152,332	109,951	7,617	9,996	233,077	50,769	233,077	50,769	9,323	8,462	9,323	8,462	9,323	8,462	9,323	8,462

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

**Exhibit S-1: Affordable Housing Created, 1993-2012 Updated**

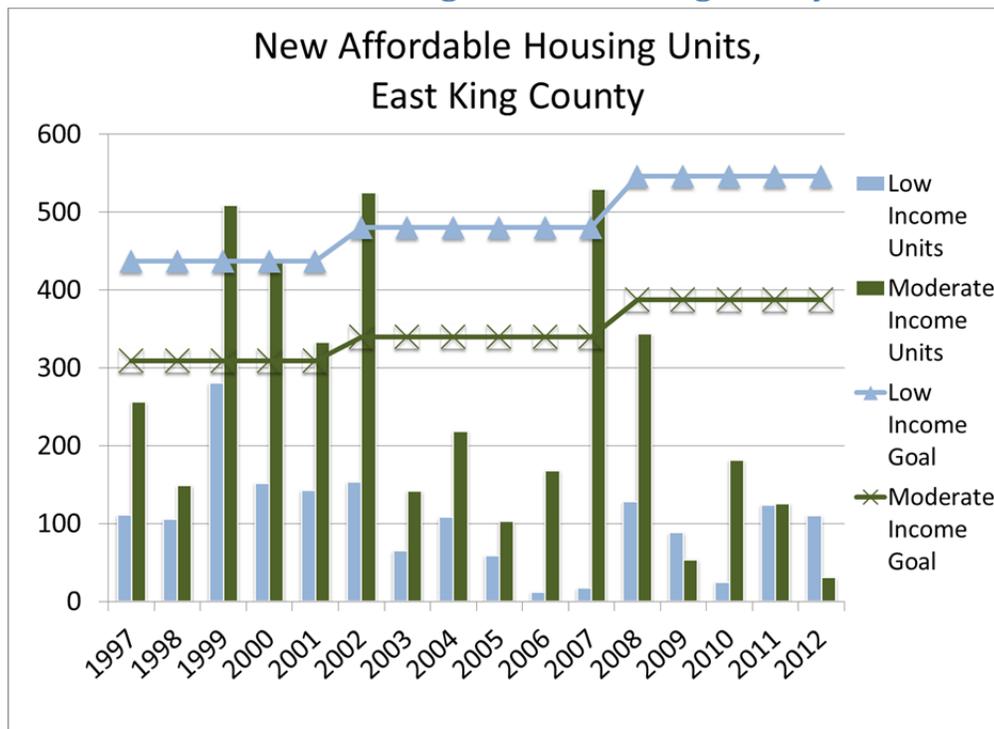
ARCH

	Low Income (50% of Median Income)				Moderate Income (51% - 80% of Median Income)				Total Low and Moderate Income
	Direct Assistance	Land Use			Direct Assistance	Land Use			
		Incentives	Market	Sub-total		Incentives	Market	Sub-total	
Beaux Arts	0.1	0	0	0.1	0.0	2.0	0.0	2.0	2.1
Bellevue	939	0	8	947	543	413	1,139	2,095	3,043
Bothell	126	0	0	126	86	2	643	731	857
Clyde Hill	4.5	0	0	4.5	1.8	3.0	0	4.8	9.3
Hunts Point	0.5	0	0	0.5	0.1	0	0	0.1	0.5
Issaquah	187	4	0	191	30	196	251	477	668
Kenmore	88	0	0	88	78	31	51	160	248
Kirkland	330	3	43	376	172	155	199	526	902
Medina	3.4	0	0	3.4	0.5	1.0	0	1.5	4.9
Mercer Island	59	0	0	59	8	214	10	232	291
Newcastle	23	0	0	23	3	21	2	26	49
Redmond	276	3	0	279	405	240	334	979	1,258
Sammamish	6	0	0	6	1	6	0	7	13
Woodinville	61	0	0	61	1	32	153	186	247
Yarrow Point	0.7	0	0	0.7	0.1	0	0	0.1	1
<b>EKC cities</b>	<b>2,104</b>	<b>10</b>	<b>51</b>	<b>2,165</b>	<b>1,330</b>	<b>1,316</b>	<b>2,782</b>	<b>5,428</b>	<b>7,593</b>

Note: "Direct Assistance" shows city financial support, not necessarily location.

**Exhibit S-2: New Affordable Housing Units, East King County**

ARCH



## Exhibit T: List of Sources

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## Housing Demand

Updated Exhibit A  
Population  
Percentage  
change from  
2010 to 2016.

	2000	2010	2016	
<b>EKC cities</b>	<b>310,499</b>	<b>407,137</b>	<b>499,194</b>	<b>23%</b>
Beaux Arts Village	307	299	368	23%
Bellevue	109,569	122,363	136,718	12%
Bothell		33,505	43,153	29%
Clyde Hill	2,890	2,984	3,197	7%
Hunts Point	443	394	461	17%
Issaquah	11,212	30,434	34,728	14%
Kenmore	18,678	20,460	21,830	7%
Kirkland	45,054	48,787	85,812	76%
Medina	3,011	2,969	3,169	7%
Mercer Island	22,036	22,699	24,467	8%
Newcastle	7,737	10,380	11,189	8%
Redmond	45,256	54,144	59,268	9%
<b>Sammamish</b>	<b>34,104</b>	<b>45,780</b>	<b>62,136</b>	<b>36%</b>
Woodinville	9,194	10,938	11,549	6%
Yarrow Point	1,008	1,001	1,149	15%
Seattle	563,374	608,660	668,849	10%
King County	1,737,034	1,931,249	2,079,550	8%
Washington	5,894,121	6,724,540	7,073,146	5%

U.S. Census Bureau. Census 2000; 2010 Census; American Community Survey 2016 5-year Estimates.

Updated Exhibit B  
Household  
Types

	Percent of Total Households					
	Total Households	Living Alone	Married, No Children at Home	Married, Children	Single Parent, Children	Other Households
Beaux Arts Village	114	18%	33%	39%	8%	2%
Bellevue	54,216	27%	29%	24%	5%	14%
Bothell	15,973	25%	29%	24%	8%	14%
Clyde Hill	1,089	11%	41%	38%	2%	8%
Hunts Point	176	11%	43%	30%	5%	12%
Issaquah	14,018	30%	25%	27%	6%	11%
Kenmore	8,012	22%	33%	27%	5%	13%
Kirkland	35,367	30%	30%	22%	6%	12%
Medina	1,087	15%	39%	39%	4%	3%
Mercer Island	9,583	24%	35%	28%	4%	9%
Newcastle	4,107	21%	32%	29%	6%	12%
Redmond	23,389	29%	26%	28%	5%	13%
<b>Sammamish</b>	<b>16,201</b>	<b>9%</b>	<b>32%</b>	<b>49%</b>	<b>5%</b>	<b>6%</b>
Woodinville	4,744	32%	27%	24%	8%	9%
Yarrow Point	419	13%	37%	42%	5%	2%
<b>EKC cities</b>	<b>188,495</b>	<b>26%</b>	<b>30%</b>	<b>27%</b>	<b>6%</b>	<b>12%</b>
Seattle	296,633	40%	21%	14%	5%	20%
King County	819,651	31%	26%	21%	7%	16%
Washington	2,668,912	28%	30%	20%	8%	14%

ACS 2016

Updated  
Exhibit D-1  
Population  
Age

	Under 5		35 to 44 yrs	45 to 54 yrs	55 to 64 yrs	65 to 74 yrs	75 yrs or older	
	years	5 to 19 yrs						
Beaux Arts Village	3%	34%	3%	13%	21%	9%	10%	7%
Bellevue	6%	17%	23%	15%	15%	12%	7%	7%
Bothell	7%	18%	20%	15%	14%	12%	7%	5%
Clyde Hill	6%	25%	7%	10%	19%	13%	10%	10%
Hunts Point	3%	21%	9%	8%	23%	13%	12%	11%
Issaquah	7%	19%	20%	17%	15%	9%	6%	6%
Kenmore	7%	18%	17%	16%	15%	13%	8%	6%
Kirkland	7%	16%	22%	15%	15%	13%	8%	5%
Medina	4%	27%	4%	13%	18%	17%	8%	9%
Mercer Island	4%	21%	11%	12%	17%	15%	10%	10%
Newcastle	5%	18%	18%	19%	17%	11%	7%	5%
Redmond	7%	16%	28%	18%	12%	9%	6%	5%
<b>Sammamish</b>	<b>7%</b>	<b>26%</b>	<b>12%</b>	<b>19%</b>	<b>18%</b>	<b>11%</b>	<b>5%</b>	<b>2%</b>
Woodinville	7%	18%	19%	15%	17%	13%	6%	5%
Yarrow Point	4%	24%	5%	9%	23%	17%	12%	5%
Seattle	5%	13%	31%	16%	12%	11%	7%	5%
King County	6%	17%	23%	15%	14%	12%	7%	5%
Washington	6%	19%	21%	13%	13%	13%	8%	6%

ACS, 2016.

