



MEMORANDUM

To: Planning Commission

From: Dawn Nelson, Planning Manager
Mike Stanger, ARCH Senior Planner

Date: September 30, 2020

Subject: Affordable Housing Overview

Staff Recommendation

Planning Commission members should review the materials provided in this memo in preparation for the October 8th Planning Commission meeting. They lay the policy foundation for the City's plans and programs related to affordable housing. All phrases in blue font in the Background section, below, link to external documents or websites. On October 8th, City and A Regional Coalition for Housing (ARCH) staff will provide a presentation specific to affordable housing in Kirkland and east King County and be available to answer the Commission's questions.

Background

The [Growth Management Act](#) (GMA) in Washington state requires that each city's comprehensive plan include "A housing element ensuring the vitality and character of established residential neighborhoods that:

- (a) includes an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth;
- (b) includes a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences;
- (c) identifies sufficient land for housing, including, but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, and group homes and foster care facilities; and
- (d) makes adequate provisions for existing and projected needs of all economic segments of the community."

The City has complied with these requirements in all of its Comprehensive Plans prepared under GMA and the current [Housing Element](#), adopted in 2015, provides the local starting point for the overview to be provided to the Planning Commission.

As a follow-up to the last Housing Element update, the City Council appointed a Housing Strategy Advisory Group in 2017 to prepare a [Housing Strategy Plan](#) to guide the City's future work on housing issues. The report is organized into two main sections. The pages 4 – 19 provide a summary of the work, including key themes that emerged from the process, the top-ranked strategies, and a monitoring plan for local housing efforts. The remaining pages (20 – 27 and the appendices) provide background information, including relevant Comprehensive Plan policies, a summary of information reviewed, and key findings related to housing needs.

The City Council adopted the [Housing Strategy Plan Work Program for 2018 - 2020](#) as a result of the Housing Strategy Plan. The Work Program has informed items that are or have been on the Planning Work Program, such as updates to the Accessory Dwelling Unit and Missing Middle Housing zoning regulations, the recently adopted zoning regulations for the Kingsgate Transit Oriented Development, and neighborhood plan updates.

ARCH staff have worked alongside the City throughout these efforts. Kirkland is a founding member of ARCH, which is a partnership of 15 cities and King County formed in 1992 to support the housing goals and objectives of its members. Because housing is a regional market commodity, the county and cities decided that combining resources would enable them to share a staff with housing expertise, collaborate on plans and strategies, use their limited funding to leverage greater investment in housing production and preservation, and more.

ARCH's roles and operations are governed by an Interlocal Agreement and supervised by an Executive Board comprising the members' chief executives. A staff of seven support local and regional planning and outreach, administer local affordable housing programs, and manage a trust fund that finances affordable housing throughout east King County. At this writing, ARCH administers 2,300 affordable units created by local incentive programs and helped create more than 3,800 additional affordable units through the trust fund (see Attachment 1). A short (approximately 4 and a half minute) [video describing the role ARCH plays in housing throughout east King County](#) was produced in Spring 2020.

Finally, two separate free events that Planning Commissioners may find interesting are happening in early October.

- [Housing Washington](#) is the state's annual conference for professionals working in many disciplines on affordable housing. It is being held virtually this year from 9:00 am to 1:00 pm on **Tuesday, October 6th**. The website includes the program of keynote speakers and various breakout sessions, as well as a simple way to register yourself. The opening keynote speaker will be Dr. Tiffany Manuel, Making the Case for Inclusive Communities. The closing keynote speaker will be Ijeoma Oluo, So You Want to Talk About Race in Housing.
- [Affordable Housing Week](#) is an annual initiative sponsored by the Housing Development Consortium (HDC) to highlight the need for affordable housing in King County. A series of virtual events focused on learning about housing policies under the theme "Know Your Zone" will be held the week of **October 12th through 16th**. Registration details and information about scheduled events during the week can be found on HDC's

website. Two documents produced by the Housing Development Consortium are attached. Attachment 2 provides data on King County's affordable housing gap, and Attachment 3 provides Kirkland data on the relationship between housing and health.

