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MEMORANDUM

Date: **January 2, 2014**

To: **Planning Commission**

From: **Janice Coogan, Senior Planner**
Teresa Swan, Senior Planning
Dorian Collins, Senior Planner
Paul Stewart, Deputy Planning Director

Subject: **Comprehensive Plan Update, File No. CAM13-00465, #4**

This memo addresses the following Comprehensive Plan Update topics:

- Draft 2013 Kirkland Community Profile and ARCH Housing Needs Analysis
- Draft revised Vision Statement and Outline for new Guiding Principles
- Issues pertaining to the Totem Lake Business District Study
- Public Written Comments received between March 1, 2013 and December 20, 2013
- Next Steps: Meetings of January 23, 2014 and February 13, 2014

I. Recommendation

- Review Draft Community Profile and Housing Needs Analysis, and provide comments to staff
- Discuss revised Vision Statement and outline for new Guiding Principles, and provide direction to staff
- Discuss the proposed list of issues for Totem Lake Business District Study, and provide direction to staff

II. Draft Community Profile and ARCH Housing Needs Analysis

The Geographic Information Systems (GIS) and Planning and Community Development Departments have prepared an update of the 2004 Community Profile. The 2013 Kirkland Community Profile provides the best available baseline population, demographic, housing, employment, land use data and historical trends for Kirkland and, in many cases, compares to King County, Seattle and five other Eastside cities. Due to the length of the document, Staff has provided a link to the Community Profile on the

Kirkland 2035 webpage rather than attaching as a paper copy. Attachment 1 is a summary of the key findings largely from the 2010 U.S. Census information. Some of the information is reflected in tables and text in the Introduction, Land Use, Housing and Economic Development Elements of the Comprehensive Plan update.

Attachment 2 is a memo from *A Regional Coalition for Housing* (ARCH) describing the results of the enclosed housing needs assessment prepared for East King County and member Eastside cities. The purpose of the December 18, 2013 Housing Analysis is to provide consistent data and analysis to member cities to assist in the updates of local comprehensive plans. Section II of the assessment is specific to Kirkland and describes existing housing supply, housing demand and demographic information that will be useful in preparation for the update of the Housing Element. At your January 9th meeting ARCH staff will present a summary of the findings and a summary of the housing strategies Kirkland has implemented since the last update of the Housing Element.

III. Vision Statement and Framework Goals

On December 12, 2013, the Planning Commission reviewed the cumulative Wordle and main themes from the Kirkland 2035 Vision Conversations followed by a lengthy discussion on the current Vision Statement and Framework Goals.

Staff recommended shortening the Vision Statement and making edits to the 17 Framework Goals based on the Wordle and main visioning themes. Staff even suggested that we consider replacing the framework goals with aspirational guiding principles for the next 20 years. The existing framework goals are a restatement of what is addressed in the goals and policies in the Element Chapters so these overarching goals could be deleted and replaced with more general guiding principles.

Here is a summary of what staff heard as the concluding direction from the Planning Commission:

- The current Vision Statement is too long and should be shorten to one paragraph.
- Combine several of the framework goals and delete others that are repeated in the City's goals and polices.
- Reflect the overarching themes from the Wordle and the visioning conversations in a shortened Vision Statement, and condensed and combined Framework Goals. These theme words include (see Attachment 3):

Vibrant	Friendly
Accessible	Walkable/bikeable

Green	Sustainable
Connected	Community
Affordable	Healthy

Below is a draft of a new, shortened Vision Statement. Staff believes that this new Vision Statement reflects the themes from Kirkland 2035 visioning while continuing forward the relevant themes from the current Vision Statement:

Draft New Vision Statement

Kirkland is a vibrant, attractive and desirable place to live, work and play. We honor our rich heritage while embracing the future. Safe, walkable, bikeable and friendly neighborhoods are connected to thriving business districts, employment centers, schools, parks and our scenic waterfront. Affordable housing is widely available. Convenient transit service provides a viable alternative to driving. As a green community, we value our natural features and strive to be a model sustainable city. Civic engagement, innovation and diversity are highly valued. We are respectful, fair, and inclusive. Our vision is for Kirkland to be the most livable city in America.

After reviewing the cumulative Wordle and the visioning themes, staff proposes guiding principles around the overarching concepts of sustainable, livable and connected. Below are the topics that staff suggests be addressed under each guiding principle. The 17 Framework Goals would be deleted and replaced with these guiding principles.

Staff recommends that the Planning Commission consider these three guiding principles and the corresponding topics and provide direction to staff. Then staff will propose draft text at the next meeting of January 23rd.

Outline for new Guiding Principles

I. *Sustainable*

Ecological: *natural systems and built structures that protect habitats, create a healthy environment, and promote energy efficiency.*

Economic: *a vibrant economy offering choices in jobs, stores, services and entertainment.*

Social: *basic health and human services that fulfill the needs of all people without regard to socioeconomic class, race, or gender.*

II. *Livable*

Quality of life: *safe and well maintained neighborhoods, parks, open space and recreational facilities, lake access, community gathering places and activities, excellent schools, access to services, and healthy life choices.*

***Diverse and Affordable**: residential neighborhoods and business districts for a variety of income groups, age groups and life styles.*

***Community Design**: High quality and attractive architectural design and landscaping and preservation of historic buildings and sites.*

III. Connected

***Sense of Community**: community involvement in government, schools, civic events and social service programs that creates a sense of belonging through shared values.*

***Accessible:** walkable and bikeable neighborhoods within short distance to nearby destinations used on a daily basis, an interconnected system of well- maintained and safe roads, bike and pedestrian paths across the entire city and convenient access to transit.*

***Technology**: reliable, efficient and complete systems for residents and businesses to be connected, informed and involved.*

IV. Totem Lake Business District Study

The Totem Lake Neighborhood Plan will be updated in a parallel effort to the update of the Comprehensive Plan. Amendments to the Totem Lake plan are necessary for a variety of reasons. In some cases, amendments were identified during the study of Zoning Code changes for Totem Lake in 2012, when either the Planning Commission or City Council expressed interest in exploring additional changes which were not consistent with policies contained in the current Comprehensive Plan (see Current Version - Totem Lake Neighborhood Plan. In other cases, amendments will be necessary due to changes intended to implement objectives of other studies, such as the Cross Kirkland Corridor or the Totem Lake Park Master Plan. Additional changes needed to ensure the neighborhood plan is consistent with the updated Comprehensive Plan will also be included in the effort.

At the Planning Commission meeting on January 9th, staff would appreciate direction on the proposed list, particularly whether or not the list contains all of the issues that the Commission believes should be included in this study (see Attachment 4). Maps of the Totem Lake Neighborhood and Urban Center are included in Attachments 5-7.

The amendments are anticipated to address the following key directives:

1. Amendments to incorporate changes related to the update of the Comprehensive Plan, such as:
    - Transportation improvements (new connections, revised projects, etc.)
    - Capacity updates (directing more/less growth to Totem Lake, which may necessitate FAR increases or decreases, etc.).

2. Amendments required to address land use and density changes identified through issues discussions, such as:
   - Study of floor area ratio (FAR) and height limits to possibly divert more intensive development to Totem Center (core)
   - Changes to land use in individual zones, for example:
     - Should subareas within TL 7 be created?
     - Should interim land uses or other uses be allowed in Parmac?
     - Should affordability be required in housing development at the Totem Lake Mall?

3. Amendments to reflect changes since the last neighborhood plan update in 2002 and direction from related studies and efforts:
   - Transfer of Development Rights (TDR) (Study is underway)
   - Totem Lake Park Master Plan (Approved in December, 2013)
   - Industrial Lands Study (to be completed in February)
   - Urban Design and Amenities Study (if undertaken)
   - Cross Kirkland Corridor study (additional regulations to be considered by the Commission in February)
   - Transportation Master Plan
   - Urban Land Institute Study (2011)

4. Amendments recommended during the 2012 Totem Lake code amendment process, such as:
   - Study road and pedestrian grids (TL 5, TL 1, TL 6B)
   - Neighborhood boundaries
   - Housing incentive areas – still appropriate?
   - Urban design and amenities plan

5. Amendments required to extend the planning horizon to the year 2035

6. Amendments necessary to improve neighborhood plan format and other needed changes

<u>Issues for Study</u>

A detailed list of preliminary issues identified for this study is included in the matrix in Attachment 8. The issues are grouped by topic as well as by area (district-wide and zone-specific). The key issues identified for study at this point by staff are:

- ***Vision for Parmac and industrial/commercial areas in TL 7*** (future of light industrial (warehousing, light manufacturing, distribution, etc.), interim or appropriate uses, redevelopment potential), auto sales (identify auto district?)

- ***Transportation*** (transit and land use, new road connections, internal road grid requirements)

- ***Neighborhood boundaries and regional issues*** (boundary expansions, PSRC Vision 2040)

- ***Cross Kirkland Corridor*** (appropriate or potential land uses along CKC, design, incentives)

- ***Existing regulations – FAR and height limits*** (FAR caps outside of Totem Center, incentives for residential use)

- ***Opportunity sites*** (larger ownerships, incentives, barriers to redevelopment)

- ***Urban design and amenities plan for district*** (way finding, place making, streetscape design)

Public Outreach

Involvement from the general community, as well as targeted involvement with property owners, businesses and residents is included in the neighborhood plan update. To date, outreach events have included input from the larger community at the Business Roundtable and Community Planning Day in October.

In January, a focus group meeting on the topic of the Parmac area (see Attachment 6, zones TL 10C-TL 10E) will be held, to hear from property owners, developers and representatives from industries not currently in the area about the forces behind location choices, investment goals, and local factors influencing development decisions. Discussions may also include how the use of the Cross Kirkland Corridor may affect the area, and the subject of transitional uses. This meeting is planned as part of the study of industrial lands in the City.

In February, residents of Totem Lake will be invited to join in a neighborhood plan discussion that will include residents of North Rose Hill, which borders Totem Lake on the south and southeast. Also in February, staff will solicit input from the Totem Lake business community at the Totem Lake Conversations meeting that the City sponsors each month in Totem Lake. At that time, the preliminary issues list will be presented to the group, and additional issues of concern or interest suggested by those in attendance may be added for study. Staff expects to meet with this group regularly throughout the update process.

Totem Lake - Next Steps

Following the meeting on January 9th, staff will revise the list of issues as directed by the Commission. The first set of issues will be brought back for discussion at the Commission's meeting on March 13th. Staff anticipates that the Commission will continue to study the issues throughout the summer, with the goal of developing a recommendation to City Council for amendments to the Totem Lake Neighborhood Plan and the Zoning Code by October of 2014.

V. Public Written Comments

Attached are the public written comments received from March 1, 2013 through the end of December 2013, on a wide range of topics relating to the Comprehensive Plan Amendment Update, including the Totem Lake Business District (see Attachments 9 through 40).

VI. Upcoming Meetings for Comprehensive Plan Update (see Attachment 41 – Comp Plan Update calendar)

January 15th Finn Hill Neighborhood Meeting: Visioning Conversation. The Finn Hill Neighborhood Association opted not to have a visioning conversation in November when the other events were held. They requested to have one January 2014

January 23rd Planning Commission meeting: review of the Vision Statement and Guiding Principles

February 13th Planning Commission meeting:

- Issues pertaining to the Land Use Element
- Status of Transportation Master Plan and Cross Kirkland Corridor presented by David Godfrey, Public Works Transportation Manager

Schedule of upcoming neighborhood meetings: to discuss any concerns about the neighborhood plans. Businesses are also being invited. Meetings will be held from 6pm-8:30pm. Meeting locations in the process of being determined:

- January 28: Houghton, Everest and Lakeview neighborhood plans
- January 30: Moss Bay, Market, Norkirk and Highlands neighborhood plans
- February 11: North and South Ross Hill and Bridle Trails neighborhood plans
- February 19: Juanita, Finn Hill and Evergreen Hill

Attachments:

Attachment 1 – Summary of Community Profile Data
Attachment 2 – ARCH Housing Needs Assessment (Section I East King County; II Kirkland summary; Appendix)
Attachment 3 – Final Wordle from Kirkland 2035 Visioning Conversations
Attachment 4 – Issues for Totem Lake Business District Study
Attachment 5 – Totem Lake Aerial: Boundaries of Totem Lake Neighborhood and Totem Lake Urban Center
Attachment 6 – Totem Lake Zoning
Attachment 7 – Totem Lake Neighborhood Plan – Land Use Map
Attachment 8 – Totem Lake Business District Update – Study Issues Matrix
Attachment 9 – Anna Rising comment, dated 10/19/13
Attachment 10 – Betsy Weyer comment, dated 12/02/13
Attachment 11 – Brian Gaines comment, dated 6/27/13
Attachment 12 - Brian Gaines comment, dated 9/3/13

Attachment 13 – Carita Osterback comment, dated 10/14/13
Attachment 14 – Caron LeMay comment, dated 10/19/13
Attachment 15 – Christopher Carlson comment, dated 12/12/13
Attachment 16 – Chuck Pilcher comment, dated 6/7/13
Attachment 17 - Chuck Pilcher comment, dated 10/16/13
Attachment 18 - Chuck Pilcher comment, dated 3/12/13
Attachment 19 - Chuck Pilcher comment, dated 5/13/13
Attachment 20 - Chuck Pilcher and Sandra Fredric comments, dated 12/20/13
Attachment 21 – Elizabeth Hildreth comment, dated 10/19/13
Attachment 22 – Georgina Foster comment, dated 11/20/13
Attachment 23 – Ivan Soeria-Atmadja comment, dated 10/19/13
Attachment 24 – Jane and Steve Harris comment, dated 12/09/13
Attachment 25 – John and Beth McCaslin comment, dated 11/24/13
Attachment 26 – Lisa Berenson comment, dated 9/8/13
Attachment 27 – M Gruskin comment, dated 10/19/13
Attachment 28 – Margaret Bustion comment, dated 06/12/13
Attachment 29 – Mark Nelson comment, dated 12/20/13
Attachment 30 – Mark Sander comment, dated 6/6/13
Attachment 31 – Nancy Boehme comment, dated 10/21/13
Attachment 32 – S Heddaya and M Kelly comments, dated 11/18/13
Attachment 33 – Sandy Helgeson comment, dated 10/20/13
Attachment 34 – Sandy Helgeson comment, dated 11/22/13
Attachment 35 – Stephanie Amoss comment, dated 12/2/13
Attachment 36 – Suzanne Scallon comment, dated 10/22/13
Attachment 37 – Tracy Doering comment, dated 6/25/13
Attachment 38 – Ann Bishop comment, dated 5/7/13
Attachment 39 – Duana Kolouskova comment, dated 3/7/13
Attachment 40 – Don Dicks comment, dated 10/19/13
Attachment 41 – Comprehensive Plan Update calendar for January-March 2014

QUICK FACTS ABOUT KIRKLAND

ATTACHMENT 1

City Information
www.kirklandwa.gov
425.587.3000

Kirkland At A Glance

- ***Incorporated***: 1905
- ***City government***: City council/city manager; 544 permanent staff (December 2013)
- ***Area***: 17.81 square miles
- ***Population***: 81,730 (April, 2013)
- ***Rank***: thirteenth largest municipality in Washington State; sixth largest in King County (2013)
- ***Miles of streets, highways***: approximately 300 miles (includes private streets and some driveways)
- ***Elevation range***: ~15' to ~535' above sea level
- ***Real property parcels***: approximately 24,200
- ***Neighborhoods***: Fifteen, represented by thirteen neighborhood associations
- ***Single family zoning***: 53% of city (2013)
- ***Multifamily housing zoning***: 9% of city (2013)
- ***Commercial/office/industrial/institutional zoning***: 10% (2013)
- ***Parks/open space***: 8% of city (2013)
- ***Right of way***: 20% of city (2013)
- ***Residential density (range by neighborhood)***: Moss Bay Neighborhood 25 units/acre (highest); Bridle Trails Neighborhood 2.6 units/acre (lowest)