Updated  
Exhibit C-2  
Household  
Size

	Number of persons in household							
	Total	1	2	3	4	5	6	7 or more
Beaux Arts Village	114	18%	30%	14%	30%	5%	2%	1%
Bellevue	54,216	27%	35%	16%	14%	5%	1%	0%
Bothell	15,973	25%	34%	18%	17%	4%	2%	1%
Clyde Hill	1,089	11%	40%	14%	20%	12%	3%	0%
Hunts Point	176	11%	45%	15%	19%	9%	1%	0%
Issaquah	14,018	30%	33%	17%	15%	4%	1%	0%
Kenmore	8,012	22%	36%	15%	18%	6%	2%	1%
Kirkland	35,367	30%	36%	15%	14%	4%	1%	1%
Medina	1,087	15%	34%	15%	23%	11%	2%	0%
Mercer Island	9,583	24%	37%	16%	15%	6%	2%	0%
Newcastle	4,107	21%	34%	19%	16%	8%	2%	0%
Redmond	23,389	29%	32%	18%	16%	3%	2%	1%
<b>Sammamish</b>	<b>16,201</b>	<b>9%</b>	<b>30%</b>	<b>22%</b>	<b>28%</b>	<b>9%</b>	<b>2%</b>	<b>1%</b>
Woodinville	4,744	32%	30%	19%	14%	4%	1%	1%
Yarrow Point	419	13%	34%	23%	24%	5%	1%	1%
<b>EKC cities</b>	<b>188,495</b>	<b>26%</b>	<b>34%</b>	<b>17%</b>	<b>16%</b>	<b>5%</b>	<b>1%</b>	<b>1%</b>
Seattle	296,633	40%	34%	12%	9%	3%	1%	1%
King County	819,651	31%	34%	15%	13%	5%	2%	1%
Washington	2,668,912	28%	35%	15%	13%	5%	2%	1%

ACS, 2015.

Updated  
Exhibit E-3  
Limited English  
Proficiency

	Total households	Limited English- speaking households	Percent Limited English- speaking Households
Limited English Proficiency means no one in the home 14 years or older speaks English only or speaks English “very well.”			
Beaux Arts Village	114	2	2%
Bellevue	54,216	4,802	9%
Bothell	15,973	646	4%
Clyde Hill	1,089	40	4%
Hunts Point	176	1	1%
Issaquah	14,018	526	4%
Kenmore	8,012	452	6%
Kirkland	35,367	1,425	4%
Medina	1,087	44	4%
Mercer Island	9,583	255	3%
Newcastle	4,107	124	3%
Redmond	23,389	1,891	8%
Sammamish	16,201	582	4%
Woodinville	4,744	81	2%
Yarrow Point	419	2	0%
<b>EKC cities</b>	<b>188,495</b>	<b>10,873</b>	<b>6%</b>
Seattle	296,633	15,547	5%
King County	819,651	46,159	6%
Snohomish County	274,766	10,374	4%
Washington	2,668,912	104,552	4%

ACS, 2015.

Updated  
Exhibit F-2  
Household  
Incomes

King County Area  
Median Income,  
2012 = \$88,000  
for a family of 4.

	Very low- income households	Low-income households	Moderate- income households	Lower- middle- income households	Above- median income households
<b>EKC cities</b>	<b>8%</b>	<b>7%</b>	<b>9%</b>	<b>8%</b>	<b>68%</b>
Beaux Arts Village	5%	5%	5%	5%	79%
Bellevue (incl Eastgate)	9%	8%	9%	10%	65%
Bothell	10%	10%	14%	11%	55%
Clyde Hill	3%	4%	5%	3%	85%
Hunts Point	6%	4%	4%	2%	83%
Issaquah	6%	8%	9%	8%	68%
Kenmore	11%	7%	11%	9%	62%
Kirkland (incl PAAs)	8%	8%	11%	8%	65%
Medina	7%	6%	4%	3%	80%
Mercer Island	4%	5%	9%	7%	75%
Newcastle	4%	5%	9%	6%	76%
Redmond	8%	7%	9%	7%	69%
<b>Sammamish</b>	<b>4%</b>	<b>2%</b>	<b>5%</b>	<b>5%</b>	<b>84%</b>
Woodinville	6%	9%	11%	5%	70%
Yarrow Point	3%	3%	11%	5%	77%
Seattle	15%	11%	13%	10%	51%
King County	12%	10%	13%	10%	55%
Washington	12%	11%	16%	11%	52%

US Housing and Urban Development, Comprehensive Housing Affordability Strategy, 2012.

Updated  
Exhibit H-1  
Cost-burdened  
Households

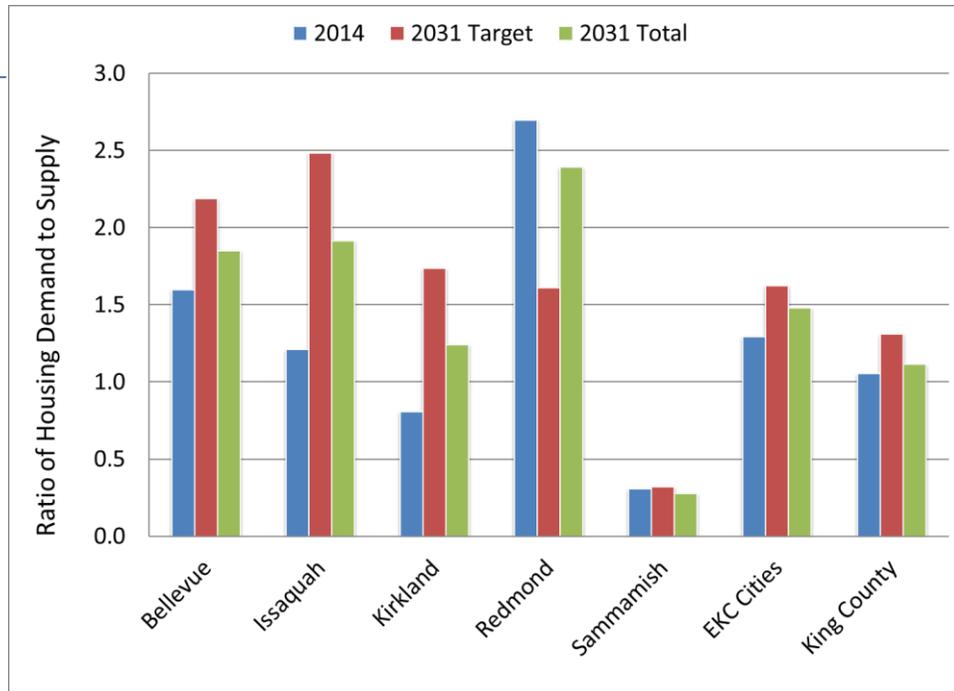
	Not cost burdened	Cost burdened	Severely Cost Burdened
<b>EKC cities</b>	<b>67%</b>	<b>19%</b>	<b>15%</b>
<b>Beaux Arts Village</b>	<b>58%</b>	<b>26%</b>	<b>16%</b>
<=30% AMI	0%	50%	50%
>30% AMI but <=50% AMI	0%	50%	50%
>50% AMI but <=80% AMI	33%	33%	33%
>80% AMI but <=100% AMI	50%	50%	0%
>100% AMI	68%	21%	12%
<b>Bellevue (incl Eastgate)</b>	<b>67%</b>	<b>17%</b>	<b>15%</b>
<=30% AMI	13%	10%	76%
>30% AMI but <=50% AMI	19%	29%	53%
>50% AMI but <=80% AMI	41%	38%	21%
>80% AMI but <=100% AMI	55%	33%	12%
>100% AMI	86%	12%	2%
<b>Bothell</b>	<b>64%</b>	<b>21%</b>	<b>15%</b>
<=30% AMI	13%	16%	72%
>30% AMI but <=50% AMI	31%	36%	33%
>50% AMI but <=80% AMI	42%	35%	23%
>80% AMI but <=100% AMI	61%	34%	5%
>100% AMI	85%	13%	2%
<b>Clyde Hill</b>	<b>75%</b>	<b>14%</b>	<b>11%</b>
<=30% AMI	0%	0%	100%
>30% AMI but <=50% AMI	12%	30%	58%
>50% AMI but <=80% AMI	24%	30%	46%
>80% AMI but <=100% AMI	73%	13%	13%
>100% AMI	83%	13%	4%
<b>Hunts Point</b>	<b>49%</b>	<b>30%</b>	<b>22%</b>
<=30% AMI	0%	0%	100%
>30% AMI but <=50% AMI	0%	100%	0%
>50% AMI but <=80% AMI	0%	0%	100%
>80% AMI but <=100% AMI	50%	0%	50%
>100% AMI	60%	33%	8%
<b>Issaquah</b>	<b>65%</b>	<b>20%</b>	<b>15%</b>
<=30% AMI	23%	5%	73%
>30% AMI but <=50% AMI	16%	23%	61%
>50% AMI but <=80% AMI	31%	39%	31%
>80% AMI but <=100% AMI	46%	38%	16%
>100% AMI	83%	16%	1%
<b>Kenmore</b>	<b>64%</b>	<b>18%</b>	<b>18%</b>
<=30% AMI	11%	17%	72%
>30% AMI but <=50% AMI	24%	33%	43%
>50% AMI but <=80% AMI	48%	29%	23%
>80% AMI but <=100% AMI	55%	29%	15%
>100% AMI	82%	14%	4%