Attachments

- 1 – ARCH
- 2 – King County Housing Gaps
- 3 – Healthy Housing in Kirkland

ARCH TRUST FUND SUMMARY**LIST OF CONTRACTED PROJECTS FUNDED (1993 - Current)****FAMILY HOUSING**

| Project | Location | Owner | Units/ Beds | Funding | Award Yr |
|---|-------------|-------------------------|----------------|---------------------|------------|
| Andrews Heights Apartments | Bellevue | Imagine Housing | 24 | \$400,000 | 1993 |
| Garden Grove Apartments | Bellevue | DASH | 18 | \$180,000 | 1993 |
| Overlake Townhomes | Bellevue | Habitat of EKC | 10 | \$120,000 | 1993 |
| Glendale Apartments | Bellevue | DASH | 82 | \$300,000 | 1994 |
| Wildwood Court Apartments | Bellevue | DASH | 36 | \$270,000 | 1995 |
| Somerset Gardents (Kona) | Bellevue | KC Housing Authority | 198 | \$700,000 | 1999 |
| Pacific Inn | Bellevue | Pacific Inn Assoc. * | 118 | \$600,000 | 1996 |
| Eastwood Square | Bellevue | Park Villa LLC | 48 | \$600,000 | 2001 |
| Chalet Apts | Bellevue | Imagine Housing | 14 | \$163,333 | 2003 |
| Andrew's Glen | Bellevue | Imagine Housing ** | 10 | \$424,687 | 2008 |
| August Wilson Place | Bellevue | LIHI ** | 45 | \$846,831 | 2011 |
| YWCA Family Apartments | Bellevue | YWCA | 12 | \$100,000 | 1996 |
| Parkway Apartments | Redmond | KC Housing Authority | 41 | \$100,000 | 1993 |
| Habitat - Patterson | Redmond | Habitat of EKC ** | 24 | \$446,629 | 1997 |
| Avon Villa Mobile Home Park | Redmond | MHCP ** | 93 | \$525,000 | 1997 |
| Terrace Hills | Redmond | Imagine Housing | 18 | \$442,000 | 1997 |
| Village at Overlake Station | Redmond | KC Housing Authority ** | 308 | \$1,645,375 | 2000 |
| Summerwood | Redmond | DASH | 166 | \$1,187,265 | 2004 |
| Coal Creek Terrace | Newcastle | Habitat of EKC ** | 12 | \$240,837 | 2000 |
| Rose Crest (Talus) | Issaquah | Imagine Housing ** | 40 | \$918,846 | 2001 |
| Mine Hill | Issaquah | Imagine Housing ** | 28 | \$482,380 | 2005 |
| Clark Street | Issaquah | Imagine Housing | 30 | \$355,000 | 2006 |
| Lauren Heights (Iss Highlands) | Issaquah | Imagine Housing/SRI ** | 45 | \$657,343 | 2003 |
| Habitat Issaquah Highlands | Issaquah | Habitat of EKC ** | 10 | \$318,914 | 2007 |
| Issaquah Family Village I | Issaquah | YWCA ** | 87 | \$4,382,584 | 2008 |
| Issaquah Family Village II | Issaquah | YWCA ** | 47 | \$2,760,000 | 2009 |
| Greenbrier Family Apts | Woodinville | DASH ** | 50 | \$286,892 | 2000 |
| Crestline Apartments | Kirkland | Shelter Resources | 22 | \$195,000 | 1993 |
| Plum Court | Kirkland | DASH | 61 | \$1,000,000 | 2002 |
| Francis Village | Kirkland | Imagine Housing | 15 | \$375,000 | 2009 |
| Velocity | Kirkland | Imagine Housing ** | 46 | \$901,395 | 2011 |
| Copper Lantern | Kenmore | LIHI ** | 33 | \$452,321 | 2005 |
| Highland Gardens (Klahanie) | Sammamish | Imagine Housing | 54 | \$291,281 | 1995 |
| Habitat Sammamish | Sammamish | Habitat of KC ** | 10 | \$972,376 | 2013 |
| Homeowner Downpayment Loan | Various | KC/WSHFC/ARCH | 87 | \$615,000 | 2003/06/09 |
| REDI TOD Land Loan | Various | Various | 100 | \$500,000 | 2014 |
| SUB-TOTAL FAMILY HOUSING | | | 2,042 | \$24,756,290 | |
| Percent of Total Funds Allocated | | | | 48.7% | |
| Long Term Distribution Goal | | | | 56.0% | |