Demographics

- ***Population growth***: 1,354 (1920); 8,451 (1960); 81,730 (2013)
- ***Minority population***: 10,095 (2010); 21% of total population
- ***Median age***: 37.5 (2010)
- ***Junior and senior population***: 9,155 less than age 18; 5,299 65 and older (2010)
- ***Households***: 22,445 total; 12,014 family, 10,431 non-family (2010)
- ***Average household size***: 2.15 (2010)
- ***Median household income***: $87,005 (2010-2012 average)
- ***Households below poverty level***: 1,262; 6% of total (2010)

Economy

- ***Property assessed valuation***: $4.9 billion (2000); $11 billion (2010); $13.9 billion (2013)
- ***Largest employer***: Evergreen Healthcare; 2,603 employees (2013)
- ***Total employment***: 30,942 (2010)
- ***Employee distribution***: Average 2,100 jobs/neighborhood; Totem Lake Neighborhood 12,000 jobs; Highlands Neighborhood 100 jobs
- ***Kirkland residents who work in Kirkland***: 28,573 (2010)
- ***Employment growth capacity***: 23,000 additional; 8,600 in Totem Lake Neighborhood (2035)
- ***Number of business licenses***: 4,688 (May, 2013)
- ***Home business licenses***: 1,972 (May, 2013)
- ***City government revenues***: $97.7 million (2012)
- ***Sales tax generated***: $14.8 million (2012)
- ***City permit valuation***: $41 million (2011)
- ***Future employment forecasts***: 47,363 jobs (2020); 58,721 jobs (2030) (PSRC)
- ***Office vacancy rate***: 8.2% (2012)

Continued on the back ►

Housing

- ***Housing units***: 37,221 (2013)
- ***Housing unit growth***: 51% increase from 1990 to 2013
- ***Housing unit growth capacity***: 10,000 additional; 2,900 in Totem Lake Neighborhood (2035)
- ***Housing unit types***: 21,068 single family, 16,067 multifamily (2013)
- ***Median rent***: $1,345 (2010)
- ***Rental vacancy rate***: 3.6% (2010)
- ***Average home price***: $403,313 (2012)
- ***Household occupation***: owner-occupied 12,813; renter-occupied 9,632 (2010)
- ***Rental expenditure***: 25% of renters spend more than 30% of income on housing
- ***Mortgage expenditure***: 30% of owners spend more than 35% of income on housing
- ***Households in poverty***: 457 family households and 805 other households (2010)

Resources

- City of Kirkland (WA). 2005. *2004 Community Profile*.
- State of Washington Office of Financial Management (Forecasting Division). 2013. *2013 Population Trends*.
- Puget Sound Regional Council. 2013. *Regional Centers Monitoring Report*.
- Puget Sound Regional Council. 2009. *VISION 2040*.
- http://www.census.gov/hhes/www/income/data/historical/dollars.html
- http://www.bls.gov/data/inflation_calculator.htm
- A Regional Coalition For Housing. 2011. *Housing 101: East King County*.

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WEBSITE: www.archhousing.org

MEMORANDUM

Date: **December 20, 2013**

To: **Planning Commission**

From: **ARCH Staff (A Regional Coalition for Housing)**

Subject: **Comprehensive Plan Update, Housing Analysis**

INTRODUCTION

At your January 9th meeting, ARCH and city staff will present the findings of the *East King Housing Analysis* (attached), an assessment of existing and projected demographics and housing needs of Kirkland and the Eastside. We look forward to discussing with the Commission any questions you have and additional information you would like provided.

BACKGROUND

A Regional Coalition for Housing (ARCH) is an inter-local government program in which Kirkland has participated since ARCH's formation in 1992. As a partnership between King County and 15 cities on the Eastside, ARCH exists to help members to preserve and increase the supply of housing for low– and moderate-income households in the region. ARCH assists member governments in developing housing policies, strategies, programs, and development regulations; coordinates the cities' financial support (including a housing trust fund) to groups creating affordable housing for low– and moderate-income households; and assists people looking for affordable rental and ownership housing.

The *East King County Housing Analysis* serves three purposes:

- To supplement the city's Community Profile as an aid to understanding the many factors that affect people's housing needs and housing markets now and in the future.

- To fulfill the city's requirement under the Growth Management Act for a comprehensive plan housing element that "includes an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth" (RCW 36.70A.070(2)(a)).
- To enable the city to plan with knowledge of the context of all of East King County (i.e., the Eastside) and in collaboration with its neighbor communities.

The *Housing Analysis* has three parts. Part I describes a variety of demographic and housing data and trends at the East King County level, with comparisons to King County and Washington state. Part II focuses on similar information for the city of Kirkland. (Additional information concerning the city's existing housing strategies and particular areas of emphasis will be added to this section.) Part III is an appendix with data tables and charts with detail for East King County, each of its cities, and King County itself. Parts I and III are provided to all ARCH cities for their comp plan updates.

At your January 9th meeting, ARCH and city staff will present the findings of the *Housing Analysis* and ask for the Commission's questions and conclusions. It also provides an opportunity to get your initial thoughts on the most significant housing issues within the city, which will help to finalize Part II (the Kirkland section) of the Housing Analysis, and prepare for future work on updating policies in the Housing Element.

ATTACHMENTS

East King County Housing Analysis

East King County

Housing Analysis

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

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ARCH
A Regional Coalition for Housing

12/18/2013

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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. 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.

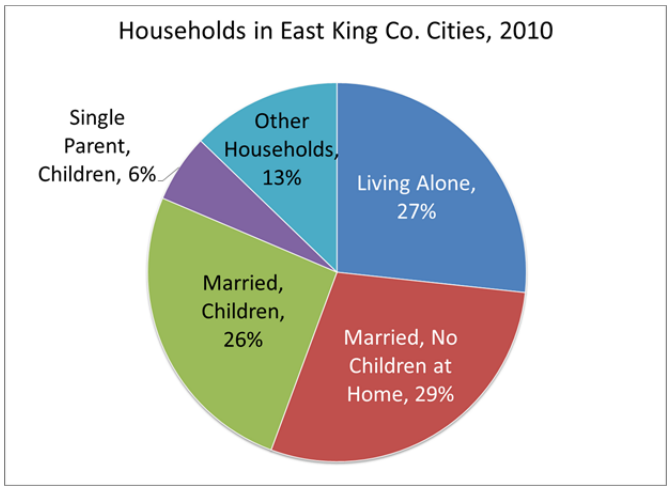
There are several elements of the East King County needs analysis. The first part, Housing Needs, provides demographic and other information for local residents. It also includes information regarding the local workforce. This information helps to define the demand for housing in a community. The second part, Housing Supply, looks at the type and affordability of existing housing in the community. The third 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*.

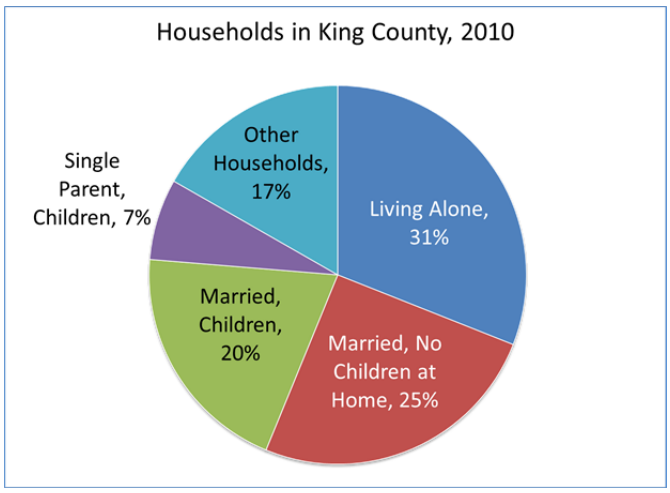
HOUSING NEEDS

Population Growth

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%), 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 1: Household Types





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.

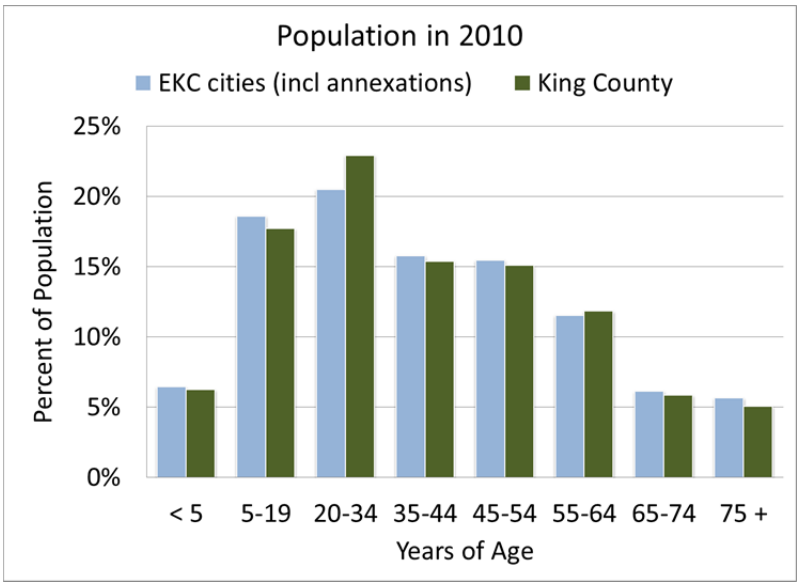
By and large, Eastside cities have not seen a significant change in their mix of household types from 2000 levels. (See **Appendix, Exhibits B-1 and B-2**.) Most East King County cities have similar blends of household types, with the notable exceptions that Sammamish and the Point Cities have higher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

CHART 2: Population Age



Source: *2010 U.S. Census*

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.

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.

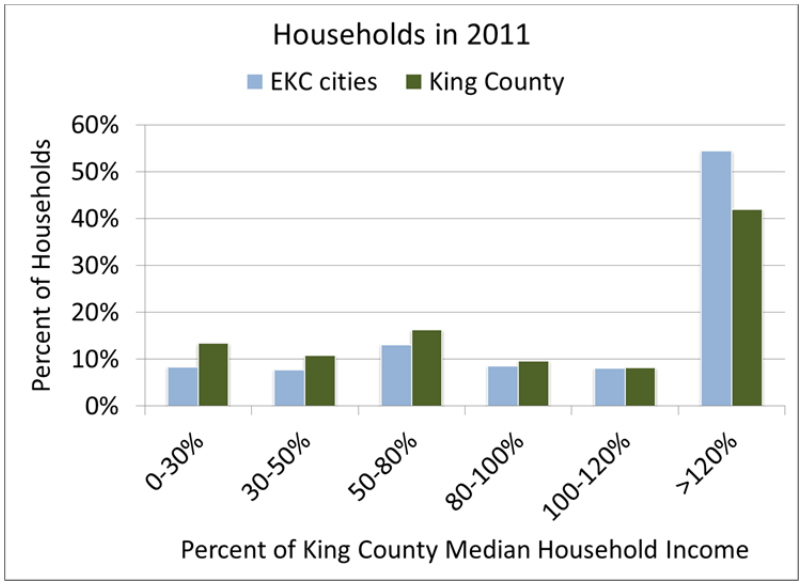
A high proportion of the increase in minority population correlates to a large increase in foreign-born residents (**Appendix, Exhibit E-2**). This can lead to a higher number of households of

Limited English Proficiency[1] (**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 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[3] are more likely to be households headed by persons under 25 years of age, or to a lesser extent, above 65 years of age.

CHART 3: Household Incomes



Source: *2011 American Community Survey (ACS) 5-Year Estimates*[2]

[1] 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."

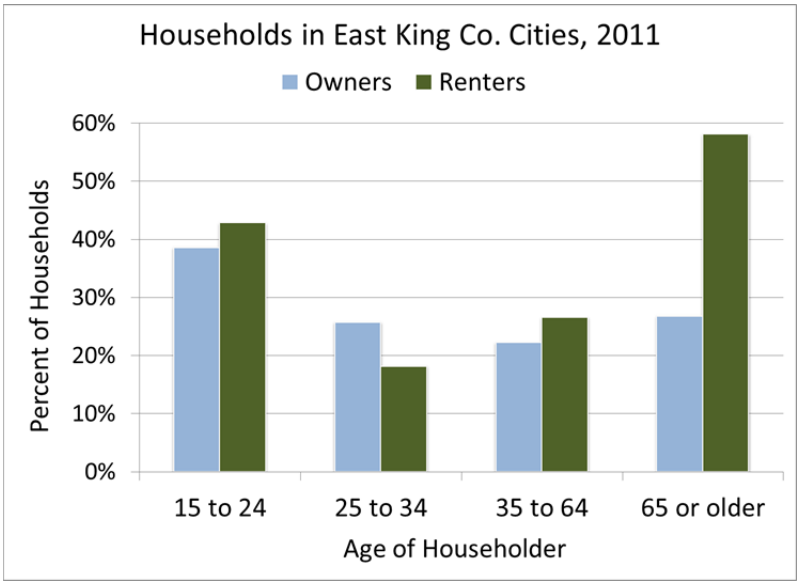
[2] "2011" data from the U.S. Census Bureau refers to the American Community Survey (ACS), five-year averages of 2007-2011. The ACS is the latest dataset from the Census Bureau that reports this data for city geographies, but it is sample data and sometimes carries high margins of error. Wherever available, we report 2010 Census data, which is a 100% count, not a sample, of population and housing units.

[3] Household incomes under $50,000 in 2011 dollars.

Poverty Level.[4] 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 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 fewer than 10% 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**).

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



Source: *2011 ACS 5-Year Estimates*

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.

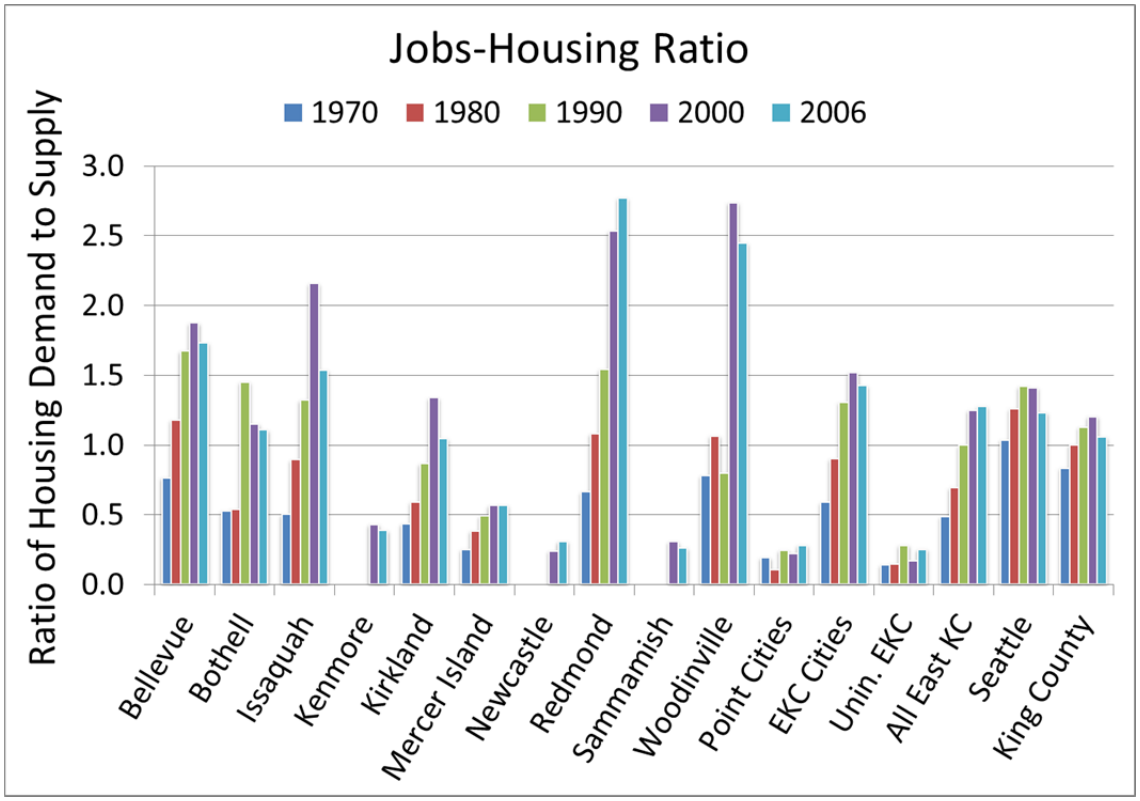
[4] Households are classified as poor when the total income of the householder's family is below the applicable poverty threshold. The poverty thresholds vary depending on three criteria: size of family, number of related children, and, for 1- and 2-person families, age of householder (U.S. Census Bureau).