	Not cost burdened	Moderate cost burden	Severe cost burden
<b>Kirkland (incl PAAs)</b>	<b>63%</b>	<b>22%</b>	<b>16%</b>
<=30% AMI	12%	10%	78%
>30% AMI but <=50% AMI	14%	24%	62%
>50% AMI but <=80% AMI	30%	29%	41%
>80% AMI but <=100% AMI	35%	44%	21%
>100% AMI	77%	19%	4%
<b>Medina</b>	<b>65%</b>	<b>17%</b>	<b>18%</b>
<=30% AMI	0%	0%	100%
>30% AMI but <=50% AMI	10%	44%	46%
>50% AMI but <=80% AMI	0%	31%	69%
>80% AMI but <=100% AMI	64%	0%	36%
>100% AMI	77%	17%	6%
<b>Mercer Island</b>	<b>73%</b>	<b>17%</b>	<b>11%</b>
<=30% AMI	0%	9%	91%
>30% AMI but <=50% AMI	32%	22%	47%
>50% AMI but <=80% AMI	40%	27%	33%
>80% AMI but <=100% AMI	61%	12%	27%
>100% AMI	81%	16%	3%
<b>Newcastle</b>	<b>69%</b>	<b>22%</b>	<b>9%</b>
<=30% AMI	0%	0%	100%
>30% AMI but <=50% AMI	23%	23%	53%
>50% AMI but <=80% AMI	27%	47%	27%
>80% AMI but <=100% AMI	29%	52%	19%
>100% AMI	77%	19%	4%
<b>Redmond</b>	<b>73%</b>	<b>18%</b>	<b>9%</b>
<=30% AMI	14%	7%	79%
>30% AMI but <=50% AMI	15%	38%	47%
>50% AMI but <=80% AMI	41%	26%	33%
>80% AMI but <=100% AMI	57%	30%	13%
>100% AMI	83%	16%	1%
<b>Sammamish</b>	<b>72%</b>	<b>19%</b>	<b>9%</b>
<=30% AMI	7%	15%	78%
>30% AMI but <=50% AMI	15%	29%	56%
>50% AMI but <=80% AMI	17%	27%	56%
>80% AMI but <=100% AMI	22%	56%	22%
>100% AMI	81%	17%	2%
<b>Woodinville</b>	<b>74%</b>	<b>17%</b>	<b>9%</b>
<=30% AMI	0%	0%	100%
>30% AMI but <=50% AMI	20%	16%	64%
>50% AMI but <=80% AMI	29%	24%	47%
>80% AMI but <=100% AMI	30%	55%	15%
>100% AMI	83%	16%	2%

	<b>Not cost burdened</b>	<b>Moderate cost burden</b>	<b>Severe cost burden</b>
<b>Yarrow Point</b>	<b>62%</b>	<b>14%</b>	<b>24%</b>
<=30% AMI	0%	33%	67%
>30% AMI but <=50% AMI	0%	50%	50%
>50% AMI but <=80% AMI	13%	0%	88%
>80% AMI but <=100% AMI	0%	0%	100%
>100% AMI	75%	13%	11%
<b>Seattle</b>	<b>68%</b>	<b>19%</b>	<b>13%</b>
<=30% AMI	11%	14%	75%
>30% AMI but <=50% AMI	33%	23%	44%
>50% AMI but <=80% AMI	40%	29%	30%
>80% AMI but <=100% AMI	49%	36%	15%
>100% AMI	81%	16%	3%
<b>King County</b>	<b>67%</b>	<b>20%</b>	<b>13%</b>
<=30% AMI	10%	13%	77%
>30% AMI but <=50% AMI	31%	23%	45%
>50% AMI but <=80% AMI	40%	30%	30%
>80% AMI but <=100% AMI	48%	38%	15%
>100% AMI	81%	17%	3%
<b>Washington</b>	<b>69%</b>	<b>19%</b>	<b>12%</b>
<=30% AMI	14%	13%	73%
>30% AMI but <=50% AMI	37%	24%	38%
>50% AMI but <=80% AMI	48%	29%	22%
>80% AMI but <=100% AMI	56%	34%	10%
>100% AMI	83%	15%	2%

CHAS, 2012.

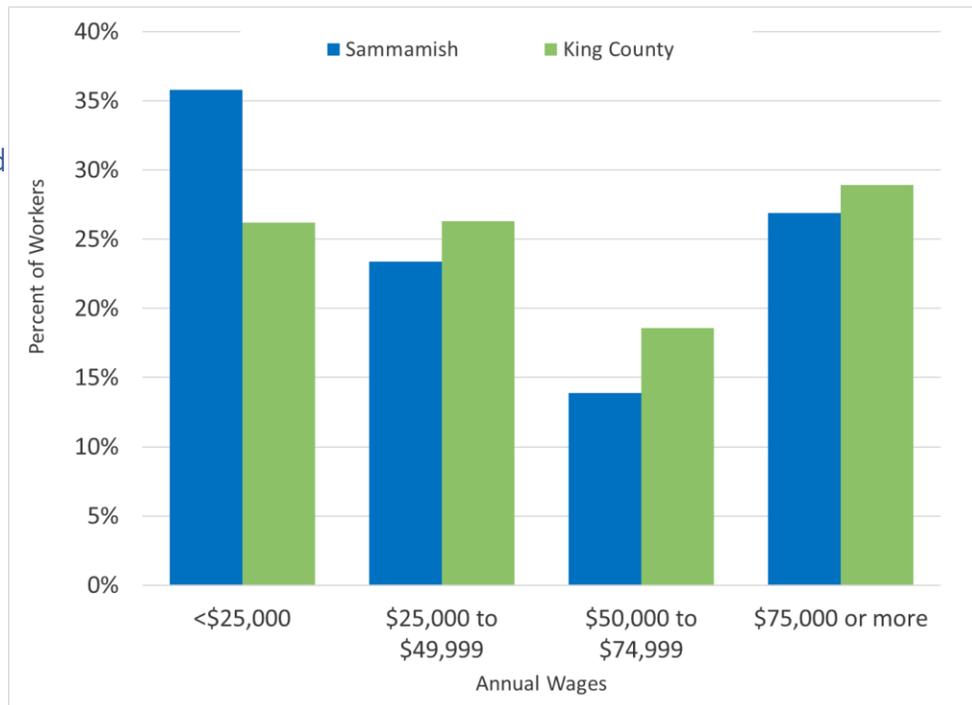
Updated  
Exhibit I Jobs-  
Housing  
Balance



“Jobs-housing balance” indicates the ratio of housing demand from local workforce to the local supply of housing. A ratio of 1.0 means the supply of housing equals the demand for housing from the local workforce. A ratio greater than 1.0 means that local employment demands more housing than the number of housing units. Housing demand is estimated by 1.4 jobs per household.

PSRC, 2014. King County, Buildable Lands Report, 2014. ARCH.