ARCH TRUST FUND SUMMARY**LIST OF CONTRACTED PROJECTS FUNDED (1993 - Current)****SENIOR HOUSING**

| Project | Location | Owner | # Units/ Beds | Funding | |
|---|--------------------|-----------------------------|------------------|---------------------|---------|
| Cambridge Court | Bellevue | Resurrection Housing | 20 | \$160,000 | 1993 |
| Ashwood Court | Bellevue | DASH/Shelter Resources * | 50 | \$1,070,000 | 1996 |
| Evergreen Court (Assisted Living) | Bellevue | DASH/Shelter Resources | 64 | \$2,480,000 | 2000 |
| Polaris at Eastgate | Bellevue | Inland Group | 298 | \$575,000 | 2019 |
| Bellevue Manor / Harris Manor | Bellevue / Redmond | KC Housing Authority | 105 | \$1,334,749 | 2014 |
| Vasa Creek | Bellevue | Shelter Resources | 50 | \$190,000 | 1994 |
| Samma Apartments | Bothell | Imagine Housing | 54 | \$750,000 | 2019 |
| Riverside Landing | Bothell | Shelter Resources ** | 50 | \$225,000 | 1995 |
| Kirkland Plaza | Kirkland | Imagine Housing | 24 | \$610,000 | 1997 |
| Athene (Totem 2) | Kirkland | Imagine Housing ** | 73 | \$917,701 | 2012/15 |
| Heron Landing | Kenmore | DASH/Shelter Resources | 50 | \$65,000 | 1998 |
| Ellsworth House Apts | Mercer Island | Imagine Housing | 59 | \$900,000 | 1999 |
| John Gabriel House | Redmond | Providence ** | 74 | \$2,330,000 | 2013 |
| Together Center Redevelopment | Redmond | Inland/Horizon Hsg Alliance | 224 | \$2,169,014 | 2019 |
| Greenbrier Sr Apts | Woodinville | DASH/Shelter Resources ** | 50 | \$196,192 | 1999 |
| SUB-TOTAL SENIOR HOUSING | | | 1,245 | \$13,972,656 | |
| Percent of Total Funds Allocated | | | | 27.5% | |
| Long Term Distribution Goal | | | | 19.0% | |

HOMELESS/TRANSITIONAL HOUSING

| Project | Location | Owner | # Units/ Beds | Funding | |
|--|----------|---------------------------------|------------------|--------------------|---------|
| Hopelink Place | Bellevue | Hopelink ** | 20 | \$500,000 | 1996 |
| Chalet | Bellevue | Imagine Housing | 4 | \$46,667 | 2003 |
| Kensington Square | Bellevue | Housing at Crossroads | 6 | \$250,000 | 2004 |
| Andrew's Glen | Bellevue | Imagine Housing | 30 | \$1,162,500 | 2008 |
| August Wilson Place | Bellevue | LIHI ** | 12 | \$211,708 | 2011 |
| Sophia Place | Bellevue | Sophia Way | 20 | \$250,000 | 2011 |
| Men's Shelter | Bellevue | Congregation for Homeless (CFH) | 100 | \$1,200,000 | 2014/19 |
| Dixie Price Transitional Housing | Redmond | Hopelink | 4 | \$71,750 | 1994 |
| Avondale Park | Redmond | Hopelink (EHA) | 18 | \$280,000 | 1996 |
| Avondale Park Redevelopment | Redmond | Hopelink (EHA) ** | 60 | \$1,502,469 | 2002 |
| Together center Redevelopment | Redmond | Inland/Horizon Hsg Alliance | 60 | \$580,986 | 2019 |
| Petter Court | Kirkland | KITH | 4 | \$100,000 | 2001 |
| Francis Village | Kirkland | Imagine Housing | 45 | \$1,125,000 | 2009 |
| Velocity | Kirkland | Imagine Housing ** | 12 | \$225,349 | 2011 |
| Athene (Totem 2) | Kirkland | Imagine Housing ** | 18 | \$229,425 | 2012 |
| Rose Crest (Talus) | Issaquah | Imagine Housing ** | 10 | \$229,712 | 2001 |
| Lauren Heights (Iss Highlands) | Issaquah | SRI ** | 5 | \$73,038 | 2004 |
| Issaquah Family Village I | Issaquah | YWCA ** | 10 | \$503,745 | 2008 |
| SUB-TOTAL HOMELESS/TRANSITIONAL HOUSING | | | 438 | \$8,542,348 | |
| Percent of Total Funds Allocated | | | | 16.8% | |
| Long Term Distribution Goal | | | | 13.0% | |