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 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

CHART 5: Jobs-Housing Balance

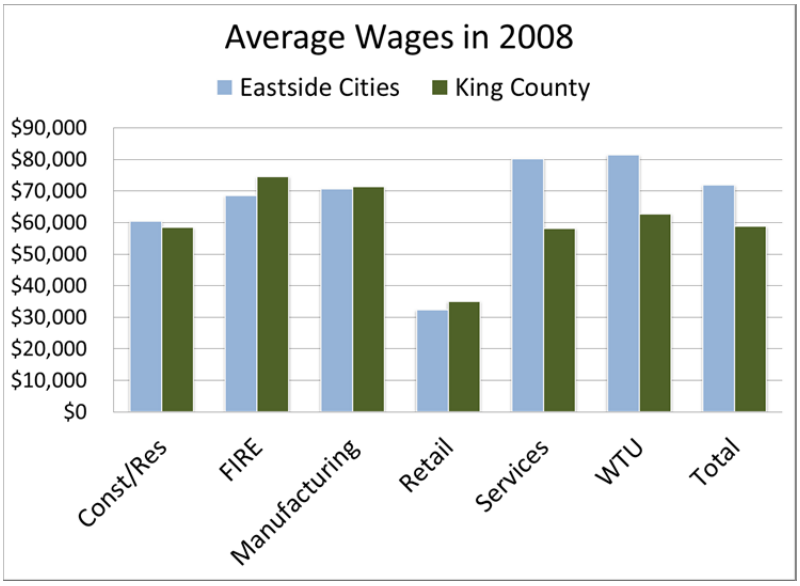


A ratio greater than 1.0 means that local employment generates a demand for housing greater than the number of housing units. Housing demand is estimated by 1.4 jobs per household.

Source: ARCH.

sector (including tech) jobs—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.***

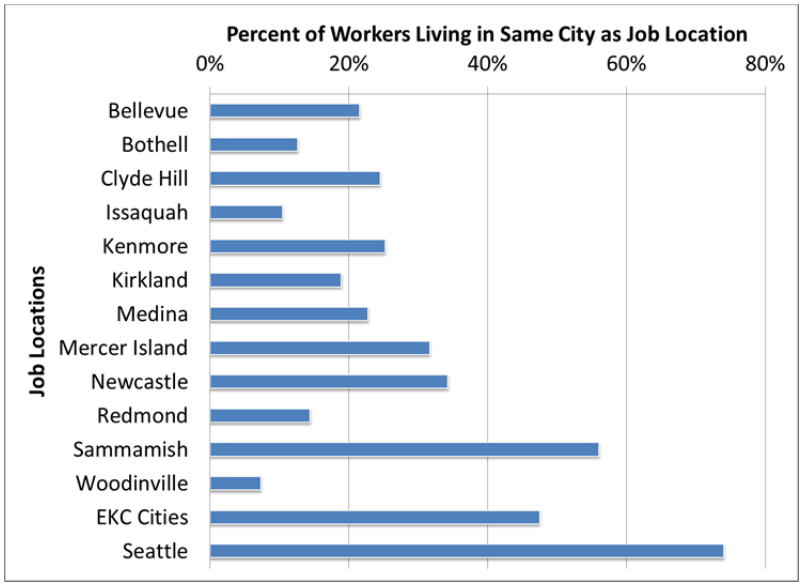
CHART 6: Private-Sector Wages



Source: Puget Sound Regional Council

Relationship to Commuting. An indirect impact of this balance between the local workforce and housing supply can be an impact on local transportation systems and potentially economic development. Commute patterns in East King County appear to support the data on jobs-housing balance described above. In 2000, fewer than half of people that worked in East King County lived within East King County (**Chart 7**). This compares to almost 75% of workers in Seattle living in Seattle. 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

CHART 7: Employees Who Live Where They Work



Source: U.S. Bureau of Transportation Statistics

County, though many jobs have similar salaries as countywide averages. In looking at local housing costs and the number of cost-burdened households in East King County, it is a fair assumption that a large number of employees find it difficult financially to live in East King County.

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.

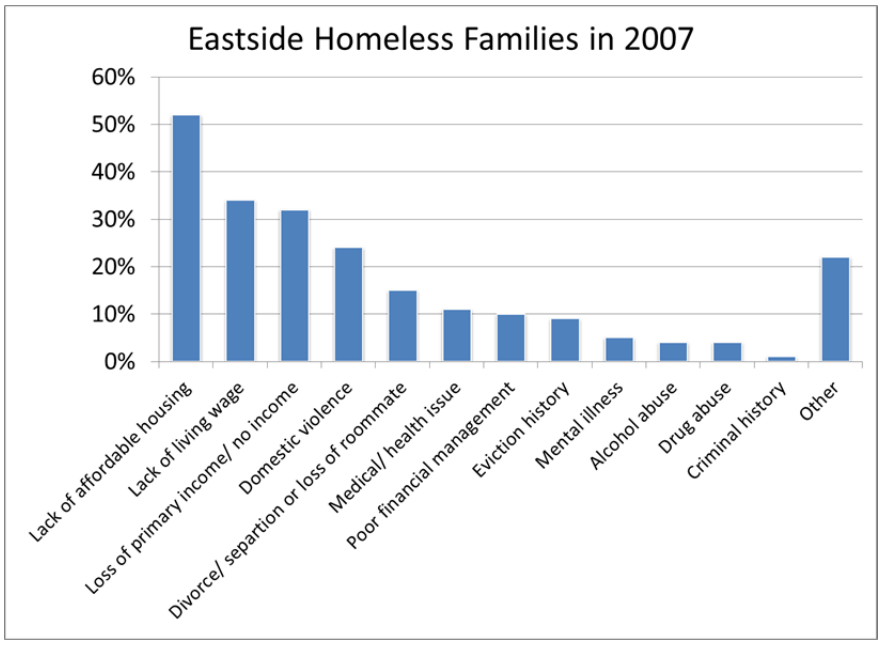
Group Quarters. Another indicator of residents with special needs is persons who live in group quarters.[5] This is consistently less than one percent of the population of Eastside cities. The percentages are slightly higher in the rest of King County and Washington (2%). (See **Appendix, Exhibit K-2.**)

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

[5] 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).

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

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

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

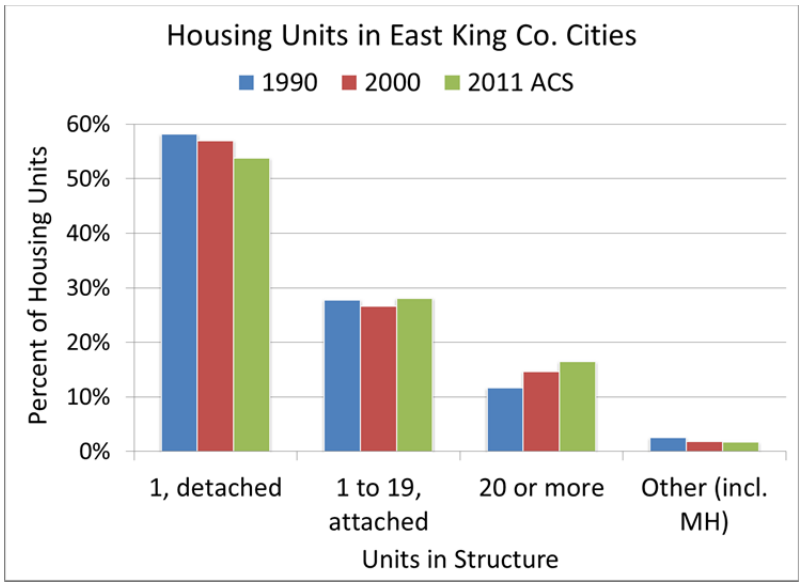
This section discusses the existing housing supply in East King County and how the supply of residential housing has changed over time. It includes information on the type and cost of existing housing, capacity for new housing, and targets for new and affordable housing.

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.

CHART 9: Housing Units by Units in Structure



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

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-5**). 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 over350 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[6] 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.

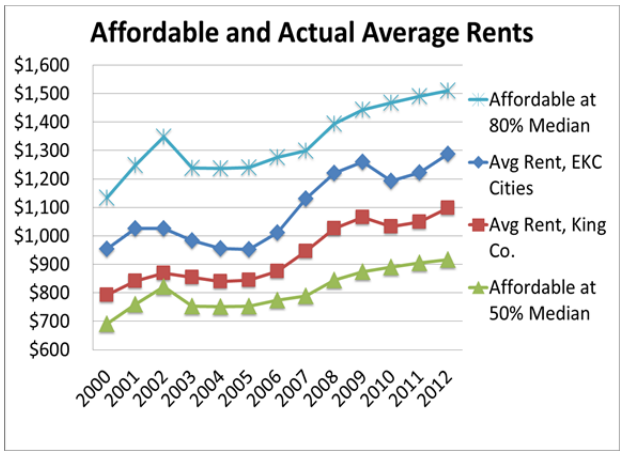
Existing Housing Affordability

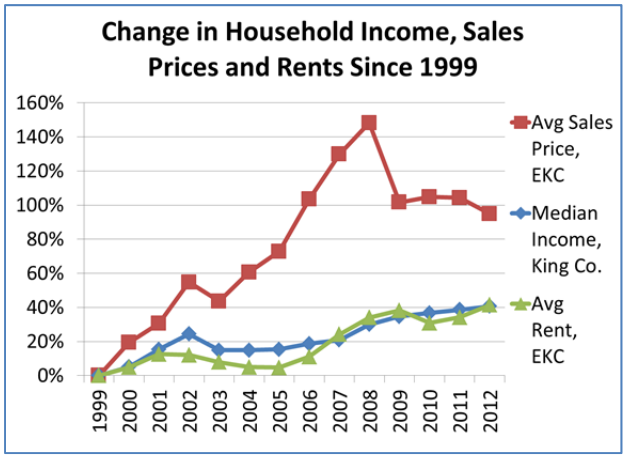
Housing Costs. Historically, costs of both rental and ownership housing have been higher in East King County than the countywide average, with the exceptions of sales prices in Kenmore and Bothell being somewhat below the countywide average (**Appendix, Exhibit P-1**). **Charts 10A, 10B, 10C and 10D** 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,

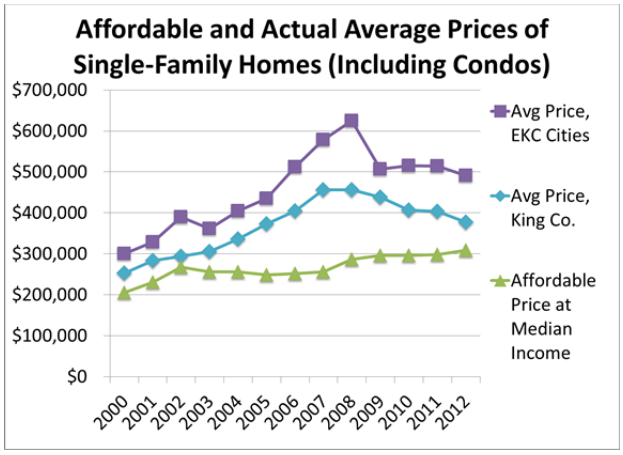
[6] An assisted living facility (ALF) is licensed to provide housing and care services to seven or more people in a home or facility located in a residential neighborhood. All ALFs provide housing and meals and may also provide specialized care to people living with developmental disabilities, dementia,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

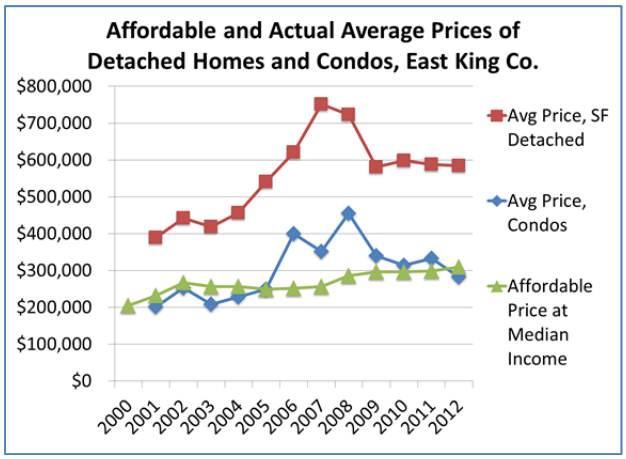
price increases in individual cities have been similar, though with stronger than average increases in rents and home prices occurring in Mercer Island, Bellevue and Kirkland.

CHARTS 10 A, B, C, D









Source: *Central Puget Sound Real Estate Research Committee*

<u>Overall Housing Affordability.</u> 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.[7] ***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.

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

[7] 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.

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) *shows that communities have been 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.

CHART 11: Progress Toward 1992-2012 Affordable Housing Targets

Affordable Housing Units Created, 1993–2010

	Low-Income Housing (50% of Median Income)			Moderate-Income Housing (80% of Median Income)		
	Annual Averages		Actual	Annual Averages		Actual
	Actual	Target	Total	Actual	Target	Total
Beaux Arts	0.0	0.0	0.1	0.1	0.0	2
Bellevue	47	163	947	100	116	1,999
Bothell	8	29	166	34	20	680
Clyde Hill	0.4	0.1	8	0.2	0.1	5
Hunts Point	3	0.0	58	0.0	0.0	0.1
Issaquah	9	55	188	24	39	478
Kenmore	5	34	95	5	24	103
Kirkland	16	69	319	20	49	405
Medina	0.2	0.2	4	0.1	0.1	1
Mercer Island	3	19	59	12	14	244
Newcastle	1	12	22	1	8	24
Redmond	14	98	271	51	69	1,011
Sammamish	0.3	38	6	0.4	27	7
Woodinville	3	29	61	9	20	186
Yarrow Point	0.1	0.1	2	0.0	0.1	0.1
TOTAL	***110***	***546***	***2,206***	***257***	***387***	***5,146***
Pct of Goal	20%			67%		

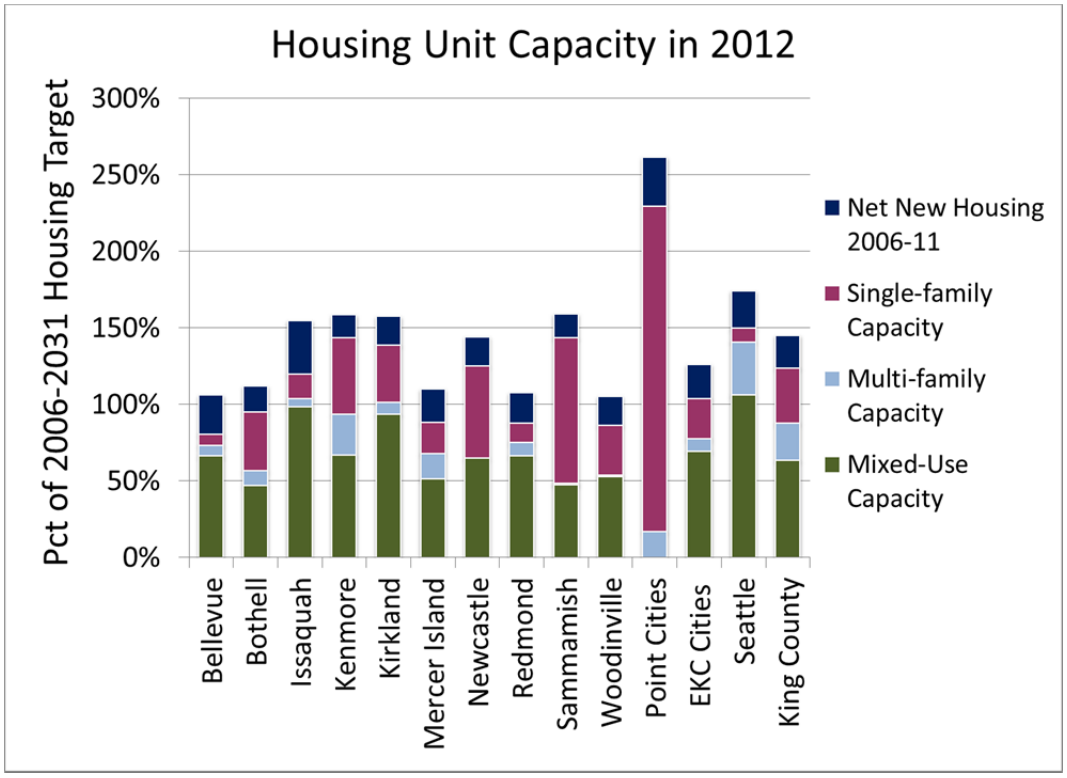
Source: ARCH

Progress toward low-income goals has been more elusive. Cumulatively, cities have achieved just fewer than 30% 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.)