Updated  
Exhibit J-2  
Workers by  
Workplace and  
Wages



**NEW DATA**  
People  
Experiencing  
Homelessness.

	Persons on Streets/ Outside	Persons in Car, RV, or Van	Persons in Tents	Persons in Aband- oned Buildings	Total Unshelt- ered Persons	Sheltered Persons
East County	33	201	46	4	284	347
North County	16	35	-	2	53	148
Northeast County	22	29	66	2	119	47
Seattle	1,076	1,550	1,153	78	3,857	4,665
Southeast County	22	39	9	-	70	36
Southwest County	313	460	277	52	1,102	915
<b>Total</b>	<b>1,482</b>	<b>2,314</b>	<b>1,551</b>	<b>138</b>	<b>5,485</b>	<b>6,158</b>

“East County:” **Beaux Arts Village, Bellevue, Clyde Hill, Hunts Point, Kirkland, Medina, Mercer Island, Newcastle, Redmond, Yarrow Point.**

“North County:” **Bothell, Kenmore, Lake Forest Park, Shoreline, Woodinville.**

“Northeast County:” **Carnation, Duvall, Issaquah, North Bend, Sammamish, Skykomish, Snoqualmie.**

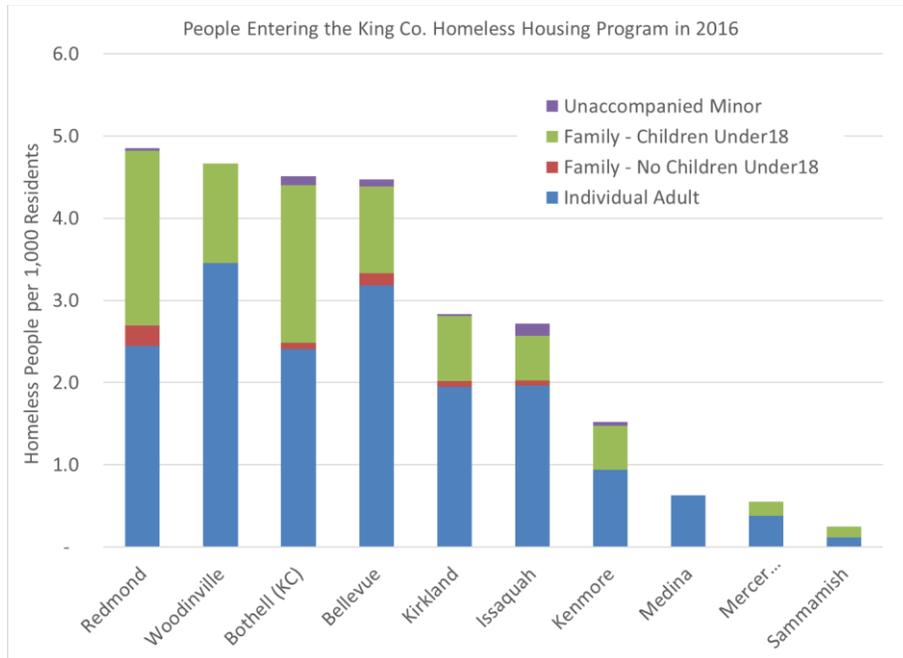
King County, One-Night Count, 2017.

**Updated**  
Exhibit K-6  
School  
Children  
Experiencing  
Homelessness.

	Pre-K and K	1st-6th	7th-8th	9th-12th	Total
<b>2015-2016</b>	<b>100</b>	<b>432</b>	<b>130</b>	<b>227</b>	<b>938</b>
Bellevue	36	105	39	69	249
Issaquah	-	51	23	12	117
Lake Washington	50	169	39	95	353
Mercer Island	-	-	-	-	17
Northshore	14	107	29	51	202
<b>2014-2015</b>	<b>101</b>	<b>391</b>	<b>117</b>	<b>230</b>	<b>839</b>
Bellevue	18	106	31	65	220
Issaquah	7	54	16	32	109
Lake Washington	60	122	50	64	296
Mercer Island	1	7	-	3	11
Northshore	15	102	20	66	203

Washington OSPI, 2016.

**NEW DATA:**  
List Place of Residence of People Requesting Services for Homelessness



King County Housing Management Information System, 2016.

## Housing Units

Updated  
Exhibit L-1  
Housing Types

	Total	1, detached	1 to 19, attached	20 or more	Other (incl. MH)
Beaux Arts, 2000	123	97%	3%	0%	0%
2015 ACS	118	98%			
Bellevue, 2000	48,303	54%	28%	19%	0%
2015 ACS	58,215	50%			
Bothell, 2000	12,362	54%	24%	10%	12%
2015 ACS	16,751	55%			9%
Clyde Hill, 2000	1,074	100%	0%	0%	0%
2015 ACS	1,177	99%			
Hunts Point, 2000	186	97%	3%	0%	0%
2015 ACS	205	100%			
Issaquah, 2000	5,086	45%	42%	12%	1%
2015 ACS	14,760	39%			
Kenmore, 2000	7,488	67%	15%	14%	5%
2015 ACS	8,521	66%			5%
Kirkland, 2000	21,939	44%	37%	18%	0%
2015 ACS	37,134	55%			
Medina, 2000	1,160	100%	0%	0%	0%
2015 ACS	1,266	98%			
Mercer Island, 2000	8,806	78%	11%	11%	0%
2015 ACS	10,179	68%			
Newcastle, 2000	3,169	74%	12%	13%	1%
2015 ACS	4,288	72%			
Redmond, 2000	20,296	41%	39%	18%	2%
2015 ACS	24,892	41%			
Sammamish, 2000	11,682	92%	6%	1%	1%
2015 ACS	16,712	87%			
Woodinville, 2000	3,494	61%	22%	13%	4%
2015 ACS	5,143	55%			
Yarrow Point, 2000	395	97%	3%	0%	0%
2015 ACS	461	100%			
<b>EKC Cities, 2000</b>	<b>145,563</b>	<b>57%</b>	<b>27%</b>	<b>15%</b>	<b>2%</b>
<b>2015 ACS</b>	<b>199,822</b>	<b>55%</b>			
Seattle, 2000	270,536	49%	26%	24%	1%
2015 ACS	315,950	44%			
King County, 2000	742,237	57%	24%	16%	3%
2015 ACS	871,836	55%			
Washington, 2000	2,451,075	62%	19%	9%	9%
2015 ACS	2,942,127	63%			

1990 Census, Census 2000, ACS 2015.

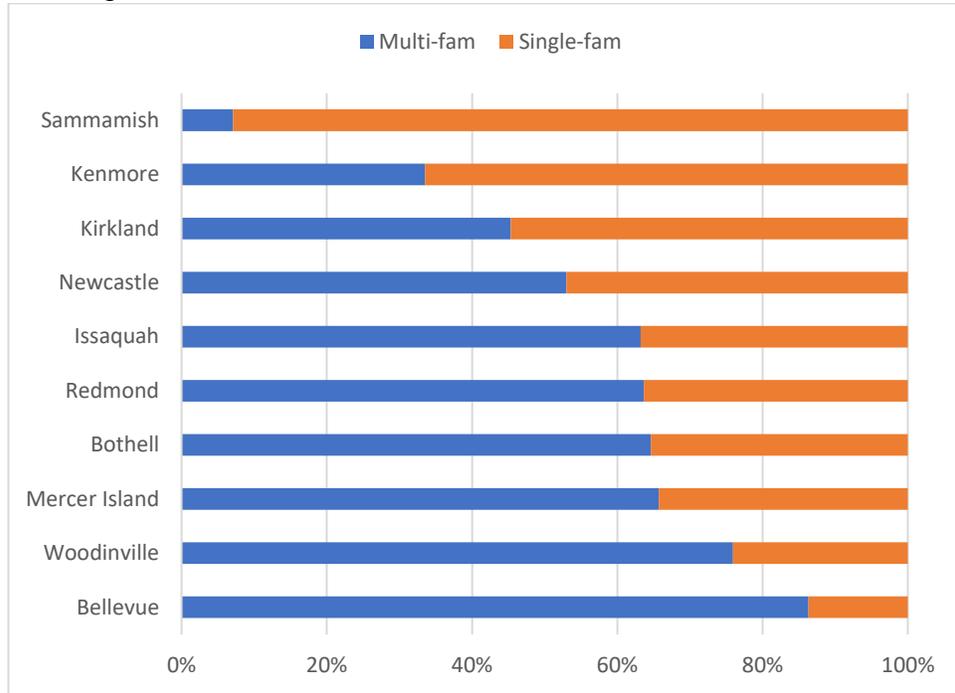
Updated  
Exhibit L-2  
Single- and  
Multi-family  
Permit Activity

274 of  
Sammamish’s 418  
multifamily permits  
were issued in  
2016-2017.

Multi-family  
permits include  
ADUs, duplexes,  
multi-plexes, and  
townhomes.

Chart shows  
permits from 2005-  
2015 only.

Sammamish, 2005-2017	Single-fam	Multi-fam	Grand Total
Gross new permitted units	2,512	418	2,930
Percentage of total	86%	14%	



PSRC, 2017.