ARCH TRUST FUND SUMMARY**LIST OF CONTRACTED PROJECTS FUNDED (1993 - Current)****SPECIAL NEEDS HOUSING**

| Project | Location | Owner | # Units/ Beds | Funding | |
|---|----------------------|------------------------|------------------|---------------------|------|
| My Friends Place | K.C. | EDVP | 6 | \$65,000 | 1993 |
| Stillwater | Redmond | Eastside Mental Health | 19 | \$187,787 | 1993 |
| Foster Care Home | Kirkland | Friends of Youth | 4 | \$35,000 | 1995 |
| FOY New Ground | Kirkland | Friends of Youth | 6 | \$250,000 | 2007 |
| DD Group Home 7 | Kirkland | Community Living | 5 | \$100,000 | 2011 |
| Youth Haven | Kirkland | Friends of Youth | 10 | \$332,133 | 2011 |
| FOY Transitional Housing | Kirkland | Friends of Youth ** | 10 | \$247,603 | 2012 |
| FOY Extended Foster Care | Kirkland | Friends of Youth ** | 10 | \$112,624 | |
| Adult family Home 4 | Redmond | Community Homes' | 5 | \$111,261 | 2003 |
| Adult Family Homes 5 & 6 | Redmond/KC (Bothell) | Community Homes | 10 | \$250,000 | 2006 |
| United Cerebral Palsy | Bellevue/Redmond | UCP | 9 | \$25,000 | 1993 |
| DD Group Home | Bellevue | Residence East | 5 | \$40,000 | 1995 |
| AIDS Housing | Bellevue/Kirkland | AIDS Housing of WA | 10 | \$130,000 | 1996 |
| Harrington House | Bellevue | AHA/CCS | 8 | \$290,209 | 1997 |
| DD Group Home 3 | Bellevue | Community Homes | 5 | \$21,000 | 1998 |
| Parkview DD Condos III | Bellevue | Parkview | 4 | \$200,000 | 1999 |
| IERR DD Home | Issaquah | IERR | 6 | \$50,209 | 1998 |
| FFC DD Homes | NE KC | FFC | 8 | \$300,000 | 2009 |
| Shared Living 1 | Newcastle | Community Homes | 3 | \$100,500 | 2019 |
| Adult Family Home 8 | Bothell | Community Homes | 5 | \$150,500 | 2019 |
| Oxford House | Bothell | Oxford/Compass Ctr. | 8 | \$80,000 | 2000 |
| Parkview DD Homes VI | Bothell/Bellevue | Parkview | 6 | \$150,000 | 2002 |
| Parkview DD Homes XI | Kenmore | Parkview | 3 | \$200,800 | 2014 |
| FFC DD Home II | Kirkland | FFC | 4 | \$168,737 | 2012 |
| SUB-TOTAL SPECIAL NEEDS HOUSING | | | 169 | \$3,598,363 | |
| Percent of Total Funds Allocated | | | | 7.1% | |
| Long Term Distribution Goal | | | | 12.0% | |
| TOTAL | | | 3,894 | \$50,869,657 | |

* Funded through Bellevue Downtown Program

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

*** Amount of Fee Waiver still to be finalized



HOUSING
DEVELOPMENT
consortium

5,485

people living without
shelter¹

295,000

households spend over

30%

of their income on housing²

43%

of renters spend more than
30% their income on
housing³

KING COUNTY'S

AFFORDABLE

HOUSING

GAP

\$1920

Median rent for a 1
bedroom apartment
...a \$300 increase in 2
years⁴

A King County resident must earn

\$29.69

per hour
to afford a two- bedroom apartment⁶

54,000

more homes affordable to
households with incomes
less than 30% AMI are
needed to meet demand⁵