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

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



Source: King County

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.

II. NEEDS ANALYSIS SUPPLEMENT: KIRKLAND

This report supplements information provided in the *East King County Housing Analysis*. Its purposes are to: highlight demographic and housing data for Kirkland that varies from the material presented in the first part of the *Housing Analysis*; describe potential housing issues in different neighborhoods; and summarize housing programs utilized by the city.

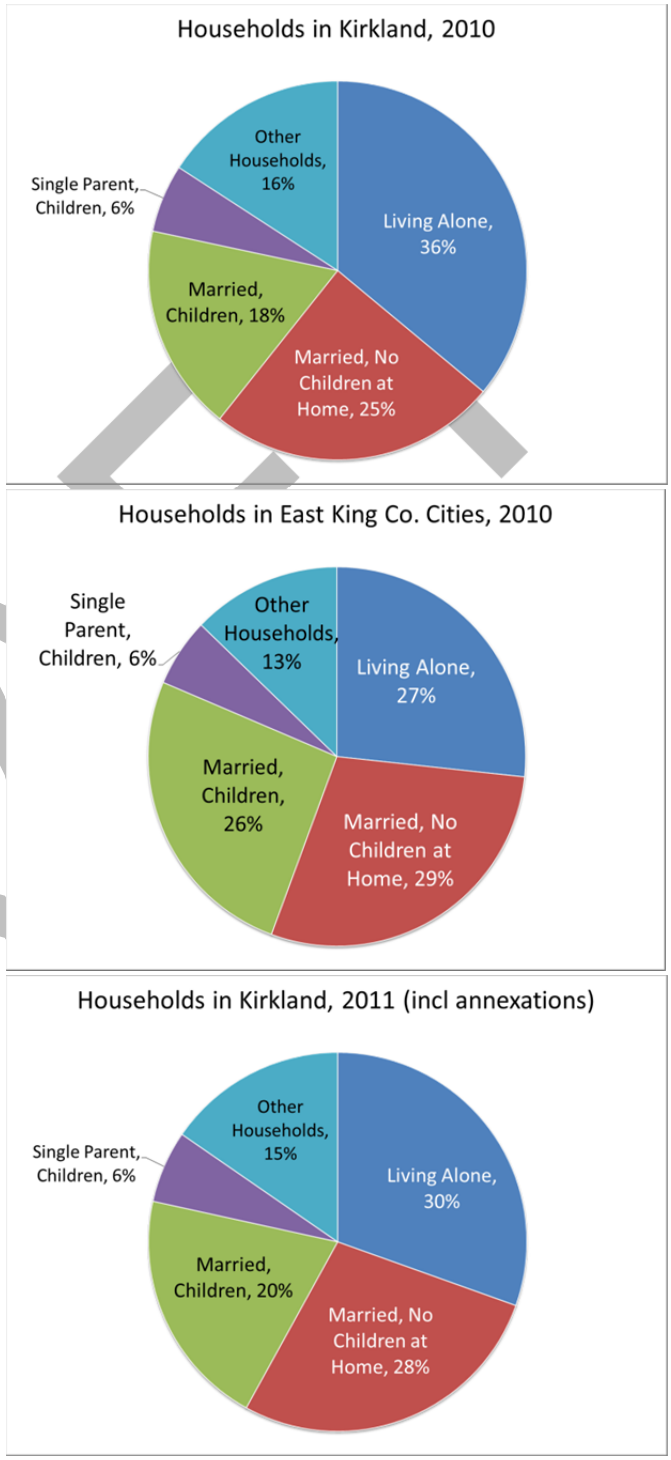
LOCAL DEMOGRAPHIC-HOUSING DATA

Housing Demand

Kirkland grew modestly from 2000 to 2010, a total of 8% in population change, compared to 15% growth across East King County (EKC) cities[1] (**Appendix, Exhibit A**). The big change, of course, occurred the following year when two large areas (Juanita-Finn Hill and Kingsgate, or "J/F/K") were annexed, boosting the city an additional 73% (using 2010 figures). The city is now the second largest and has 19% of the total population of EKC cities.

An interesting phenomenon about the J/F/K annexations is that the ***annexed areas brought Kirkland's demographics more in line with those of East King County.*** **Household types** provide a good example. Among EKC cities, ***Kirkland before annexation had the highest proportion (36%) of people living alone and the lowest percentage of married***

CHART K-1 Household Types



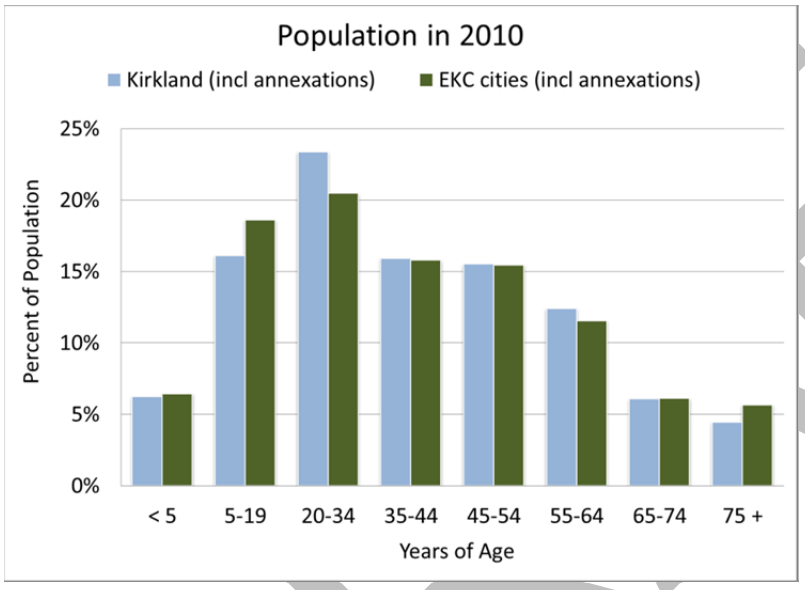
Source: U.S. Census Bureau (2010)

[1] In this section, "EKC cities" and "Eastside" are used interchangeably, and always refer to the same cities of the ARCH program. "EKC" is also used at times for brevity, although "EKC cities" would be more precise.

families (43%; **Appendix, Exhibit B**). After annexation, Kirkland is still distinctive in both categories, but much closer to the other cities (**Chart K-1**). Both the city and the Eastside overall have 58% of households either living alone or married with no children at home.

Population age data correspond to household types in Kirkland. Compared to other EKC cities, ***Kirkland has the second largest percentage of younger (age 20 to 44) adults and, along with Redmond, the smallest percentage of school-age children*** (**Chart K-2**). With respect to older adults, however, Kirkland is very similar to the rest of the Eastside. Those 55 or older increased from 17% in 1990 to 19% in 2000, and 23% in 2010 (**Appendix, Exhibit D-2**).

CHART K-2 Population Age



Source: *2010 U.S. Census*

Ethnically, Kirkland is less diverse than the rest of the Eastside, but becoming more so. Kirkland's white population dropped to 76% as EKC's fell to 68%. Other Eastside communities gained more Asians, rising from 12% to 19% overall, while the city's Asians increased from 8% to 11% (**Appendix, Exhibit E-1**). Likewise, foreign-born populations grew faster—from 17% to 25% across the Eastside—than Kirkland (14% to 19%). People of cultures other than our dominant culture may look for different types or patterns of housing, but the differences between Kirkland's diversity and that of Redmond and Bellevue may be due more to the higher concentrations of tech-related jobs in those cities (more discussion below).

Curiously, 32% of the group quarters population of all EKC cities reside in Kirkland, twice the percentage Kirkland has of the overall Eastside population (**Appendix, Exhibit K-2**).

The city will also want to be aware of a significant increase in counts of homeless children in the Lake Washington School District. Whether because of better record-keeping or actual increases, LWSD reported 69% more homeless school children in the 2011-12 school year than five years earlier, and 43% more than just two years prior (**Appendix, Exhibit K-6**).

Following the pattern of similarities to EKC cities, 16% of households had incomes below 50% of the countywide household median ($35,300 in 2011) and 52% had incomes greater than 120% of the median ($84,700; **Appendix, Exhibit F-1**). The poverty rate (6%) is also the same as EKC

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overall (**Appendix, Exhibit G-3**). On the other hand, the city's median income increased 47% since 2000, not adjusting for inflation, more than any EKC city except Issaquah (50%) and the Point Cities.

"Housing cost-burden"[2] is also virtually the same (36%) for Kirkland renters as the rest of EKC cities (**Appendix, Exhibit H-1**). ***The rate is much lower, however, in pre-annexation Kirkland (33%) than in the annexed areas (41-42%).*** The same holds true at the higher level of "severe cost burden" (**Appendix, Exhibit H-4**). Severe cost burden among renters was lower in the city before annexation, and the combined city has a rate (15%) closer to that of EKC cities (18%).

Jobs-housing balance is a figure developed to indicate the ratio of housing demand from local workforce[3] 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** shows that East King County's jobs-housing ratio has increased from well below 1.0 in 1970 to 1.3 in 2006, and Kirkland's ratio increased along with it, achieving the 1.0 standard. Looking ahead to the year 2031, however, ***the city's expected employment growth would pull the jobs-housing ratio to about 1.25*** (**Appendix, Exhibit I**).

As with many of the other factors mentioned here, Kirkland's employment profile is similar to EKC as a whole (**Appendix, Exhibit J-1**). The two exceptions in 2011 were the Services sector—50% in Kirkland versus 60% in all EKC cities—and Government: 12% in Kirkland and 7% across EKC. Also with respect to wages, Kirkland appears to be typical for the Eastside (**Appendix, Exhibit J-2**) Redmond's Services[4] sector wages ($122,529) are so high that they skew the averages, but Kirkland's Services wage is the third highest after Yarrow Point and Bellevue.

Housing Supply

Kirkland's housing stock had been majority multi-family since the 1980s; but the J/F/K areas (roughly three-quarters in single-family homes) brought the "new" city to 54% detached dwellings—exactly the same percentage as EKC overall (**Appendix, Exhibit L-1**). Similarly,

[2] 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). Historically, this 30 percent threshold is not the significant problem for households earning more than the median income as it is for lower-income households.

[3] This analysis assumes that each household has 1.4 workers; or in the converse, each job creates demand for about .714 housing units.

[4] 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).

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homeownership before annexation was 57%, and after annexation 64%, compared to 65% across EKC cities (**Appendix, Exhibit L-3**). Note, however, that ***multi-family housing has been gaining in the annexed areas as well as "old" Kirkland, while homeownership has been rather steady throughout.*** Since 1992, 58% of the city's housing permits went to multi-family homes, almost exactly the same as the EKC cities' total (59%; **Appendix, Exhibit L-2.**).

During the first period of Growth Management Act (GMA) growth targets (1992-2012) Kirkland's growth exceeded its housing target (**Appendix, Exhibit R-2**). Likewise, the city's growth outpaced the target rate for the first ten years of the 2001-2022 period. The city's 2006-2031 target, however, is much more aggressive (even before annexation), and ***due in large part to the recession, permits have been slower than the target's annual average***.

Kirkland's housing is a little older than the rest of the Eastside. Fifty percent (50%) of the city's units were built before 1980, compared to 45% in all EKC cities (**Appendix, Exhibit O**).

The city has permitted its share of accessory dwelling units: 22% of those in EKC cities since 1994 (**Appendix, Exhibit Q-1**), compared to 23% of all housing units.

Average home sales prices in Kirkland dropped 25% from 2010 to 2012, compared to a 5% decline across East King County cities; and the average price in Kirkland was 82% of the countywide average in 2012, including condominiums (**Appendix, Exhibit P-1**). Eighty-eight percent (88%) of Kirkland homeowners in 2010 reported their home values to be higher than affordable for a median-income family; 4% were affordable for a moderate-income family (80% of median income; **Appendix, Exhibit M-2**).

Meanwhile, rent prices in the "Kirkland" market rose 25% since 2000, tying it with Mercer Island for the highest average rent on the Eastside. Rents also rose 16% in the "Juanita" market (**Appendix, Exhibit P-2**). ***Sixteen percent (16%) of the city's rental units were affordable to a household making 50% of the median income*** in 2010 (low-income, or $42,800 for a family of four), and 59% affordable at 80% of median (moderate-income, $68,500)—again, exactly the same as EKC cities as a whole (**Appendix, Exhibit M-2**). But ***only 2% of the city's multi-family housing built since 1994 was affordable to low-income households*** when new (**Appendix, Exhibit N-2**).

In summary, Kirkland was, before annexation, distinguishable by lots of one-person households and few married households, and many young adults and renters. After annexation, Kirkland is more like the rest of the Eastside on all these counts. Regardless of annexation, the city has notable signs of rising wages and housing prices, as well as housing cost burdens and homelessness.

SUMMARY OF LOCAL HOUSING STRATEGIES

[To be presented January 9th.]