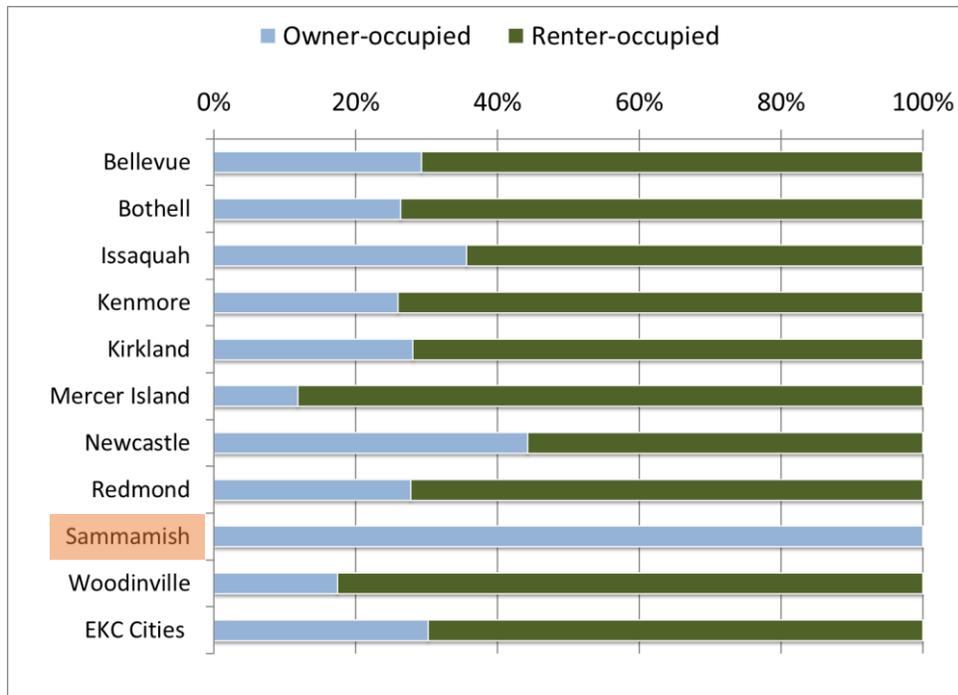
Updated  
Exhibit L-4  
Homeownership  
(Tenure)

Jurisdiction	Occupied		
	Housing Units	Pct Owner-Occupied	Pct Renter-Occupied
Beaux Arts Village	114	96%	4%
Bellevue	54,216	56%	44%
Bothell	15,973	67%	33%
Clyde Hill	1,089	93%	7%
Hunts Point	176	87%	13%
Issaquah	14,018	61%	39%
Kenmore	8,012	73%	27%
Kirkland	35,367	64%	36%
Medina	1,087	92%	8%
Mercer Island	9,583	72%	28%
Newcastle	4,107	74%	26%
Redmond	23,389	51%	49%
Sammamish	16,201	87%	13%
Woodinville	4,744	61%	39%
Yarrow Point	419	92%	8%
<b>EKC cities</b>	<b>188,495</b>	<b>63%</b>	<b>37%</b>
Seattle	296,633	46%	54%
King County	819,651	57%	43%
Washington	2,668,912	63%	37%

ACS, 2015.

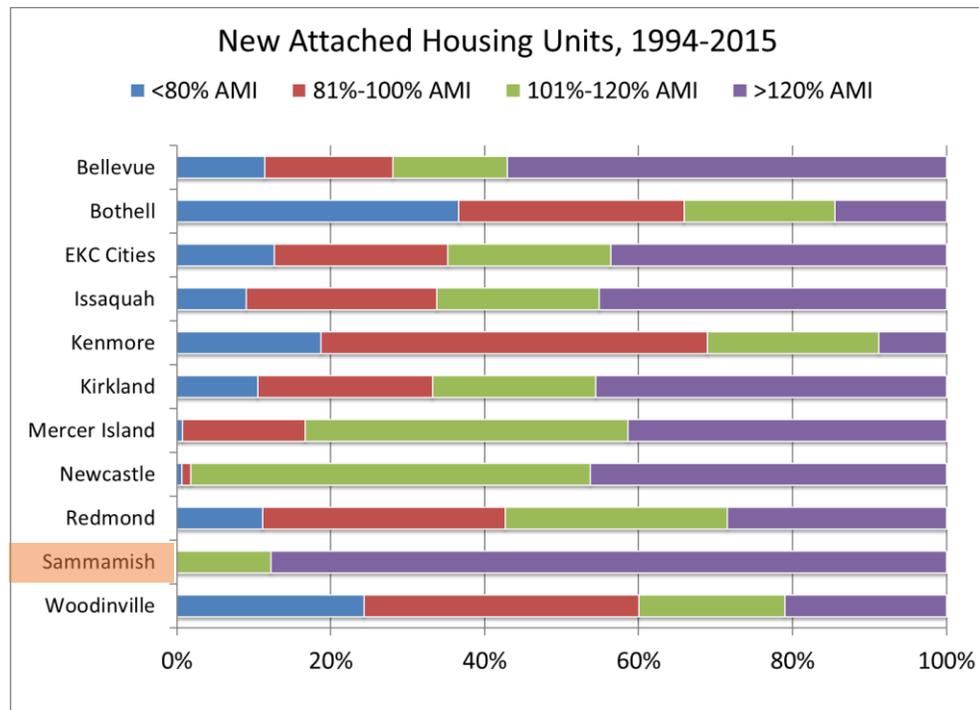
Updated  
Exhibit N-2  
Tenure of New  
Multifamily  
Housing, 1994  
through 2015.

Sammamish's  
counts projects as  
an incorporated  
city (i.e., since  
1999).



PSRC, ARCH, 2017

Updated  
Exhibit N-2  
Affordable,  
Market-rate,  
Multifamily Units



ARCH.

Updated  
Exhibit P-2  
Average Rents  
and Vacancy  
Rates

Market Area		2017	Pct Change			
			1-Year	3-year	5-year	10-year
Bellevue- East	Avg Rent	\$1,645	6%	26%	43%	64%
	Vacancy	3.3%				
Bellevue- West	Avg Rent	\$2,125	4%	18%	33%	70%
	Vacancy	3.3%				
Bothell <i>[incl Kenmore]</i>	Avg Rent	\$1,551	7%	33%	48%	65%
	Vacancy	4.0%				
Factoria <i>[incl Newcastle]</i>	Avg Rent	\$1,911	11%	32%	53%	80%
	Vacancy	5.7%				
Issaquah <i>[incl part of Sammamish]</i>	Avg Rent	\$1,902	4%	23%	46%	55%
	Vacancy	4.4%				
Juanita	Avg Rent	\$1,690	8%	26%	50%	58%
	Vacancy	3.0%				
Kirkland	Avg Rent	\$1,869	-1%	14%	30%	38%
	Vacancy	2.8%				
Mercer Island	Avg Rent	\$1,960	5%	16%	36%	35%
	Vacancy	3.3%				
Redmond <i>[incl part of Sammamish]</i>	Avg Rent	\$1,845	9%	26%	43%	56%
	Vacancy	3.0%				
Woodinville-TL	Avg Rent	\$1,615	11%	31%	43%	71%
	Vacancy	4.1%				
<b>Eastside</b>	<b>Avg Rent</b>	<b>\$1,832</b>	<b>7%</b>	<b>24%</b>	<b>42%</b>	<b>62%</b>
	<b>Vacancy</b>	<b>3.5%</b>				
King County	Avg Rent	\$1,617	8%	27%	47%	71%
	Vacancy	3.4%				
KC Median Income (AMI)		\$96,000	6%	9%	9%	23%

Dupre+Scott Apartment Advisors, 2017.

## NEW DATA Gross Rents

	Less than \$500	\$1,500 to \$1,999	\$2,000 to \$2,499	\$2,500 to \$2,999	\$3,000 to \$3,499	\$3,500 or more
<b>EKC cities</b>	<b>6%</b>	<b>52%</b>	<b>24%</b>	<b>10%</b>	<b>5%</b>	<b>4%</b>
Bellevue	5%	54%	23%	10%	5%	3%
Bothell	4%	58%	24%	8%	5%	0%
Issaquah	12%	43%	30%	11%	3%	1%
Kenmore	12%	36%	40%	12%	0%	0%
Kirkland	6%	52%	26%	8%	3%	4%
Mercer Island	4%	43%	13%	13%	14%	13%
Newcastle	0%	82%	11%	7%	0%	0%
Redmond	5%	60%	21%	9%	3%	3%
<b>Sammamish</b>	<b>1%</b>	<b>35%</b>	<b>28%</b>	<b>19%</b>	<b>9%</b>	<b>9%</b>
Woodinville	12%	62%	15%	6%	4%	1%
<b>Other</b>	<b>22%</b>	<b>49%</b>	<b>17%</b>	<b>7%</b>	<b>3%</b>	<b>2%</b>
Seattle	18%	48%	19%	9%	3%	2%
King County	15%	51%	20%	8%	3%	2%
Snohomish County	19%	57%	16%	4%	3%	1%
Washington	27%	48%	16%	5%	2%	2%

ACS, 2016.