8,411

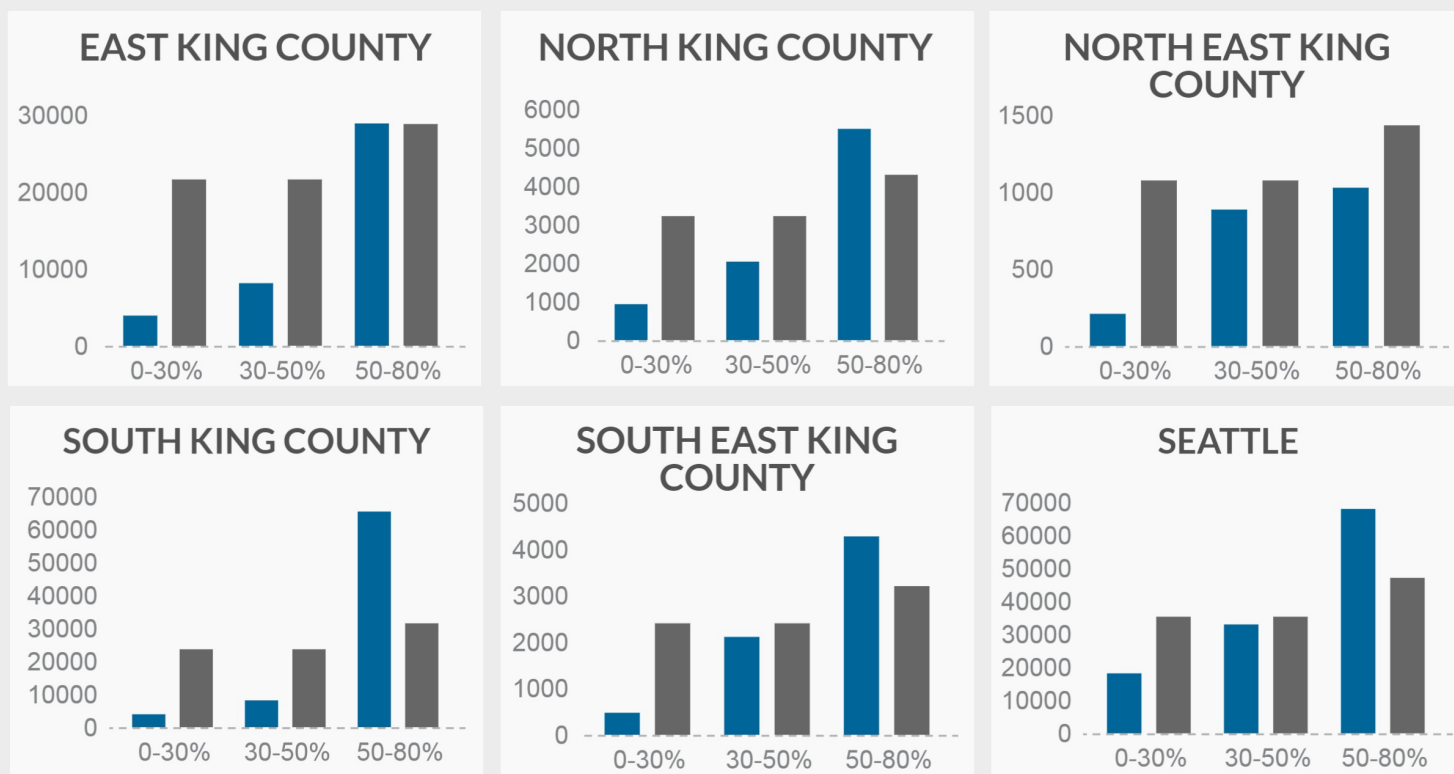
school children
without homes in the
2015-16 school year⁷