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Exhibit A: Population

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	35,942	3,563
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)
EKC Cities (incl 2011 annexations)	***340,907***	***442,909***	***30%***	***45,774***	***56,228***
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

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	51%	42%	30%	10%	25%
2000	*n/a*	*n/a*	*n/a*	*n/a*	*n/a*	*n/a*
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	*n/a*	*n/a*	*n/a*	*n/a*	*n/a*	*n/a*
Kingsgate CDP, 2010	4,878	23%	30%	25%	7%	14%
2000	*n/a*	*n/a*	*n/a*	*n/a*	*n/a*	*n/a*
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%*
EKC Cities, 2010 (incl annexations)	**178,790**	**31%**	**32%**	**28%**	**7%**	**15%**
2000	***138,682***	***27%***	***29%***	***25%***	***6%***	***13%***
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 Persons

1990, 2000, 2010 U.S. Census

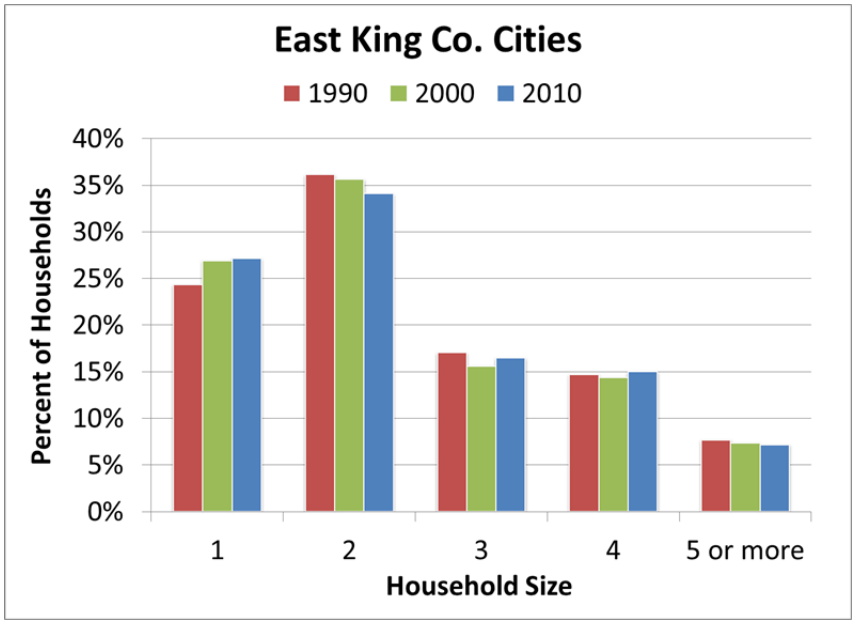


Exhibit C-2: Households by Number of Persons

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	*n/a*	*n/a*	*n/a*	*n/a*	*n/a*	*n/a*
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	*n/a*	*n/a*	*n/a*	*n/a*	*n/a*	*n/a*
Kingsgate CDP, 2010	4,878	23%	33%	18%	15%	10%
2000	*n/a*	*n/a*	*n/a*	*n/a*	*n/a*	*n/a*
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%*
EKC cities (2010, incl annex.)	**178,790**	**27%**	**34%**	**17%**	**15%**	**7%**
2000	***138,682***	***27%***	***36%***	***16%***	***14%***	***7%***
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, 2010

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	299	13	81	9	47	45	42	32	30
Pct of total		4%	27%	3%	16%	15%	14%	11%	10%
Bellevue	122,363	6,902	21,401	27,082	17,535	18,446	13,936	8,750	8,311
Pct of total		6%	17%	22%	14%	15%	11%	7%	7%
Bothell	33,505	2,104	6,177	6,879	4,866	5,275	4,140	2,013	2,051
Pct of total		6%	18%	21%	15%	16%	12%	6%	6%
Clyde Hill	2,984	152	780	170	398	530	405	303	246
Pct of total		5%	26%	6%	13%	18%	14%	10%	8%
Hunts Point	394	19	84	25	46	63	61	60	36
Pct of total		5%	21%	6%	12%	16%	15%	15%	9%
Issaquah	30,434	2,549	5,100	6,466	5,536	4,030	2,878	1,590	2,285
Pct of total		8%	17%	21%	18%	13%	9%	5%	8%
Kenmore	20,460	1,366	3,733	3,755	3,096	3,358	2,709	1,293	1,150
Pct of total		7%	18%	18%	15%	16%	13%	6%	6%
Kirkland (incl annexations)	84,559	5,285	13,618	19,745	13,451	13,106	10,469	5,141	3,744
Pct of total		6%	16%	23%	16%	15%	12%	6%	4%
Kirkland (before annex.)	48,787	2,938	7,173	12,336	7,853	7,383	5,805	2,813	2,486
Pct of total		6%	15%	25%	16%	15%	12%	6%	5%
Inglewood-Finn Hill CDP	22,707	1,433	4,011	4,579	3,559	3,784	3,119	1,472	750
Pct of total		6%	18%	20%	16%	17%	14%	6%	3%
Kingsgate CDP	13,065	914	2,434	2,830	2,039	1,939	1,545	856	508
Pct of total		7%	19%	22%	16%	15%	12%	7%	4%
Medina	2,969	132	792	178	350	568	409	300	240
Pct of total		4%	27%	6%	12%	19%	14%	10%	8%
Mercer Island	22,699	1,009	4,998	2,275	2,712	3,982	3,300	2,009	2,414
Pct of total		4%	22%	10%	12%	18%	15%	9%	11%
Newcastle	10,380	714	1,915	1,921	1,815	1,817	1,264	577	357
Pct of total		7%	18%	19%	17%	18%	12%	6%	3%
Redmond	54,144	4,374	8,766	14,955	9,241	6,708	4,979	2,520	2,601
Pct of total		8%	16%	28%	17%	12%	9%	5%	5%
Sammamish	45,780	3,186	12,463	5,173	8,909	8,470	4,965	1,741	873
Pct of total		7%	27%	11%	19%	19%	11%	4%	2%
Woodinville	10,938	662	2,148	2,017	1,758	1,794	1,349	592	618
Pct of total		6%	20%	18%	16%	16%	12%	5%	6%
Yarrow Point	1,001	38	259	59	114	201	134	113	83
Pct of total		4%	26%	6%	11%	20%	13%	11%	8%
EKC cities (incl annexations)	***442,909***	***28,505***	***82,315***	***90,709***	***69,874***	***68,393***	***51,040***	***27,034***	***25,039***
Pct of total		***6%***	***19%***	***20%***	***16%***	***15%***	***12%***	***6%***	***6%***
Seattle	608,660	32,036	78,619	181,501	99,704	80,543	70,762	33,069	32,426
Pct of total		5%	13%	30%	16%	13%	12%	5%	5%
King County	1,931,249	120,294	341,598	442,539	296,790	291,132	228,217	112,747	97,932
Pct of total		6%	18%	23%	15%	15%	12%	6%	5%
Washington	6,724,540	439,657	1,330,238	1,395,293	908,305	988,205	835,165	457,220	370,457
Pct of total		7%	20%	21%	14%	15%	12%	7%	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
Beaux Arts, 1990	16%	10%	2%
2000	16%	11%	8%
2010	14%	11%	10%
Bellevue, 1990	10%	7%	4%
2000	10%	7%	6%
2010	11%	7%	7%
Bothell, 1990	7%	7%	5%
2000	8%	5%	5%
2010	12%	6%	6%
Clyde Hill, 1990	14%	11%	4%
2000	15%	11%	8%
2010	14%	10%	8%
Hunts Point, 1990	13%	11%	4%
2000	16%	6%	10%
2010	15%	15%	9%
Issaquah, 1990	7%	6%	6%
2000	8%	5%	5%
2010	9%	5%	8%
Kenmore, 1990	8%	6%	4%
2000	9%	6%	5%
2010	13%	6%	6%
Kirkland, 1990	7%	6%	4%
2000	9%	5%	5%
2010 (before annex.)	12%	6%	5%
2010 (incl annexations)	12%	6%	4%
Inglewood-Finn Hill, 1990	6%	4%	2%
2000	9%	4%	2%
2010	14%	6%	3%
Kingsgate CDP, 1990	6%	3%	1%
2000	9%	5%	2%
2010	12%	7%	4%

	55 to 64 yrs	65 to 74 yrs	75 yrs and over
Medina, 1990	14%	11%	4%
2000	13%	9%	8%
2010	14%	10%	8%
Mercer Island, 1990	12%	9%	5%
2000	12%	9%	10%
2010	15%	9%	11%
Newcastle, 1990	n/a	n/a	n/a
2000	9%	4%	2%
2010	12%	6%	3%
Redmond, 1990	6%	4%	3%
2000	8%	4%	5%
2010	9%	5%	5%
Sammamish, 1990	n/a	n/a	n/a
2000	7%	2%	2%
2010	11%	4%	2%
Woodinville, 1990	4%	3%	1%
2000	8%	3%	6%
2010	12%	5%	6%
Yarrow Point, 1990	15%	11%	4%
2000	16%	11%	8%
2010	13%	11%	8%
EKC cities, 1990	***8%***	***6%***	***4%***
2000	***9%***	***6%***	***5%***
2010 (incl annexations)	***12%***	***6%***	***6%***
Seattle, 1990	7%	8%	7%
2000	7%	5%	7%
2010	12%	5%	5%
King County, 1990	8%	6%	5%
2000	8%	5%	5%
2010	12%	6%	5%
Washington, 1990	8%	7%	5%
2000	8%	6%	6%
2010	12%	7%	6%

Exhibit E-1: Ethnicity

2000, 2010 U.S. Census

		Not Hispanic or Latino							
	Total	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	Hispanic or Latino, any Race
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%
EKC cities, 2000	***340,649***	***79%***	***1%***	***0%***	***12%***	***0%***	***0%***	***3%***	***4%***
2010 (incl 2011 annex.)	***442,909***	***68%***	***2%***	***0%***	***19%***	***0%***	***0%***	***4%***	***6%***
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%
EKC Cities	***17%***	***25%***
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: Linguistic Isolation*

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

	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%
EKC cities (incl 2011 annexations)	***4%***	***6%***
Seattle	5%	6%
King County	5%	6%
Washington	3%	4%

*Linguistic isolation is the term used in the 2000 Census, and means no one in the home 14 years and over speaks English only or speaks English "very well;" i.e., the same as measured in 2011.

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:	Total Households	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
Beaux Arts Village	134	3%	2%	8%	6%	5%	76%	$131,250
Bellevue	50,255	10%	8%	14%	9%	8%	51%	$84,503
Bothell	13,569	9%	11%	18%	11%	8%	43%	$70,935
Clyde Hill	952	4%	6%	4%	4%	5%	77%	$197,917
Hunts Point	155	10%	1%	6%	3%	3%	77%	$205,625
Issaquah	12,461	9%	6%	15%	9%	9%	51%	$87,038
Kenmore	7,914	11%	9%	15%	9%	8%	48%	$81,097
Kirkland (incl annexations)	37,684	8%	8%	14%	9%	9%	52%	n/a
Kirkland (before annex.)	22,624	8%	8%	14%	9%	9%	52%	$88,756
Inglewood-Finn Hill CDP	9,559	7%	9%	13%	8%	9%	54%	$91,839
Kingsgate CDP	5,501	10%	8%	15%	9%	8%	50%	$82,210
Medina	1,037	6%	6%	4%	5%	4%	75%	$176,354
Mercer Island	9,253	6%	7%	11%	6%	6%	64%	$123,328
Newcastle	3,932	6%	6%	11%	8%	8%	61%	$106,339
Redmond	23,048	9%	8%	11%	8%	9%	55%	$92,851
Sammamish	14,583	3%	3%	7%	5%	5%	75%	$135,432
Woodinville	4,350	7%	9%	15%	8%	8%	54%	$91,049
Yarrow Point	364	5%	3%	7%	6%	7%	72%	$153,056
EKC cities	***179,691***	***8%***	***8%***	***13%***	***8%***	***8%***	***54%***	***n/a***
Seattle	282,480	17%	12%	17%	9%	7%	37%	$61,856
King County	790,070	13%	11%	16%	10%	8%	42%	$70,567
Washington	2,602,568	17%	16%	13%	15%	11%	28%	$58,890

Exhibit F-2: Household Incomes

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

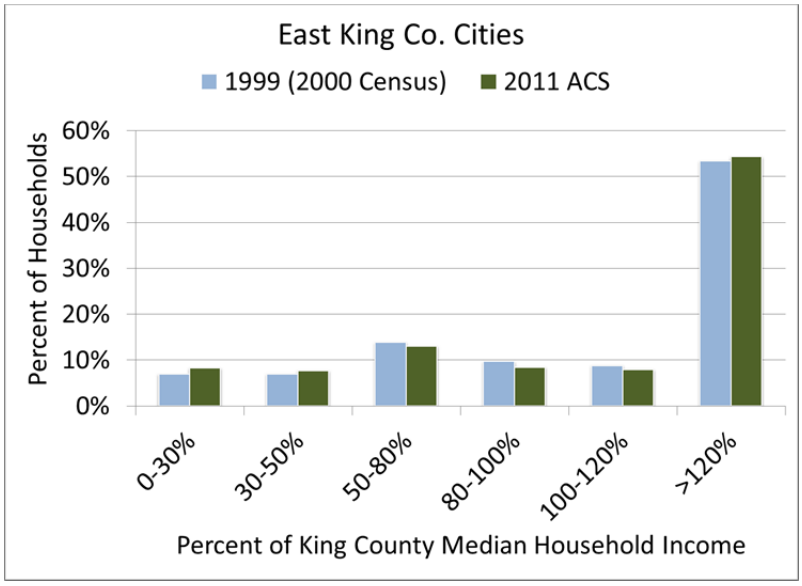


Exhibit G-1: Households below Poverty Level

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

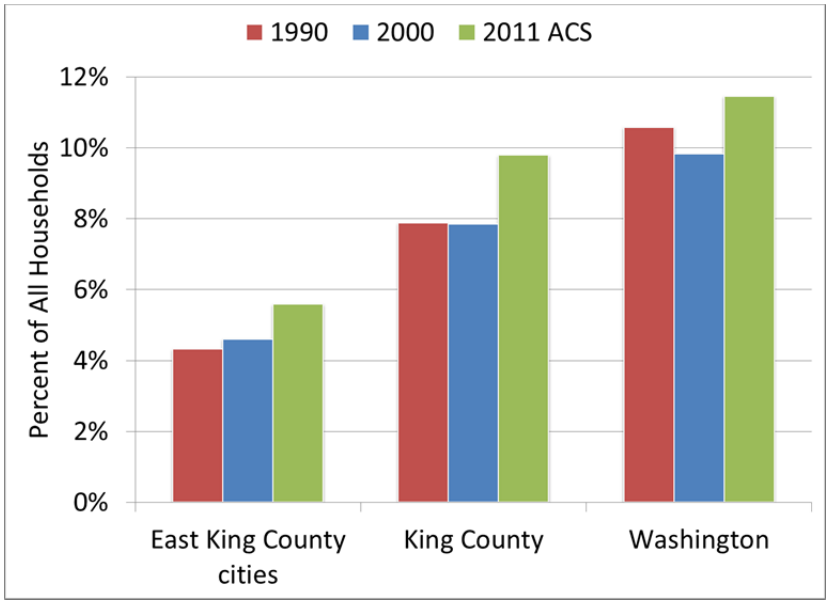


Exhibit G-2: Elderly Householders below Poverty Level

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

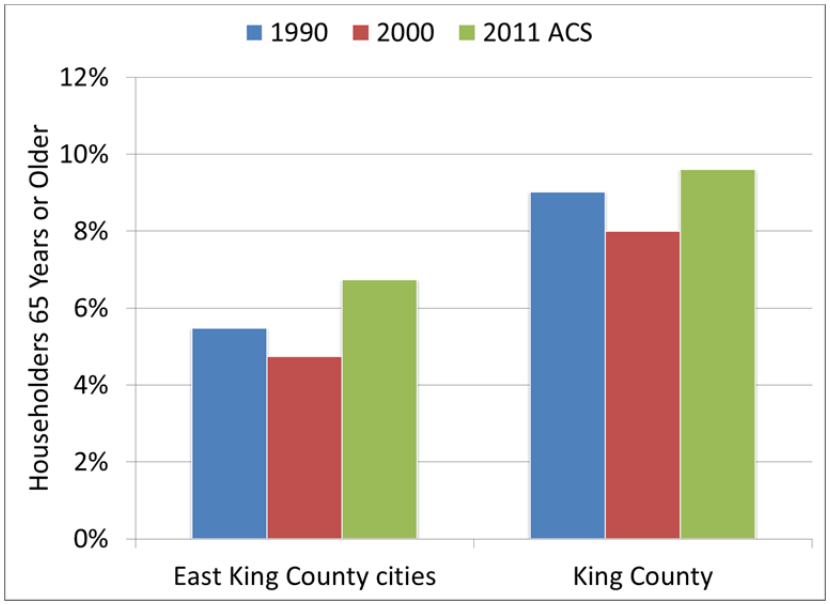


Exhibit G-3: Households below Poverty Level,* 2011

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%*
EKC Cities	***179,691***	***6%***	***117,018***	***4%***	***62,673***	***9%***
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