## New DATA Median Home Sales Prices

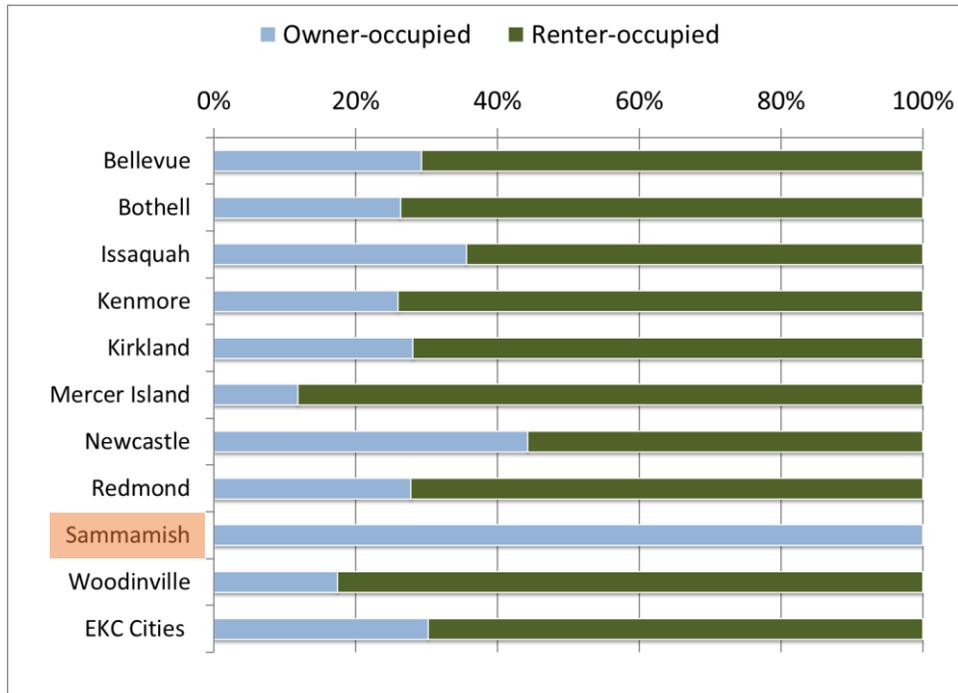
Percentage change, 2012 to 2017.

	2012 Mar	2017 Mar	
Affordable at Median Income	\$337,800	\$369,200	9%
Bellevue, WA	\$1,250,000	\$2,407,000	93%
Bothell West, WA	\$776,000	\$1,003,000	29%
Bothell, WA	\$439,000	\$1,081,000	146%
Issaquah, WA	\$518,000	\$977,000	89%
Kenmore, WA	\$794,000	\$1,540,000	94%
King County, WA	\$805,000	\$1,478,000	84%
Kirkland, WA	\$833,000	\$1,803,000	116%
Mercer Island, WA	\$875,000	\$2,093,000	139%
Redmond, WA	\$558,000	\$1,055,000	89%
<b>Sammamish, WA</b>	<b>\$1,320,000</b>	<b>\$2,127,000</b>	<b>61%</b>
Woodinville, WA	\$523,000	\$1,021,000	95%
Seattle, WA	\$579,000	\$1,049,000	81%
Seattle, WA metro area	\$433,000	\$795,000	84%

Redfin.com, 2018.

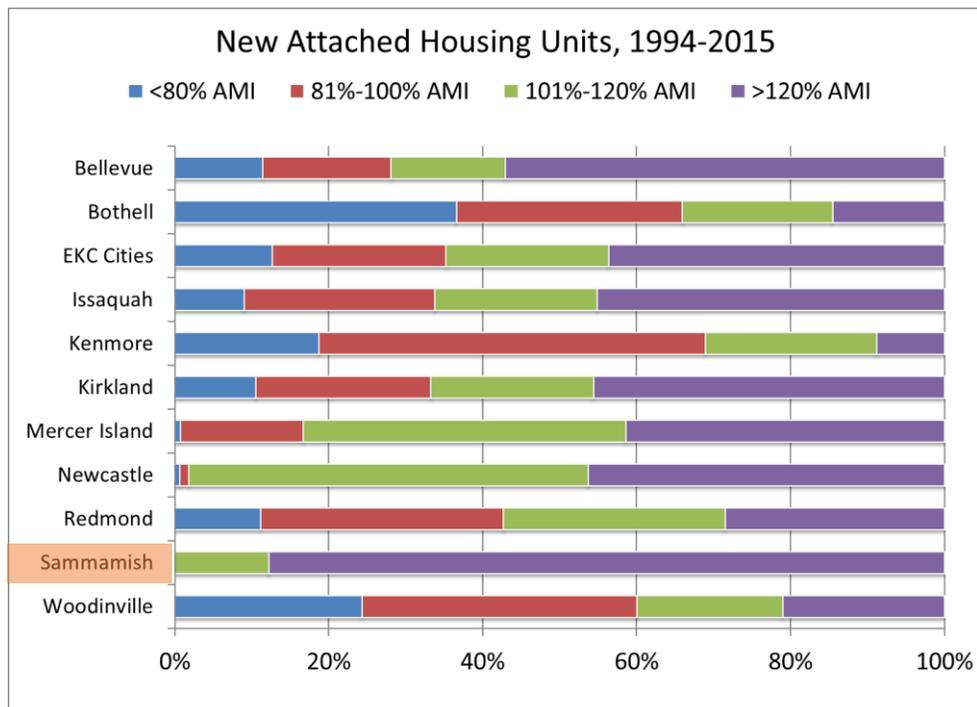
Updated  
Exhibit N-2  
Tenure of New  
Multifamily  
Housing, 1994  
through 2015.

Sammamish's  
counts projects as  
an incorporated  
city (i.e., since  
1999).



PSRC, ARCH, 2017

Updated  
Exhibit N-2  
Affordable,  
Market-rate,  
Multifamily Units



ARCH.

Updated Exhibit Q-1

Accessory Dwelling Unit (ADU) Permits

Since 1994 (or incorporation).

	2015	TOTAL	ADUs per 1,000 SF Detached Homes	Annual Average	Average, Last 5 Years
Beaux Arts	-	2	17.2	0.2	-
Bellevue	9	123	4.2	5.6	3.8
Bothell	4	8	0.9	0.3	0.8
Clyde Hill	-	4	3.4	0.3	0.2
Hunts Point	-	-	-	-	-
Issaquah	1	41	7.0	2.0	1.2
Kenmore	4	45	8.0	3.2	3.2
Kirkland	7	143	7.0	6.8	5.6
Medina	-	1	0.8	0.1	-
Mercer Island	3	225	32.3	10.7	3.6
Newcastle	1	33	10.7	2.2	3.4
Redmond	1	13	1.3	0.6	0.4
Sammamish	4	17	1.2	1.3	2.6
Woodinville	1	3	1.1	0.1	0.4
Yarrow Point	-	-	-	-	-
<b>EKC cities</b>	<b>35</b>	<b>658</b>	<b>5.9</b>	<b>29.8</b>	<b>25.2</b>

Updated Exhibit Q-2

Licensed Assisted Living Units, Nursing Home Beds, and Adult Family Home Beds

	Total		Total Beds per 1,000 Seniors 75 years+	Medicaid Beds per 1,000 Seniors 75 years+
	Facilities	Licensed Beds		
<b>BELLEVUE</b>	<b>143</b>	<b>1,791</b>	<b>188</b>	<b>85</b>
<b>BOTHELL</b>	<b>78</b>	<b>975</b>	<b>470</b>	<b>293</b>
<b>ISSAQUAH</b>	<b>22</b>	<b>921</b>	<b>431</b>	<b>203</b>
<b>KENMORE</b>	<b>25</b>	<b>237</b>	<b>202</b>	<b>173</b>
<b>KIRKLAND</b>	<b>67</b>	<b>1,117</b>	<b>301</b>	<b>160</b>
<b>MERCER ISLAND</b>	<b>13</b>	<b>317</b>	<b>128</b>	<b>56</b>
<b>NEWCASTLE</b>	<b>8</b>	<b>129</b>	<b>250</b>	<b>239</b>
<b>REDMOND</b>	<b>33</b>	<b>1,086</b>	<b>392</b>	<b>202</b>
<b>SAMMAMISH</b>	<b>12</b>	<b>73</b>	<b>75</b>	<b>63</b>
Assisted Living	1	12		
Nursing Homes	-	-		
Adult Family Homes - Total	11	61		
Developmental Disabilities	1	5		
<b>WOODINVILLE</b>	<b>13</b>	<b>127</b>	<b>211</b>	<b>86</b>
<b>EKC cities</b>	<b>414</b>	<b>6,773</b>	<b>255</b>	<b>135</b>