Only 3 out of 10
rental homes are affordable
to extremely low income
families⁸



[1] All Home King County, Applied Survey Research, "Count Us In 2017 Comprehensive Report," Accessed July 6, 2017, <http://allhomekc.org/wp-content/uploads/2016/11/2017-King-PIT-Count-Comprehensive-Report-FINAL-DRAFT-5.31.17.pdf>
[2] King County, "2016 King County Comprehensive Plan Update Technical Appendix B: Housing," Accessed July 6, 2017, http://www.kingcounty.gov/~media/Council/documents/CompPlan/2016/2016-0155/AppendixB_Housing.ashx?la=en
[3] Ibid.
[4] Ibid.
[5] Zillow, "Median Rent List Price (\$), 1-Bedroom," Accessed July 6, 2017, [files.zillowstatic.com/research/public/County/County_MedianRentalPrice_1Bedroom.csv](https://www.zillow.com/research/public/County/County_MedianRentalPrice_1Bedroom.csv)
[6] NLIHC "Out of Reach 2017: Washington," Accessed July 6, 2017, <http://nlihc.org/out-of-reach>
[7] Dyer, Melinda, and Jordyn Green, "Homeless Student Data: 2015-16," Office of the Superintendent of Public Instruction, Accessed July 6, 2017, www.k12.wa.us/LegisGov/2017documents/2017-01-HomelessEducation.pdf
[8] King County, "2016 King County Comprehensive Plan Update Technical Appendix B: Housing," Accessed July 6, 2017, http://www.kingcounty.gov/~media/Council/documents/CompPlan/2016/2016-0155/AppendixB_Housing.ashx?la=en

GAPS BY REGION



- King County's affordable housing gap is largest for households with incomes 30% AMI or less
- No city in King County is meeting the proportional need for homes affordable to households with incomes $\geq 30\%$ AMI
- Gaps are largest in Seattle, North, and East King County

GAPS BY CITY

Affordable homes needed to achieve county-wide proportional need now and in 2030

| | 0-30% AMI | | 30%-50% AMI | | 50%-80% AMI | |
|--------------------|---------------|---------------|---------------|---------------|--------------|--------------|
| | 2016 | 2030 | 2016 | 2030 | 2016 | 2030 |
| East | | | | | | |
| Beaux Arts Village | 18 | 18 | 18 | 18 | 20 | 20 |
| Bellevue | 4,958 | 7,032 | 4,573 | 6,647 | Met | 1,138 |
| Bothell | 712 | 1,169 | 64 | 521 | Met | 128 |
| Clyde Hill | 105 | 106 | 97 | 98 | 134 | 136 |
| Hunts Point | 22 | 22 | 10 | 10 | 26 | 26 |
| Issaquah | 1,209 | 1,899 | 1,184 | 1,874 | 171 | 1,091 |
| Kenmore | 812 | 1,232 | 262 | 682 | Met | 319 |
| Kirkland | 3,861 | 4,890 | 2,262 | 3,291 | Met | 1,121 |
| Medina | 107 | 109 | 83 | 85 | 137 | 140 |
| Mercer Island | 926 | 1,166 | 911 | 1,151 | 1,045 | 1,365 |
| Newcastle | 423 | 567 | 383 | 527 | 21 | 213 |
| Redmond | 2,237 | 3,461 | 1,607 | 2,831 | Met | 1,178 |
| Sammamish | 1,823 | 2,324 | 1,679 | 2,180 | Met | 2,428 |
| Woodinville | 431 | 761 | 302 | 662 | Met | 108 |
| Yarrow Point | 52 | 54 | 44 | 46 | 39 | 42 |
| Total | 17,696 | 24,842 | 13,479 | 20,625 | 1,603 | 9,452 |
| South | | | | | | |
| Algona | 115 | 138 | Met | Met | Met | Met |
| Auburn | 2,359 | 3,514 | Met | Met | Met | Met |
| Burien | 1,054 | 1,587 | Met | Met | Met | Met |
| Des Moines | 834 | 1,194 | Met | Met | Met | Met |
| Federal Way | 3,178 | 4,150 | Met | Met | Met | Met |
| Kent | 3,410 | 4,522 | Met | Met | Met | Met |
| Milton | 303 | 309 | 178 | 184 | Met | Met |
| Normandy Park | 226 | 240 | Met | Met | 251 | 271 |
| Pacific | 194 | 229 | Met | Met | Met | Met |
| Renton | 2,993 | 4,773 | Met | 1,068 | Met | Met |
| SeaTac | 862 | 1,558 | Met | Met | Met | Met |
| Tukwila | 694 | 1,276 | Met | Met | Met | Met |
| Total | 16,222 | 23,489 | 178 | 2,252 | 251 | 271 |
| South East | | | | | | |
| Black Diamond | 186 | 414 | Met | 179 | 137 | 441 |
| Covington | 662 | 838 | 337 | 513 | Met | Met |
| Enumclaw | 295 | 466 | Met | Met | Met | Met |
| Maple Valley | 784 | 1,000 | 605 | 821 | Met | 201 |
| Total | 1,927 | 2,719 | 942 | 1,513 | 137 | 642 |
| North East | | | | | | |
| Carnation | 88 | 127 | Met | 32 | Met | 36 |
| Duvall | 261 | 398 | 81 | 218 | 168 | 351 |
| North Bend | 167 | 246 | 27 | 106 | Met | 60 |
| Skykomish | 8 | 9 | Met | Met | Met | Met |
| Snoqualmie | 342 | 536 | 338 | 532 | 303 | 561 |
| Total | 866 | 1,317 | 446 | 888 | 471 | 1,008 |
| Seattle | | | | | | |
| Total | 17,161 | 27,481 | 2,341 | 12,661 | Met | 7,125 |