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%
EKC cities (incl annexations)	***37%***	***36%***	***37%***	***20%***	***26%***	***33%***	***27%***	***30%***	***34%***
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

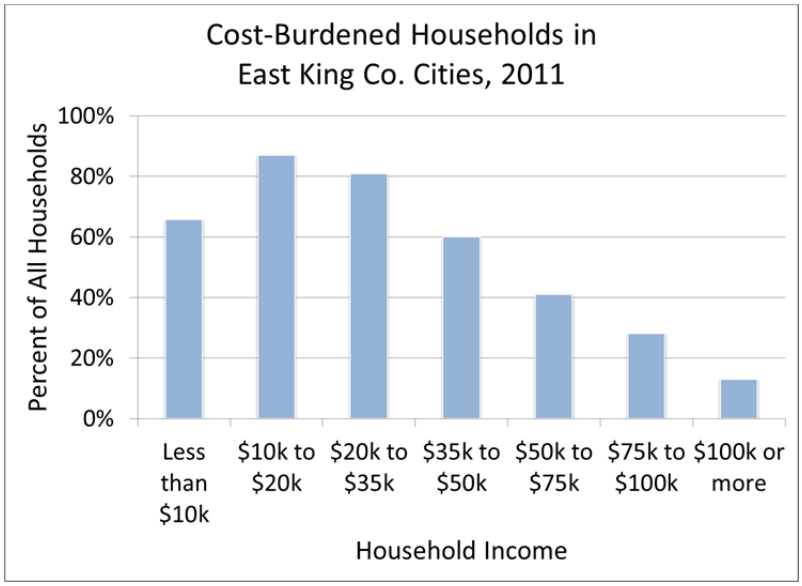


Exhibit H-3: Housing Cost Burden by Tenure

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

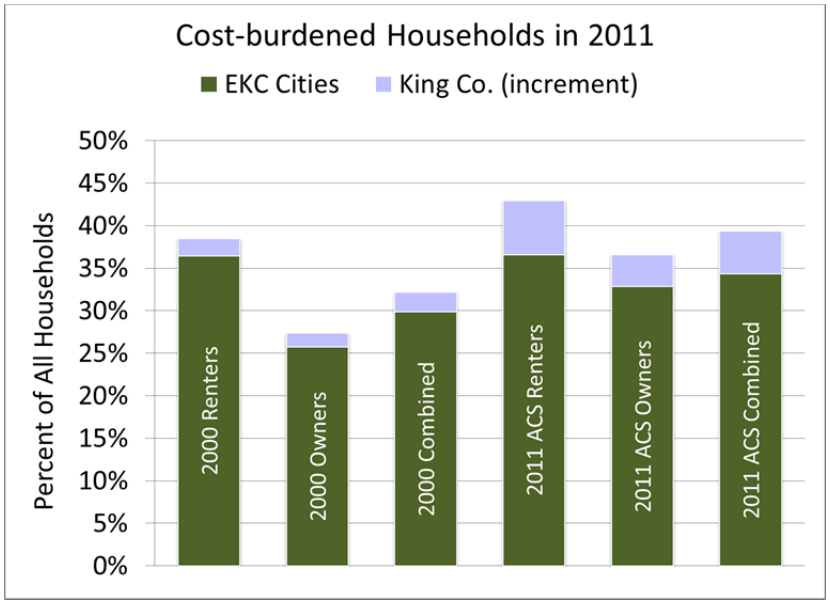


Exhibit H-4: Severely Cost-Burdened* Households

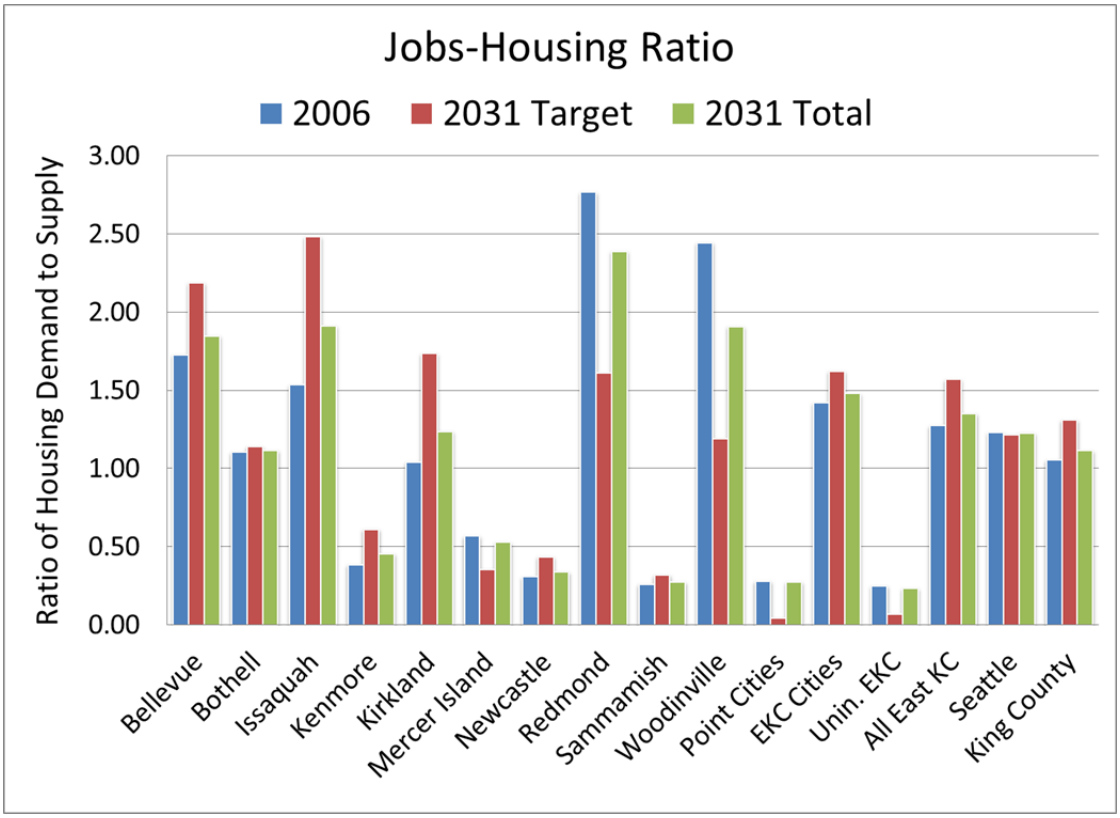
2000 U.S. Census; 2011 ACS 5-Year Estimates

	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%	11%
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%
EKC cities (incl annexations)	***16%***	***18%***	***8%***	***12%***	***11%***	***14%***
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*

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
EKC Cities	**0.59**	**0.90**	**1.31**	**1.52**	**1.42**	**1.62**	**1.48**
Unin. EKC	0.14	0.15	0.28	0.17	0.25	0.07	0.24
All East KC	***0.48***	***0.69***	***1.00***	***1.25***	***1.27***	***1.57***	***1.35***
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, 2011

Puget Sound Regional Council (2012)

City	Const/Res	FIRE	Manufac-turing	Retail	Services	WTU	Govern-ment	Education	Total
Beaux Arts	*	0	0	0	*	0	2	0	15
Pct of total	*	0%	0%	0%	*	0%	13%	0%	100%
Bellevue	4,023	11,516	5,475	12,694	72,813	8,162	3,987	3,966	122,635
Pct of total	3%	9%	4%	10%	59%	7%	3%	3%	100%
Bothell	674	1,632	898	671	5,629	1,353	479	1,255	12,590
Pct of total	5%	13%	7%	5%	45%	11%	4%	10%	100%
Clyde Hill	*	7	*	*	351	18	30	210	644
Pct of total	*	1%	*	*	55%	3%	5%	33%	100%
Hunts Point	0	*	0	0	*	0	2	0	31
Pct of total	0%	*	0%	0%	*	0%	6%	0%	100%
Issaquah	490	712	1,126	2,921	12,164	1,099	818	583	19,912
Pct of total	2%	4%	6%	15%	61%	6%	4%	3%	100%
Kenmore	389	101	53	387	1,643	332	199	534	3,637
Pct of total	11%	3%	1%	11%	45%	9%	5%	15%	100%
Kirkland	1,501	2,373	1,262	3,434	15,985	1,922	3,911	1,357	31,745
Pct of total	5%	7%	4%	11%	50%	6%	12%	4%	100%
Medina	*	25	*	31	207	9	26	0	303
Pct of total	*	8%	*	10%	68%	3%	9%	0%	100%
Mercer Island	246	1,347	35	508	3,086	214	299	609	6,344
Pct of total	4%	21%	1%	8%	49%	3%	5%	10%	100%
Newcastle	25	67	57	203	1,272	132	40	197	1,992
Pct of total	1%	3%	3%	10%	64%	7%	2%	10%	100%
Redmond	2,089	1,790	7,089	4,001	57,995	4,040	1,008	882	78,893
Pct of total	3%	2%	9%	5%	74%	5%	1%	1%	100%
Sammamish	183	150	13	411	2,187	225	216	1,203	4,589
Pct of total	4%	3%	0%	9%	48%	5%	5%	26%	100%
Woodinville	1,467	336	2,360	1,469	4,022	1,245	153	334	11,387
Pct of total	13%	3%	21%	13%	35%	11%	1%	3%	100%
Yarrow Point	*	*	*	*	31	*	5	0	74
Pct of total	*	*	*	*	42%	*	7%	0%	100%
EKC Cities	***11,087***	***20,056***	***18,368***	***26,730***	***177,385***	***18,751***	***11,175***	***11,130***	***294,791***
Pct of total	***4%***	***7%***	***6%***	***9%***	***60%***	***6%***	***4%***	***4%***	***100%***
Seattle	16,277	32,098	27,151	39,318	246,703	29,658	47,728	34,988	473,921
Pct of total	3%	7%	6%	8%	52%	6%	10%	7%	100%
King County	45,987	64,340	97,919	104,792	548,123	99,844	86,607	70,789	1,118,401
Pct of total	4%	6%	9%	9%	49%	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, 2008

Puget Sound Regional Council (2009)

	Const/Res	FIRE	Manufac-turing	Retail	Services	WTU	Total
Beaux Arts	*	$0	$0	$0	*	$0	$33,987
Bellevue	$67,719	$74,115	$78,421	$34,236	$62,306	$86,111	$63,278
Bothell	$53,381	$58,778	$82,343	$35,366	$56,680	$94,268	$60,323
Clyde Hill	$33,269	$82,153	*	*	$28,081	$93,053	$34,733
Hunts Point	$0	*	$0	$0	$45,471	*	$54,708
Issaquah	$53,704	$48,790	$72,878	$28,941	$55,069	$77,946	$52,481
Kenmore	$47,332	$26,436	$53,769	$25,615	$29,057	$46,389	$34,428
Kirkland	$58,556	$64,122	$64,066	$35,819	$57,653	$106,587	$58,055
Medina	*	$58,389	$0	*	$39,330	$103,838	$41,837
Mercer Island	$57,906	$74,186	$41,726	$27,879	$34,313	$86,888	$47,749
Newcastle	$33,244	$37,732	*	$31,124	$26,998	$62,240	$31,827
Redmond	$58,020	$54,112	$71,927	$28,990	$122,529	$72,981	$105,479
Sammamish	$37,882	$39,577	$20,257	$26,382	$33,634	$96,520	$37,506
Woodinville	$60,418	$43,186	$45,666	$26,826	$34,277	$57,346	$44,228
Yarrow Point	*	$0	*	$0	$69,569	*	$49,658
EKC cities	***$60,333***	***$68,432***	***$70,578***	***$32,262***	***$80,164***	***$81,314***	***$72,530***
Seattle	$67,299	$87,905	$66,409	$42,916	$53,594	$66,103	$58,594
King County	$58,316	$74,509	$71,213	$35,008	$58,132	$62,694	$58,703
Region	**$53,710**	**$70,997**	**$69,458**	**$31,927**	**$51,031**	**$59,421**	**$53,304**

* 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%
EKC Cities	***2,403***	***2%***	***3,917***	***2%***
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
Beaux Arts Village	-	-	-
Bellevue	569	791	1,110
Bothell	127	216	321
Clyde Hill	-	-	-
Hunts Point	-	-	-
Issaquah	193	227	443
Kenmore	40	87	123
Kirkland (incl annexations)	n/a	n/a	998
Kirkland (before annex.)	794	848	630
Inglewood-Finn Hill CDP	181	140	177
Kingsgate CDP	24	24	191
Medina	-	-	-
Mercer Island	83	279	68
Newcastle		15	33
Redmond	379	833	274
Sammamish		-	99
Woodinville	-	23	47
Yarrow Point	-	-	-
EKC cities (incl annexations)	***2,185***	***3,319***	***3,148***
Seattle	21,199	26,655	24,925
King County	30,512	37,619	37,131
Washington	120,531	136,382	139,375

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

Committee to End Homelessness, 2012

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 (2012)

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

Exhibit K-5: One-Night Count of Unsheltered Homeless, 2013

Seattle-King County Coalition on Homelessness (2013)

	Seattle	Kent	North End	Eastside	White Center	Federal Way	Renton	Night Owl Buses	Auburn	Total
Men	597	7	68	96	4	31	22	66	6	897
Women	133	3	21	26	-	4	2	14	2	205
Gender unknown	1,241	43	17	75	47	83	59	1	49	1,615
Minor (under 18)	18	-	-	-	-	-	-	1	-	19
Total, 2013	**1,989**	**53**	**106**	**197**	**51**	**118**	**83**	**82**	**57**	**2,736**
Benches	11	-	-	1	-	2	2	-	-	16
Parking garages	22	2	-	1	-	-	3	-	-	28
Cars/trucks	631	8	14	52	31	78	37	-	27	878
Structures	292	4	3	8	16	15	11	-	4	353
Under roadways	194	8	2	6	-	2	8	-	5	225
Doorways	139	13	-	5	2	1	2	-	1	163
City parks	5	7	1	-	-	-	-	-	10	23
Bushes/undergrowth	69	3	-	8	-	-	2	-	6	88
Bus stops	32	-	4	-	-	1	3	-	-	40
Alleys	46	1	-	-	-	1	-	-	-	48
Walking around	257	6	6	7	2	18	8	-	1	305
Other	291	1	76	109	-	-	7	82	3	569
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, 2011-2012

Office of Superintendent of Public Instruction (2012)

	2011-2012 School Year								
District Name	Pre-K and K	Grades 1-6	Grades 7-8	Grades 9-12	Shelters	Doubled Up	Un-sheltered	Hotel Motel	Total
Bellevue	24	84	33	44	98	79	7	1	185
Issaquah	12	76	14	35	53	78	3	3	137
Lake Washington	30	93	31	59	82	124	7	-	213
Mercer Island	1	5	2	2	-	9	-	1	10
Northshore	19	80	14	38	40	82	25	4	151
EKC schools	***86***	***338***	***94***	***178***	***273***	***372***	***42***	***9***	***696***
Seattle	97	743	250	782	1,531	301	13	27	1,872
King County	435	2,397	717	1,691	2,379	2,521	118	196	5,214
Washington	2,882	12,166	3,623	8,719	6,524	18,332	1,205	1,329	27,390
EKC schools, 2010-11	*89*	*340*	*74*	*191*	*337*	*336*	*16*	*5*	*694*
EKC schools, 2009-10	*66*	*285*	*85*	*178*	*254*	*331*	*14*	*15*	*614*
EKC schools, 2008-09	*56*	*252*	*74*	*123*	*258*	*227*	*5*	*15*	*505*
EKC schools, 2007-08	*60*	*255*	*60*	*112*	*210*	*248*	*7*	*22*	*487*