Washington DSHS

## Updated Exhibit S-1 Affordable Housing Units Created by ARCH Cities

	Low Income				Mod Income				Grand Total
	Direct Assistance	Land Use	Market	Sub-total	Direct Assistance	Land Use	Market	Sub-total	
Beaux Arts	0	0	0	0	0	2	0	2	2
Bellevue	162	0	0	162	15	259	4	278	440
Bellevue	866	0	18	884	515	208	1,205	1,928	2,813
Bothell	88	0	0	88	72	6	712	790	878
Clyde Hill	0	0	0	0	0	4	0	4	4
Issaquah	274	4	0	278	46	204	251	501	779
Kenmore	99	5	16	120	80	45	75	200	320
Kirkland	365	3	43	411	194	184	262	640	1,052
Medina	0	0	0	0	0	1	0	1	1
Mercer Is.	59	0	0	59	0	238	10	248	307
Newcastle	12	4	0	16	0	58	2	60	76
Redmond	137	9	0	146	177	294	114	585	731
Redmond	330	5	45	380	472	270	350	1,092	1,473
Sammamish	5	0	0	5	5	75	0	80	85
Woodinville	100	0	0	100	0	34	153	187	287
Yarrow Point	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>2,497</b>	<b>30</b>	<b>122</b>	<b>2,649</b>	<b>1,578</b>	<b>1,882</b>	<b>3,138</b>	<b>6,598</b>	<b>9,248</b>

ARCH.

## NEW DATA

Housing Affordability  
Limits

King County Area Median  
Income, 2017 = \$96,000  
for a family of 4.

	Studio (1 Person)	1-Bedroom (2 People)	2-Bedroom (3 People)	3-Bedroom (4 People)
<b>VERY LOW INCOME: 30% of Median Income</b>				
Household Income	\$20,160	\$23,040	\$25,920	\$28,800
Max. Affordable Rent**	\$459	\$508	\$557	\$606
<b>LOW INCOME: 50% of Median Income</b>				
Household Income	\$33,600	\$38,400	\$43,200	\$48,000
Max. Affordable Rent**	\$840	\$960	\$1,080	\$1,200
Max. Affordable Purchase***	\$113,170	\$129,330	\$149,750	\$170,170
<b>MODERATE INCOME: 80% of Median Income</b>				
Household Income	\$53,760	\$61,440	\$69,120	\$76,800
Max. Affordable Rent**	\$1,344	\$1,536	\$1,728	\$1,920
Max. Affordable Purchase***	\$198,930	\$227,350	\$260,020	\$292,700
<b>MEDIAN INCOME</b>				
Household Income	\$67,200	\$76,800	\$86,400	\$96,000
Max. Affordable Rent**	\$1,680	\$1,920	\$2,160	\$2,400
Max. Affordable Purchase***	\$256,109	\$292,697	\$333,538	\$374,379

Planning Commission Meeting Date	Meeting Summary and Learning Achievements
<b><i>Project Kick-off</i></b>	
<p><b>September 7, 2017</b></p>	<p>Staff walked the Planning Commission through the basic purpose of a Housing Strategy Plan, including some of the elements of the City's existing Housing Strategy Plan from 2006, as well as the Commission's role in the update of the Housing Strategy Plan. Another objective of this meeting was to build the Commissioners' understanding of Sammamish housing policy, the planning framework that we work within, and ultimately the manner in which those affect the housing supply. A final intent of this meeting was to inform the Commission of the players involved in housing and the extent to which the City can affect change in the housing supply.</p>
<b><i>Work Sessions</i></b>	
<p><b>December 6, 2017</b></p>	<p>Planning Commission took the next step in understanding the Housing Strategy Plan at the first work session. There was a heavier focus on data about Sammamish's housing needs and characteristics. Furthermore, specific information was provided to the Planning Commission regarding strategies that are in the current Housing Strategy Plan and strategies that other local jurisdictions use. Planning Commission learned about how staff transforms housing policy into actionable strategies that can be implemented in the short term.</p>
<p><b>January 18, 2018</b></p>	<p>At the second work session, Planning Commission heard about the types and amount of data that will help facilitate substantive conversations on housing strategies. Planning Commission also discussed the level and types of outreach efforts that will be used to engage the public and stakeholders. Planning Commission ultimately provided staff input on the appropriateness of the outreach and the types of data that staff should prepare for the upcoming work sessions.</p>

No.	Planning Commission Questions and Comments	Staff Response to Planning Commission Questions and Comments
<b>Regarding September 6, 2017 Planning Commission meeting</b>		
1	What does "TC-H" mean?	Town Center - High Priority
2	What does "OC-M" mean?	Other Centers - Medium Priority
3	Which zones are subject to Bullet Point 2 on Page 8 of the HSP?	The bullet point reads, "Mixing attached and detached housing in appropriately zoned areas. (LUP 7.4)" which refers to a land use policy about coordinating land use characteristics with planning for the City's road and trail system. This strategy would be applicable to all zones throughout the City, with specific emphasis on the high and medium density urban residential zones (e.g. R-6 and higher) and Town Center.
4	Strategy BII.2 references low-income populations being served, but the low-income box is not checked.	Noted. This was an oversight in the development of the 2006 Housing Strategy Plan.
5	Does Exhibit 4 of the September 6, 2017 Packet represent existing strategies?	Exhibit 4 of the September 6, 2017 Packet is a summary of the actions taken by the City since the adoption of the 2006 Housing Strategy Plan, consistent with the direction established in the adopted Housing Strategy Plan.
<b>Regarding December 7, 2017 Planning Commission meeting</b>		
6	How do we get one attached unit?	This question is in reference to Chart S-3 of the Housing Needs Assessment in Exhibit 5. The column should state, "2 - 19, attached."
7	Are townhomes and apartments allowed in all zones?	Townhomes and apartments are allowed in all zones except certain Town Center zones (i.e. TC-C [apartments only are not permitted] and TC-E [neither townhomes nor apartments are permitted]). It should be noted that there are certain development conditions applied to these types of housing products in certain zones; for instance, in the commercial zones, these residential products are only allowed as part of a mixed-use development.
8	Clarify which zones are considered medium density (question is asked in relation to housing for people with special needs at Page II-6 of Exhibit 5)	R-4, R-6, and R-8 are considered the City's medium density zones. These zones allow densities at between four dwelling units per acre to eight dwelling units per acre.
9	In relation to Housing Policy H.2.5, when the City talks about promoting smaller housing types (e.g. cottages, duplexes, efficiency studios, and townhouses), are these always detached housing types?	In many cases these are attached housing types, however, they can also be detached. For example, a cottage is typically a detached unit, while townhomes are attached.
10	Is the Planning Commission just reviewing the Housing Strategy? What other documents will we be reviewing as part of this planning project?	The Planning Commission will be reviewing and updating the Housing Strategy Plan only; however, the Commission should be intimately familiar with other housing documents, including the Sammamish Comprehensive Plan, the Housing Needs Assessment, and other related documents. Please be sure not to fall into one of the "Planning Commission Pitfalls" of not answering the question at hand, which was discussed at the training on How to Run Excellent Commission Meetings Using Robert's Rules of Order held on September 26, 2017. The Planning Commission must be sure to answer the question at hand and not stray too far from the topic.
11	Is there a square footage limit for cottage housing?	There is a square footage limit of 1,200 square feet for a cottage unit (800 square feet limit for main floor). However, there are no lot size restrictions.
12	Can you provide a description of zero lot line?	Zero lot line is a configuration where the house and/or garage are built up to one of the side property lines, providing the opportunity for more usable side yard space. This is a strategy that helps to diversify the housing stock in that it is often found in more dense developments.