Note: Gap calculations are based on King County goals, which are not necessarily reflective of existing demand. Meeting a county goal does not imply that there is enough housing stock to meet the needs of households of all incomes in a particular city.



Photo by SMR Architects

Housing & Health in Kirkland

The relationship between health and home is well-studied and widely-recognized:
the health of our bodies depends on the health of our homes

Healthy housing is affordable, safe, and supportive

A healthy home is one where the physical, mental, and socioeconomic environment supports the well-being of household members. It is free from hazards like pests or structural deficiencies. It does not impose a cost burden, ensuring household income can be spent on other needs such as food and healthcare.

It should be possible for every Kirkland resident to live in a healthy home.



Affordable

Less than 30% of household income is spent on housing, ensuring there is enough for healthy food, health care, and other needs



Safe

Home is free from hazards such as toxins, pests, and structural problems



Supportive

Household members are supported in making healthy choices, achieving educational and economic success, and engaging with their community

Hallmarks of Healthy Housing
Dry
Pest-Free
Contaminant-Free
Ventilated
Maintained
Adequate plumbing & kitchen
Not crowded
Affordable!

Healthy housing is critical to well-being

Research shows that affordable, healthy homes are positively correlated to physical and psychological well being.



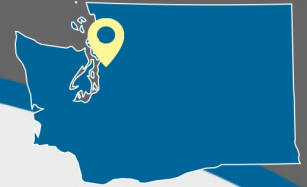
Poor housing quality is the most consistent and strongest predictor of emotional and behavioral problems in children and youth



Households who spend less on housing are less likely to experience residential instability, which is associated with reduced mental and physical health outcomes