Exhibit L-1: Housing Types

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

	Total	1, detached	1 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]

	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%
EKC Cities, 1990	***101,743***	***58%***	***28%***	***12%***	***2%***
2000	***145,563***	***57%***	***27%***	***15%***	***2%***
2011 ACS	***175,849***	***54%***	***28%***	***16%***	***2%***
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	2451075	62%	19%	9%	9%
2011 ACS	2,861,985	63%	20%	9%	7%

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

King County and ARCH

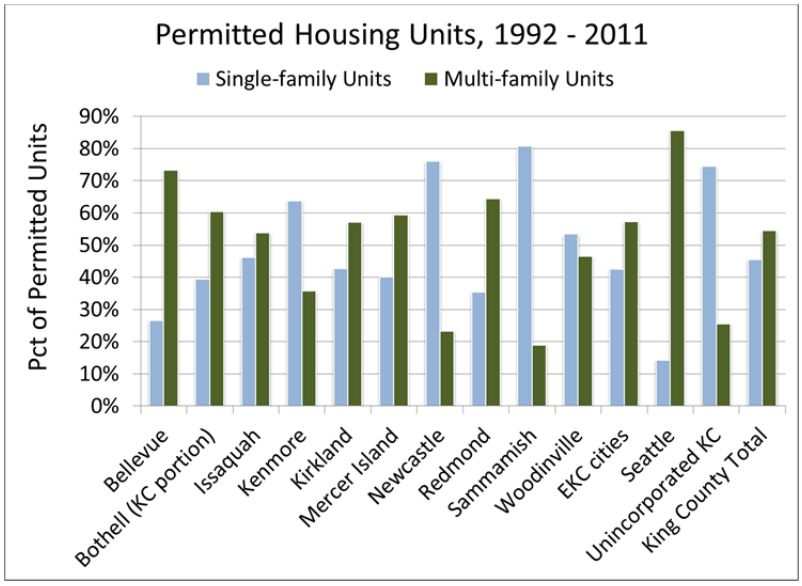


Exhibit L-3: Homeownership

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%
EKC cities (incl annexations)	***97,083***	***138,682***	***178,790***
Owner-occupied	***63%***	***66%***	***65%***
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-4: Homeownership

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

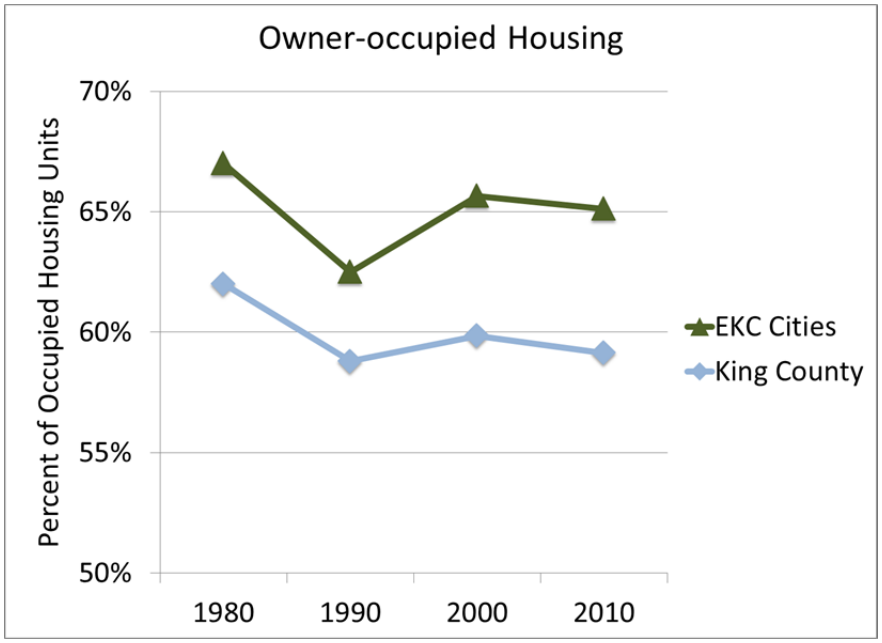


Exhibit L-5: Tenure of New Attached Housing

ARCH

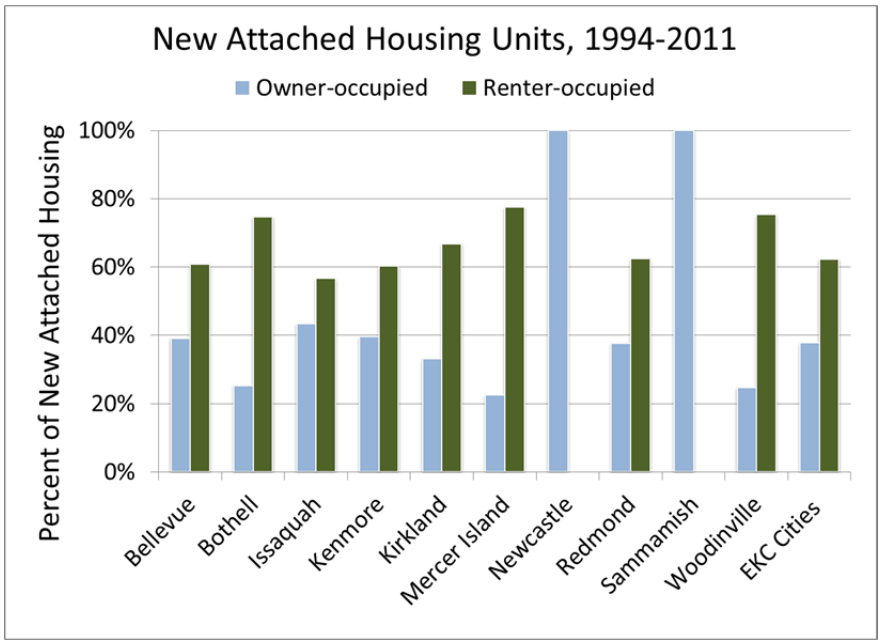


Exhibit M-1: Affordable Housing Stock, 2010

2010 CHAS 5-Year Estimates*

	<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	0%	0%	0%	0%	13%	88%
Bellevue	2%	5%	7%	20%	19%	54%
Bothell (King Co. part)	2%	10%	12%	26%	18%	43%
Clyde Hill	2%	0%	3%	1%	7%	89%
Hunts Point	6%	5%	11%	2%	2%	84%
Issaquah	3%	3%	6%	15%	24%	56%
Kenmore	3%	10%	13%	15%	7%	65%
Kirkland (incl 2011 annexations)	2%	4%	7%	16%	19%	59%
Kirkland	2%	4%	7%	18%	23%	53%
Inglewood-Finn Hill CDP	1%	3%	4%	14%	11%	71%
Kingsgate CDP	4%	6%	10%	11%	17%	61%
Medina	3%	0%	3%	2%	10%	85%
Mercer Island	2%	2%	4%	6%	15%	74%
Newcastle	0%	2%	2%	15%	13%	69%
Redmond	2%	5%	7%	21%	26%	45%
Sammamish	0%	1%	2%	4%	8%	86%
Woodinville	2%	4%	5%	25%	13%	56%
Yarrow Point	0%	4%	4%	1%	1%	93%
EKC cities (incl 2011 annexations)	***2%***	***4%***	***7%***	***17%***	***18%***	***59%***
Seattle	6%	12%	18%	22%	14%	45%
King County	4%	11%	15%	20%	15%	50%
Washington state	4%	14%	18%	25%	16%	41%
United States	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			
	Less than 50% AMI	50% to 80% AMI	80% to 100% AMI	Greater than 100% AMI	Less than 30% AMI	30% to 50% AMI	50% to 80% AMI	Greater than 80% AMI
Beaux Arts Village	0%	0%	0%	100%	0%	0%	0%	100%
Bellevue	2%	1%	5%	92%	6%	8%	47%	39%
Bothell (King Co. part)	5%	6%	15%	74%	5%	18%	55%	22%
Clyde Hill	0%	1%	1%	97%	27%	0%	0%	73%
Hunts Point	6%	0%	0%	94%	56%	0%	22%	22%
Issaquah	1%	2%	10%	87%	9%	5%	39%	48%
Kenmore	5%	2%	4%	88%	11%	24%	51%	14%
Kirkland (incl 2011 annexations)	2%	2%	8%	88%	7%	9%	43%	41%
Kirkland	2%	1%	8%	89%	6%	8%	42%	44%
Inglewood-Finn Hill CDP	1%	2%	5%	92%	6%	7%	55%	32%
Kingsgate CDP	3%	5%	14%	79%	19%	17%	35%	30%
Medina	0%	0%	0%	99%	20%	0%	13%	67%
Mercer Island	1%	1%	1%	97%	11%	5%	23%	62%
Newcastle	1%	2%	4%	93%	1%	5%	52%	42%
Redmond	5%	2%	8%	86%	4%	6%	43%	47%
Sammamish	1%	0%	2%	97%	3%	2%	34%	61%
Woodinville	1%	5%	8%	87%	4%	9%	63%	23%
Yarrow Point	1%	0%	0%	99%	0%	56%	22%	22%
EKC cities (incl 2011 annexations)	***2%***	***2%***	***6%***	***90%***	***6%***	***8%***	***44%***	***41%***
Seattle	2%	1%	5%	92%	12%	22%	43%	24%
King County	4%	4%	9%	82%	10%	22%	45%	23%
Washington state	8%	13%	16%	63%	11%	24%	48%	16%
United States	22%	22%	13%	43%	14%	23%	44%	19%

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

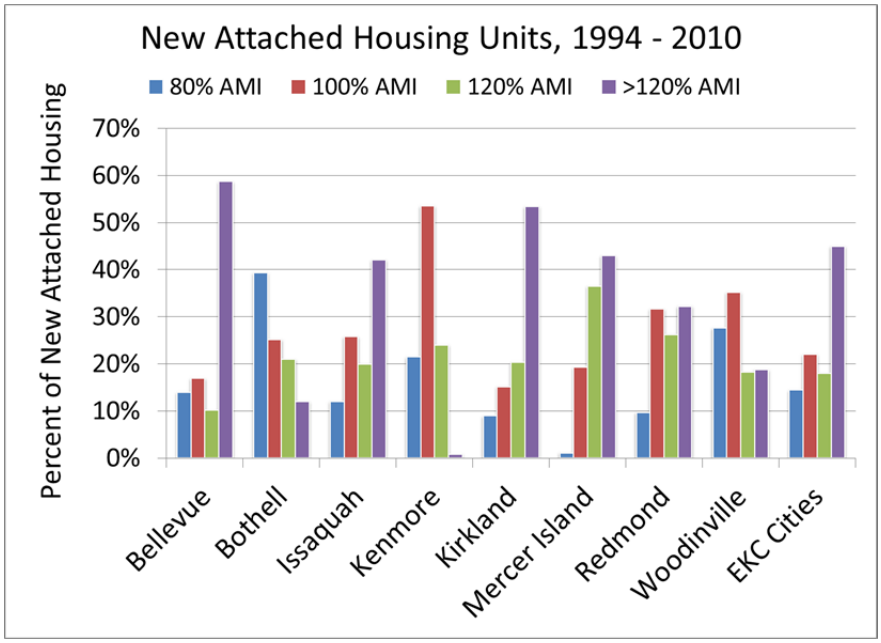


Exhibit N-2: Affordability of New Multi-family Housing, 1994–2010

ARCH

	Total (1)	50% of median	80% of median	100% of median	120% of median	120%+ of median	Units surveyed
Bellevue	9,008	8	1,139	1,380	830	4,782	8,139
Pct of surveyed		0%	14%	17%	10%	59%	
Bothell	2,401	40	653	418	348	199	1,658
Pct of surveyed		2%	39%	25%	21%	12%	
Issaquah	3,451	0	251	537	417	877	2,082
Pct of surveyed		0%	12%	26%	20%	42%	
Kenmore	237	0	51	127	57	2	237
Pct of surveyed		0%	22%	54%	24%	1%	
Kirkland	3,195	43	199	337	451	1,184	2,214
Pct of surveyed		2%	9%	15%	20%	53%	
Mercer Island	1,266	0	10	172	326	384	892
Pct of surveyed		0%	1%	19%	37%	43%	
Newcastle	114	0	0	0	46	50	96
Pct of surveyed		0%	0%	0%	48%	52%	
Redmond	3,723	0	334	1,087	902	1,107	3,430
Pct of surveyed		0%	10%	32%	26%	32%	
Sammamish	0	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%	
Total	***24,540***	***91***	***2,790***	***4,253***	***3,478***	***8,689***	***19,301***
Pct of surveyed		***0%***	***14%***	***22%***	***18%***	***45%***	

(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%
EKC cities (incl annexations)	***10%***	***35%***	***39%***	***17%***
Seattle	52%	19%	17%	12%
King County	29%	28%	29%	14%
Washington	25%	28%	32%	15%

Exhibit P-1: (1st Quarter) Home Sales Prices

Central Puget Sound Real Estate Research (2000, 2005, 2010, 2012)

	2000	2005	2010	2012			Change, 2000 - 2010	Change, 2010-2012		
	Total	Total	Total	Attached	Detached	Total	Total	Total	Attached	Detached
Bellevue	$317,608	$500,932	$621,682	$410,000	$735,578	$592,819	96%	-5%	7%	-6%
Bothell	$231,690	$286,727	$317,735	$181,474	$455,250	$375,691	37%	18%	-17%	15%
Issaquah	$313,082	$373,418	$451,106	$228,975	$500,977	$401,032	44%	-11%	-29%	-7%
Kenmore	$234,437	$365,760	$352,049	$142,544	$399,655	$362,333	50%	3%	-27%	3%
Kirkland	$267,508	$384,396	$534,209	$232,081	$495,579	$403,313	100%	-25%	-31%	-19%
Medina	-	$1,696,111	$827,848	$0	$1,691,455	$1,691,455	-	104%	-	104%
Mercer Island	$562,330	$862,957	$1,169,603	$183,372	$875,644	$770,043	108%	-34%	-29%	-36%
Redmond	$298,736	$461,293	$491,175	$192,656	$511,359	$416,101	64%	-15%	-33%	-14%
Sammamish	-	$519,429	$612,589	$277,419	$606,894	$582,647	-	-5%	-5%	-4%
Woodinville	$356,281	$332,675	$495,417	$174,623	$440,614	$354,810	39%	-28%	22%	-
EKC cities	$300,230	$434,752	$515,362	$282,603	$583,938	$490,443	***72%***	***-5%***	***-10%***	***-2%***
Seattle	$266,182	$390,210	$435,989	$369,570	$438,365	$415,406	64%	-5%	-3%	-6%
King County	$253,241	$373,322	$406,300	$284,861	$404,003	$376,686	60%	-7%	-25%	-7%

Exhibit P-2: Rent Prices and Vacancy Rates

Central Puget Sound Real Estate Research (2007), and Dupre+Scott (2010-2012)