13	Can the Planning Commission determine the percentage of housing be allocated to a certain income level?	Not under the effort to update the Housing Strategy Plan. The Planning Commission has already addressed this issue via the Sammamish Comprehensive Plan Housing Element, reviewed and approved by the City Council at the end of 2016 in response to a Growth Management Hearings Board (GMHB) Order. Included in that effort was substantive language stating that Sammamish strive for a proportionate share of the county-wide need for affordable housing, which equates to 16% of the total housing stock available for moderate-income households, 12% available to low-income households, and 12% available to very low-income households. These figures are not the subject of the Housing Strategy Plan update. However, the Planning Commission will consider strategies related to increasing the supply of affordable housing in Sammamish that is available to all income levels.
14	How does SEPA determine income level?	SEPA review includes questions about housing affordability for applicable projects, including questions about the income levels targeted by the housing project. The questions on the SEPA Checklist do not indicate what the exact parameters for high-, medium-, and low-income housing are; however, common practice is to refer to Countywide Planning Policy definitions for these levels of affordability, which translate to greater than 100% (high), 50-80% (moderate), and 30-50% (low) and 30% or less (very low) of the area median income (AMI), by household size.
15	Are ADU's allowed in the City of Sammamish?	Yes, Accessory Dwelling Units (ADUs) are permitted in the City's R-1 through R-18 zones, as well as all Town Center zoning designations except TC-D. ADUs have specific permitting requirements.
16	Do we have an opportunity to participate in the discussion about growth?	Yes, the City's growth is always a subject to discuss with the Planning Commission. Please note that the question being asked for this planning effort is specifically for housing. The discussion about growth, while relevant, is far more complex and includes other topic areas such as transportation, jobs, the environment, and many more. The intent of this exercise is to address how, within the overall planned housing growth, the City best addresses its housing goals and policies. The City's growth targets are established in the Comprehensive Plan, and are not part of the Strategy Plan update.
17	Are we on target to meet our growth targets?	This is a simple question with a relatively complex answer. The short answer is that the Growth Management Act (GMA) growth targets are the baseline (or minimum) amount of zoned residential capacity necessary to be compliant with the GMA and the County-wide Planning Policies (CPPs). The City needs to have at least enough zoned capacity to meet the assigned growth target, however actual growth can exceed that target (in both dwelling units and employment). Additionally, growth targets should not be viewed as a debit account in which, once a certain threshold is reached, it is zeroed out. The City currently has sufficient zoned capacity to meet its overall housing growth target.
18	What are the changing preferences for the younger generations?	Conventional wisdom says that younger generations (e.g. Millennials) are more open to a diverse range of housing types and products, including micro-units, cottages, townhomes, or multi-family units. This is partly a function of rising housing costs and a willingness to stay mobile for job opportunities, but also reflects a long-term trend or shift in preferences and the desire to live in more urban areas that are closer to employment, entertainment, and recreation. However, preferences are less clear when speaking of homeownership vs. renting. More research is needed to more accurately define what this means for Sammamish.
19	Can we rebuild neighborhoods without impacting unbuilt land?	Yes, neighborhoods can be rebuilt and revitalized over time as the housing market evolves and land economics change. However, this is not the City's role in housing, as the City is responsible for setting the regulatory framework for housing while the private market builds and redevelops land. Cities may have some indirect impact on such redevelopment such as through investment in infrastructure to accommodate redevelopment, land banking in order to consolidate smaller land parcels to facilitate redevelopment, and partially funding affordable housing
20	Can we consider a connection between the housing strategy and the human services group?	Yes. Initial efforts have been made to establish a plan to reach out to many of the stakeholder groups involved in human services.
21	What do people want when they move to Sammamish - stakeholder meetings with real estate agents, relocation specialists, HOAs	This is a crucial question that will be part of our outreach efforts. This information will help inform the strategies that are developed (or revised) under the effort to update the Housing Strategy Plan. Many stakeholders will need to be asked to answer this question so that the City can obtain a comprehensive view of what makes Sammamish an attractive housing market.

22	Would like to see examples of housing strategies from outside of our region; San Francisco, Silicon Valley, etc.	We can do some research into strategies used by other metropolitan areas to expand our knowledge base; however, the most important data and research will come from local information and data. It should also be noted that many local programs were influenced by researching efforts in other regions of the state and country.
23	Include adults special needs groups on the stakeholders group list such as ARC.	Special Needs Housing is included in the existing Housing Strategy Plan and will be a component of the update effort. Special Needs Housing is a critical component of a housing strategy so that Sammamish can address the diverse needs of its residents.
24	Do we have data on short term rental housing? Are short term rentals an issue?	The City does not have specific data on short term rentals (e.g. AirBNB, VRBO, etc.). Short term rentals are typically blamed for taking rental units out of the permanent rental category, reducing the amount of rental housing available to permanent residents and artificially increasing rental costs on the whole. This issue has not emerged in Sammamish; however, that is not to say that it will not be a future issue.
25	Do we have data on vacant homes owned by investors? Are these type of properties posing a problem for our community?	The City has data on vacancy rates in the 2015 Housing Needs Assessment included in the Comprehensive Plan. It is possible that investment properties are an issue, but we do not have data that tells us for certain.
26	Having the Community become more comfortable with growth by including design standards that require better integration of new homes/development into existing neighborhoods.	The Planning Commission will be reviewing and updating the Housing Strategy Plan only. Through the strategy plan, the Commission can recommend a design standards strategy and what level of priority the city should give relative to other strategies. That would make design standards a future work item whose timing would be based on how it is rated relative to other strategies. It may be included, for example, as a future code amendment effort under a separate legislative review process.
27	What type of housing data does Sammamish track?	The City uses data collected and synthesized by ARCH and other agencies (e.g. King County, HUD, Department of Commerce). ARCH routinely reports single- and multi-family permitted units, housing prices and affordability, homelessness, and other housing-related data, as well as employment, wages, and demographic data. ARCH also collects data from third parties on items such as rent and sale prices, changes in median income and local salaries, overall housing development. ARCH also collects information including locally available affordable housing, funding spent by communities to support affordable housing, and pricing/rent levels of new multifamily housing. Data will be provided in a future meeting on the Housing Strategy Plan.
28	Written comments and suggestions from Commissioner Crandall submitted via email on 12/10/17 (summarized): (1) One suggestion is to have as much contact with the public and stakeholder groups as possible. It was implied that maybe the Planning Commission should designate liaison(s) to these groups. I would suggest at least two Members of the Planning Commission be appointed to serve in this liaison capacity with each identified group. (2) I would recommend that the Planning Commission form a Housing Subcommittee of three members. Along those lines after the beginning of the year if possible a communication conduit be established between the Planning Commission Housing Subcommittee and a similar City Council Subcommittee.	The comments are noted and will be incorporated to the extent possible.
<b>Regarding January 18, 2018 Planning Commission meeting</b>		

<p>29</p>	<p>What level of development is in the pipeline, now that there is a development moratorium in effect?</p>	<p>The development moratorium was enacted on October 3, 2017. Most development proposals are therefore not being accepted (e.g. subdivisions); however, several exceptions to the moratorium are allowed (e.g. single family homes on existing legal lots). Certain projects are vested (i.e. not subject to the moratorium) and will still be processed. As of October 4, 2017 there are approximately 817 single-family residential lots vested in review for one of: preliminary short plat, preliminary subdivision, site development, final short plat, final subdivision or building permit. This could be more than two years of new single-family residence supply. Additionally, certain projects which have not been submitted, but have completed a pre-application, could potentially be submitted for review under the moratorium (see exception 3(j) of the Moratorium Ordinance, 2017-445B). These potentially include an additional 24 subdivision applications. An approximate count of new lots that could be created under these potential applications is not available.</p>
<p>30</p>	<p>Where is Sammamish with regard to the 2035 growth target?</p>	<p>The City has a residential growth target of 4,640 dwelling units for the period of 2015 to 2035. The growth target is a way to ensure that cities provide sufficient capacity of land suitable for development to accommodate a share of county-wide growth (a requirement of the Growth Management Act). Dwelling units built since 2015 relate to the current growth target to the extent that that land's capacity for growth is no longer available. Therefore, the number of dwelling units built is less important than the capacity that is no longer available. King County cities will receive a new growth target for planning purposes prior to the required Comprehensive Plan Periodic Update, which is due in 2023 and every eight years thereafter. Each growth target used to develop the Comprehensive Plan and zoning map is discrete; however, they are related to the degree that the amount of development that occurs prior to each new growth target will not be counted as available capacity toward the next new growth target.</p>
<p>31</p>	<p>Can critical areas maps be provided?</p>	<p>The City keeps conceptual maps showing the various environmentally critical areas throughout Sammamish. However, these are conceptual in nature and development regulations require that project applicants verify the presence or absence of critical areas by qualified professionals. While these types of maps may be useful in understanding the characteristics of the City, they should not be interpreted as showing areas that are unbuildable. A housing strategy should be developed with an understanding that the current zoning regulations require and provide protection for critical areas, but do not necessarily render all the lands undevelopable. The update to the housing strategies should focus on the framework for development of new housing and should not be overly confused with protections for critical areas, which happen on a project level.</p>