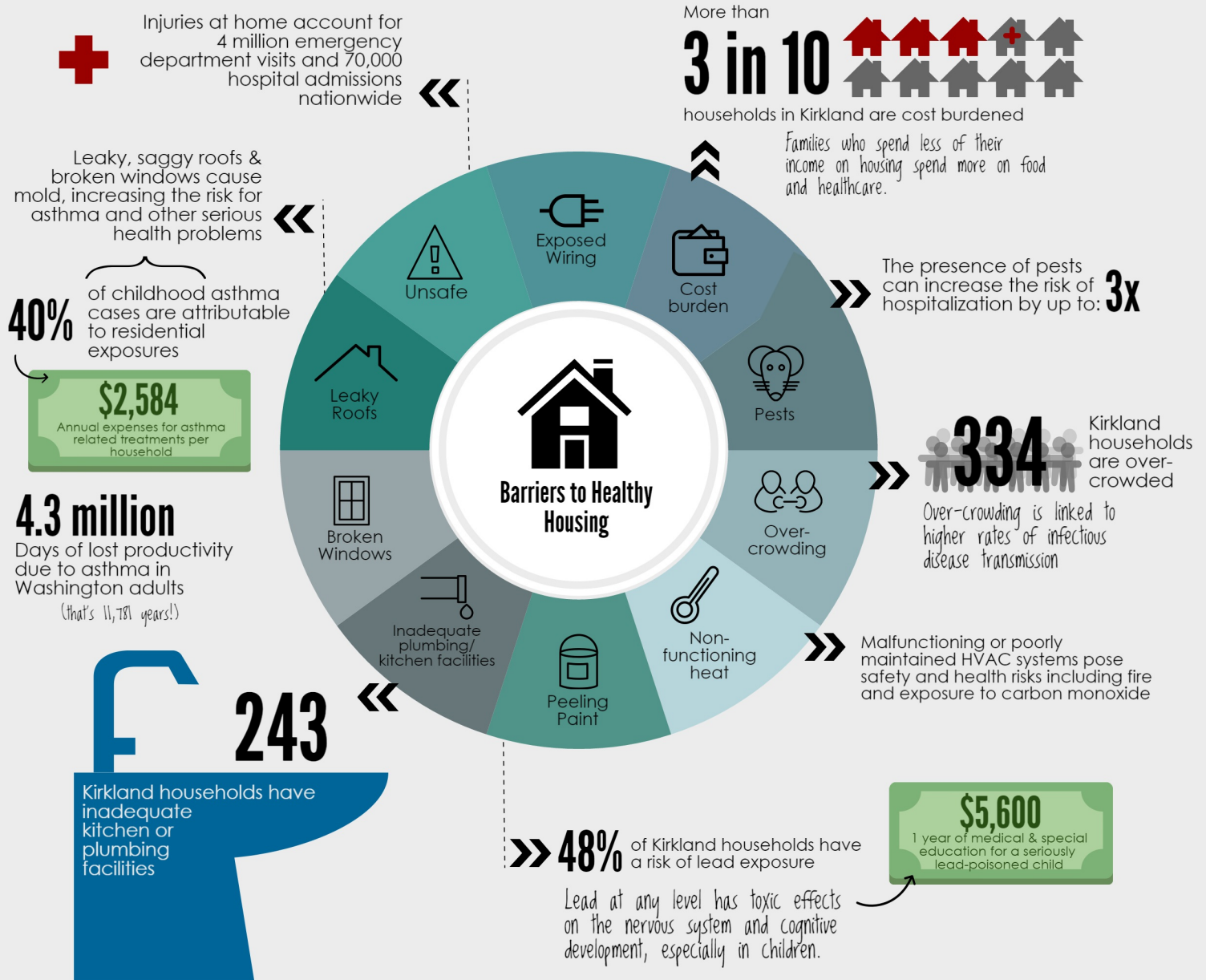


Residential exposures are major contributing factors to serious illnesses



Impacts of healthy housing barriers in Kirkland

HUD's defined housing problems include overcrowding, inadequate plumbing, inadequate kitchen facilities, and cost-burden. The National Healthy Housing Standard (NHHS) builds on these to include structural integrity, safety & security, heating & energy, moisture, waste, pest management and chemical agents.



Updated March 2017.

American Public Health Association & National Center for Healthy Housing. "National Healthy Housing Standard." 16 May 2014.
Coley, Rebekah Levine, Tama Leventhal, Alicia Doyle Lynch, and Melissa Kull. "Poor Housing Quality is Tied to Children's Emotional and Behavioral Problems." MacArthur Foundation. "How Housing Matters." September 2013. Web.
"Lead Free Kids: National Lead Poisoning Prevention Week 2015." Web blog post. "Your Health- Your Environment." Centers for Disease Control and Prevention. 26 Oct 2015.
King County Housing Repair Program. "Area Summary of HRP Activity." 2015. Web.
National Center for Healthy Housing. "Washington Healthy Housing Fact Sheet." 2015. Web.
United States Census Bureau / American Factfinder. 2014 American Community Survey. U.S. Census Bureau's American Community Survey Office. 2014. Web.
United States Department of Housing and Urban Development. Office of Policy Development and Research. Comprehensive Housing Affordability Strategy (CHAS). Web.
Verrenti, Catherine, and Mitchell Hannoosh. Getting to Healthy Housing in South King County. Rep. Seattle: Housing Development Consortium of Seattle-King County, 2016. Web.

For more infographics like this one, visit
housingconsortium.org



HOUSING
DEVELOPMENT
consortium