Market Area		1990	2000	2005	2010	2012	Pct Change 2000 - 2010	Pct Change 2010- 2012
Bellevue- East	Avg Rent	$535	$845	$806	$1,039	$1,154	23.0%	11.1%
	Vacancy	3.0%	3.6%	5.7%	3.2%	2.7%		
Bellevue- West	Avg Rent	$640	$1,114	$1,040	$1,416	$1,596	27.1%	12.7%
	Vacancy	2.8%	4.3%	5.1%	3.2%	3.3%		
Bothell	Avg Rent	$532	$826	$824	$976	$1,050	18.2%	7.6%
	Vacancy	3.4%	3.1%	6.8%	3.6%	3.8%		
Factoria	Avg Rent	$595	$948	$973	$1,136	$1,245	19.8%	9.6%
	Vacancy	3.2%	4.0%	7.2%	5.3%	3.4%		
Issaquah	Avg Rent	$635	$1,141	$1,079	$1,253	$1,302	9.8%	3.9%
	Vacancy	5.6%	5.6%	10.0%	4.1%	4.2%		
Juanita	Avg Rent	$571	$934	$895	$1,084	$1,127	16.1%	4.0%
	Vacancy	3.2%	4.3%	6.3%	5.5%	4.2%		
Kirkland	Avg Rent	$624	$1,122	$1,306	$1,403	$1,441	25.0%	2.7%
	Vacancy	5.2%	6.3%	5.9%	6.0%	4.2%		
Mercer Island	Avg Rent	$539	$941	$1,102	$1,443	$1,442	53.3%	-0.1%
	Vacancy	0.8%	2.4%	6.2%	4.5%	4.1%		
Redmond	Avg Rent	$589	$1,010	$989	$1,207	$1,287	19.5%	6.6%
	Vacancy	5.2%	4.1%	5.1%	4.4%	4.2%		
Woodinville-TL	Avg Rent	$546	$866	$778	$1,040	$1,128	20.1%	8.5%
	Vacancy	5.1%	4.5%	6.4%	3.8%	4.7%		
EKC cities	***Avg Rent***	***n/a***	***n/a***	***$953***	***$1,192***	***$1,288***	***n/a***	***8.1%***
	Vacancy	***n/a***	***n/a***	***6.3%***	***4.1%***	***3.7%***		
King County	Avg Rent	$501	$792	$845	$1,033	$1,098	30.4%	6.3%
	Vacancy	4.4%	3.7%	6.7%	4.9%	4.1%		
KC Median Income		$41,500	$65,800	$77,900	$85,600		30.1%	2.8%

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

Puget Sound Regional Council (unpublished dataset)

	TOTAL
Beaux Arts	**2**
Bellevue	**105**
Bothell	**2**
Clyde Hill	**3**
Hunts Point	**-**
Issaquah	**35**
Kenmore	**31**
Kirkland	**121**
Medina	**1**
Mercer Island	**214**
Newcastle	**18**
Redmond	**11**
Sammamish	**6**
Woodinville	**1**
Yarrow Point	**-**
EKC cities Total	***550***

Exhibit Q-2: Adult Family Homes and Assisted Senior Housing

Washington Department of Social and Health Services (2013)

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

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

ARCH

City	King County Housing Authority HUD (1)	Tax Credits (2)	Bonds (3)	Vouchers (4)	ARCH Trust Fund	Privately-Owned (5)	City Incentives (6)	Total
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
Total Units	**934**	**515**	**913**	**1,735**	**2,431**	**811**	**563**	**7,902**
Percent	12%	7%	12%	22%	31%	10%	7%	

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 (2012)

	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
Total	**231**	**165**	**167**	**49**	**381**	**1,846**

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

King County (2011)

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
EKC cities	***58,267***	***133,188***
Uninc. East King Co.	3,750	850
East King Co. total	***62,017***	***134,038***
Seattle	86,000	146,700
King County	233,077	428,068

Exhibit R-2: Permit Activity and Housing Targets

Jurisdiction	1992-2012 Target Total	1992-2011 Permits Total	2001-2022 Target Total	2001-2011 Permits Total	2001-2022 Target Average	2001-2011 Permits Average	2006-2031 Target Total	2006-2011 Permits Total	2006-2031 Target Average	2006-2011 Permits Average
Beaux Arts	0	10	3	6	0.2	1	3	2	0.1	0
Bellevue	8,727	13,337	10,117	6,325	505.9	575	17,000	4,389	680.0	732
Bothell (KC Part)	1,951	2,570	1,751	847	87.6	77	3,000	504	120.0	84
Clyde Hill	12	133	21	81	1.1	7	10	7	0.4	1
Hunts Point	4	28	1	9	0.1	1	1	-5	0.0	-1
Issaquah	3,380	6,767	3,993	4,749	199.7	432	5,750	2,008	230.0	335
Kenmore	1,082	1,557	2,325	1,289	116.3	117	3,500	528	140.0	88
Kirkland	5,837	6,604	5,480	3,242	274.0	295	8,570	1,360	342.8	227
Medina	17	164	31	53	1.6	5	19	-4	0.8	-1
Mercer Island	1,122	1,888	1,437	1,266	71.9	115	2,000	438	80.0	73
Newcastle	833	1,319	863	807	43.2	73	1,200	230	48.0	38
Redmond	11,617	7,739	9,083	4,467	454.2	406	10,200	2,013	408.0	336
Sammamish		3,635	3,842	2,871	192.1	261	4,000	651	160.0	109
Woodinville	1,797	1,820	1,869	1,067	93.5	97	3,000	569	120.0	95
Yarrow Point	18	68	28	37	1.4	3	14	15	0.6	3
EKC Cities	***36,395***	***47,639***	***40,844***	***27,116***	***2,042.2***	***2,465***	***58,267***	***12,705***	***2,330.7***	***2,118***
Seattle	53,742	67,949	51,510	39,654	2,575.5	3,605	86,000	21,770	3,440.0	3,628
Uninc. King Co.	33,501	48,680	13,405	17,710	670.3	1,610	15,850	5,243	634.0	874
King County Total	197,184	211,189	152,332	109,951	7,616.6	9,996	233,077	50,769	9,323.1	8,462

Exhibit S-1: Affordable Housing Created, 1993–2012

ARCH

	Low Income (50% of Median Income)				Moderate Income (51 - 80% of Median Income)				Total Low and Moderate Income
	Direct Assistance	Land Use Incentives	Market	Sub-total	Direct Assistance	Land Use Incentives	Market	Sub-total	
Beaux Arts	0	0	0	0	0	2	0	2	2
Bellevue	939	0	8	947	543	413	1,139	1,999	2,947
Bothell	126	0	40	166	86	2	653	680	845
Clyde Hill	8	0	0	8	2	3	0	5	13
Hunts Point	58	0	0	58	0	0	0	0	58
Issaquah	184	4	0	188	30	196	251	478	666
Kenmore	95	0	0	95	78	31	51	103	198
Kirkland	273	3	43	319	172	155	199	405	724
Medina	4	0	0	4	1	1	0	1	6
Mercer Island	59	0	0	59	8	227	10	244	303
Newcastle	22	0	0	22	3	21	0	24	46
Redmond	268	3	0	271	405	259	334	1,011	1,283
Sammamish	6	0	0	6	1	6	0	7	13
Woodinville	61	0	0	61	1	32	153	186	247
Yarrow Point	2	0	0	2	0	0	0	0	2
EKC cities	***2,105***	***10***	***91***	***2,206***	***1,330***	***1,348***	***2,790***	***5,146***	***7,352***

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

ARCH

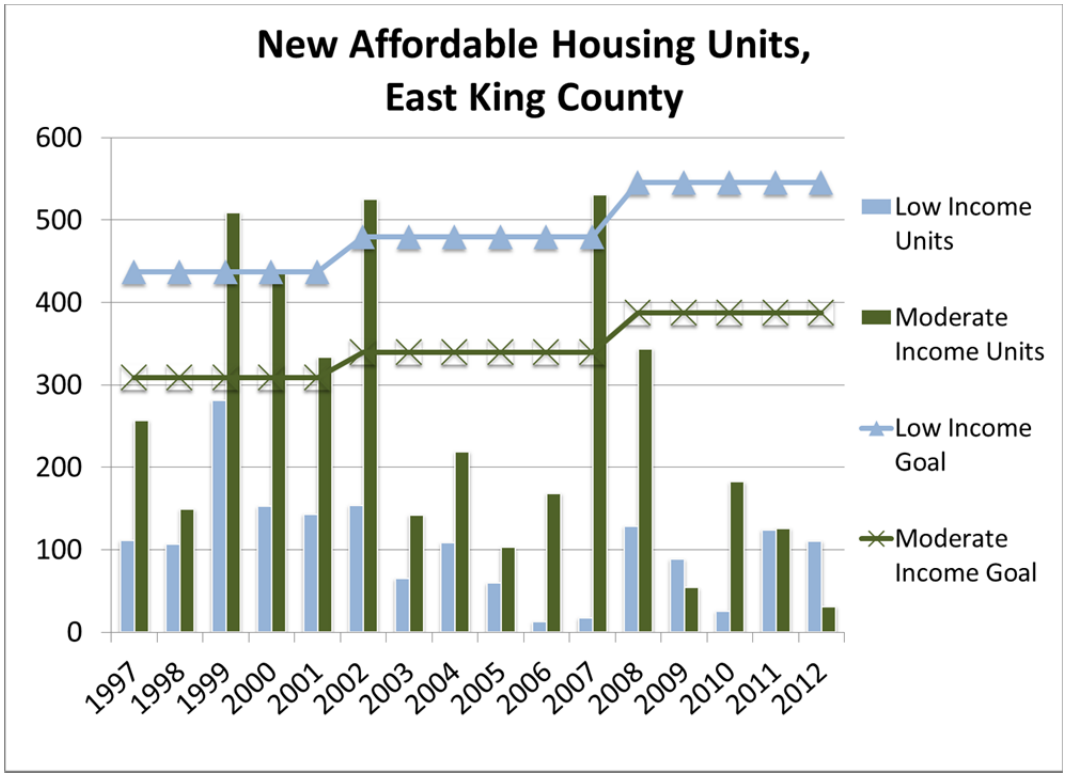


Exhibit T: List of Sources

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ATTACHMENT 3

Totem Lake Business District Update

Study Issues

Draft

Objective: *Update Totem Lake Plan in coordination with Comprehensive Plan Update*

Anticipated Totem Lake Neighborhood Plan Updates:

1. Amendments to incorporate changes related to the update of the Comprehensive Plan, such as:
    - Transportation improvements (new connections, revised projects, etc.)
    - Capacity updates (directing more/less growth to Totem Lake, which may necessitate FAR increases or decreases, etc.). .
2. Amendments required to address land use and density changes identified through issues discussions, such as:
    - Study of FAR and height limits to possibly divert more intensive development to Totem Center (core)
    - Changes to land use in individual zones, for example:
        - Should subareas within TL 7 be created?
        - Should interim land uses be allowed in Parmac?
        - Should affordable housing be required at the Totem Lake Mall?
3. Amendments to reflect changes since the last update and direction from related studies and efforts:
    - Transfer of Development Rights (TDR)
    - Totem Lake Park Master Plan
    - Industrial Lands Study
    - Urban Design and Amenities Study (2015)
    - Cross Kirkland Corridor study
    - Transportation Master Plan
    - Urban Land Institute Study (2011)
4. Amendments recommended during 2012 Totem Lake code amendment process, such as:
    - Study road and pedestrian grids (TL 5, TL 1, TL 6B)
    - Neighborhood boundaries
    - Housing incentive areas – still appropriate?
    - Urban design and amenities plan
5. Amendments required to extend the planning horizon to the year 2035
6. Amendments necessary to improve neighborhood plan format and other needed changes

Key Issues:

- *Vision for Parmac and industrial/commercial areas in TL 7* (future of light industrial (warehousing, light manufacturing, distribution, etc.), interim or appropriate uses, redevelopment potential), auto sales (identify auto district?)

- *Transportation* (transit and land use, new road connections, internal road grid requirements)

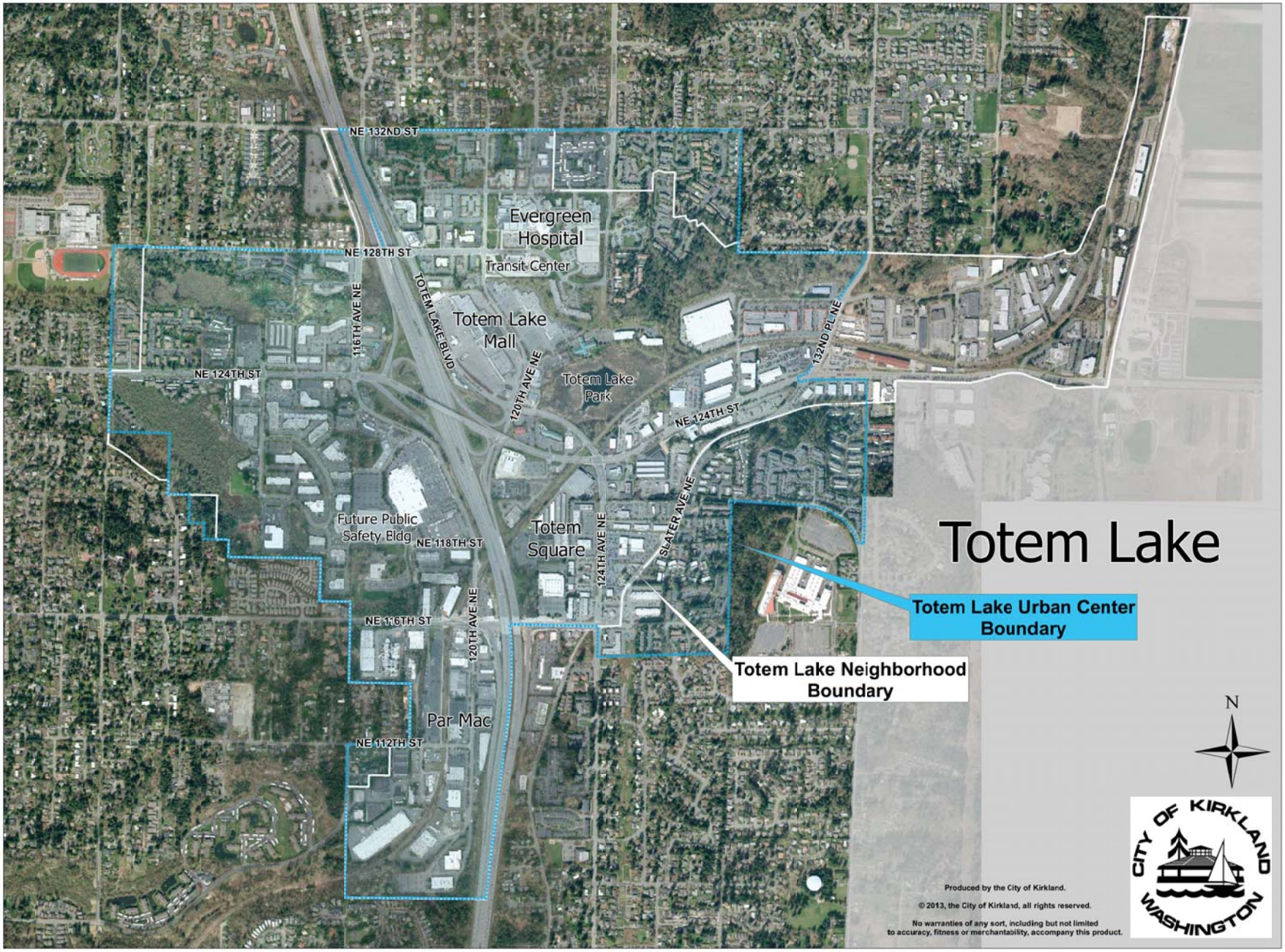
- *Neighborhood boundaries and regional issues* (boundary expansions, PSRC Vision 2040)

- *Cross Kirkland Corridor* (appropriate or potential land uses along CKC, design, incentives)

- *Existing regulations – FAR and height limits* (FAR caps outside of Totem Center, incentives for residential use)

- *Opportunity sites* (larger ownerships, incentives, barriers to redevelopment)

- *Urban design and amenities plan for district* (wayfinding, place making, streetscape design)



ATTACHMENT 5