

**PLANNING COMMISSION AGENDA ITEM**  
CITY OF SHORELINE, WASHINGTON

**AGENDA TITLE:** Comprehensive Plan Update, Housing Element  
**DEPARTMENT:** Planning & Community Development  
**PRESENTED BY:** Miranda Redinger, Associate Planner  
Rachael Markle, AICP, Director P&CD

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Public Hearing | <input checked="" type="checkbox"/> Study Session | <input type="checkbox"/> Recommendation Only |
| <input type="checkbox"/> Discussion     | <input type="checkbox"/> Update                   | <input type="checkbox"/> Other               |

**INTRODUCTION & BACKGROUND**

On January 5, 2012, staff and Commissioners discussed the proposed process for the Comprehensive Plan Update and public involvement. To date, Commissioners have held preliminary discussions about the Community Design; Parks, Recreation, and Open Space; Transportation; Natural Environment; Capital Facilities; Utilities; and Economic Development Elements. The subject of tonight's agenda item will be the Housing Element.

**RELEVANT COUNCIL AND VISION 2029 FRAMEWORK GOALS**

- FG3:* Support the provision of human services to meet community needs.
- FG12:* Support diverse and affordable housing choices that provide for Shoreline's population growth, including options accessible for the aging and/or developmentally disabled.
- FG14:* Designate specific areas for high density development, especially along major transportation corridors.

**DISCUSSION**

Following a year of work by a Citizen's Advisory Committee, the Council adopted a Comprehensive Housing Strategy in 2008. There have been many developments in Shoreline with regard to housing since the strategy was adopted.

Data from the Comprehensive Housing Strategy reflected conditions prior to the bursting of the housing bubble and resultant economic downturn. In addition to a general need to update information on current market rates and conditions, County-wide Planning Policies that are anticipated to be adopted in June 2012 provide specific direction for jurisdictions to perform a thorough gap analysis that inventories their existing housing stock in relation to the needs of their municipality. Policies will also require cities to adopt strategies through their Comprehensive Plan Update process tailored to address their specific circumstances. For example, south King County cities have a higher stock of affordable units than cities in east King County, so they will focus on adopting and implementing preservation strategies, rather than those that promote development of additional units. There will also be a focus on different categories of low-income housing, particularly the dearth of stock affordable to households making below 30% of the Area Median Income (AMI).

Staff has participated in an interjurisdictional task force convened to work out an equitable solution to various affordability and preservation needs in different areas of the county, as well as a subcommittee developing a presentation to inform each city's governing body of the

Approved By:

Project Manager MR

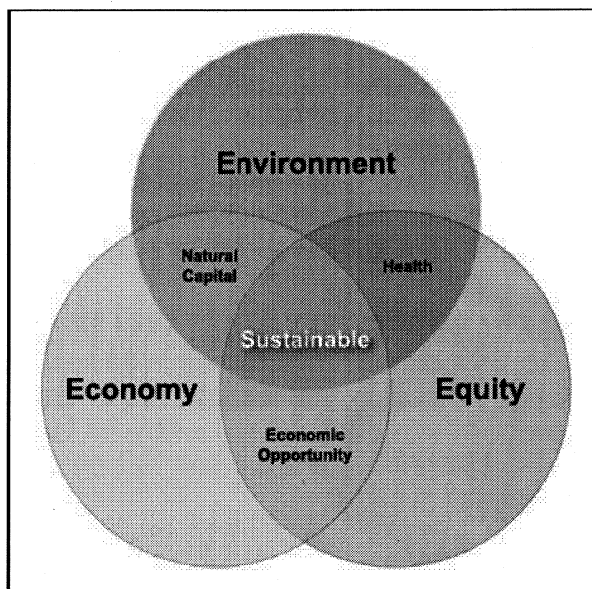
Planning Director RM

process, need and benefits of adopting strategies to increase housing choice and affordability. If there is interest and available time on the agenda, it could be presented to both the City Council and the Planning Commission during a joint meeting, or independently to each group.

A number of recommendations of the Comprehensive Housing Strategy, the Vision 2029 process, and the Southeast Neighborhoods Subarea Plan dealt with potential regulations concerning housing choice. These recommendations are generally intended to expand allowable options with appropriate safeguards for neighborhood character, but sometimes to limit options, as in the case of homes that maximize bulk and height. Many of these items have been placed in the Planning Commissions "parking lot" of issues to consider for future work plans. It would be beneficial to include policies in the Comprehensive Plan Update that provide direction for staff when the time is appropriate to examine a housing-specific packet of Development Code Amendments. Topics that Commission may want to consider drafting or revising policy language for include: cottage housing, accessory dwelling units, lot size to structure ratio, aging in place/universal design, floor area ratio, transition standards, transit-oriented communities, etc.

Light-rail Station Area Planning and the 3 prongs of Sustainability

As mentioned in the May 3<sup>rd</sup> Economic Development staff report, Shoreline has made remarkable strides since Council first set the 2007 Goal to "Create an environmentally sustainable community." Forty-two of the fifty recommendations from the Environmental Sustainability Strategy have been accomplished or are in process. Yet to create a truly sustainable community, there are two other areas that must be addressed, as represented in this graph that depicts the "3 pronged" or "3E" approach to sustainability.



Below are draft policies in the station-area framework goals that address housing choice and affordability. Several also address the interconnectedness of environmental, economic, and equitable sustainability.

Policy SA3: Encourage and solicit the input of all stakeholders associated with station area planning to ensure that a variety of issues are evaluated in the planning process. Participants may include residents, non-motorized transportation advocates, transit agencies, affordable housing experts, environmental preservation organizations and public health agencies.

Policy SA5: Create a strategy in partnership with the adjoining neighborhood for phasing redevelopment of current land uses to Equitable Transit communities taking into account when the City's development needs and market demands are ready for change.

Policy SA6: Allow and encourage uses in station areas that will foster the creation of communities that are socially, environmentally and economically sustainable and are supported by planned minimum and maximum residential densities.

Policy SA7: Develop land use regulations for station areas at NE145<sup>th</sup> and NE185<sup>th</sup> streets that: include transit supportive densities; encourage existing businesses; enhance property values; encourage the creation of jobs; are built sustainably; encourage affordable housing stock; and attract investment.

Policy SA8: Design station areas in Shoreline, with large residential components mixed with complimentary commercial and office uses. Pursue market studies to determine the feasibility of developing any of Shoreline's station areas as destinations (example: regional job, shopping or entertainment centers).

Policy SA11: Develop station areas as inclusive neighborhoods in Shoreline with connections to:

- Commercial nodes (North City, 15<sup>th</sup> Avenue NE, Town Center, Aurora Corridor)
- Existing neighborhoods
- Planned areas for growth and transit-oriented development, such as the N 192<sup>nd</sup> Street Park and Ride
- Bus rapid transit and local transit corridors.

Policy SA12: Encourage the location of uses within station areas in a manner that limits noise and visual impacts to the most sensitive receptors, such as residential development.

Policy SA13: Design study areas to provide a gradual transition from high density multifamily residential development to single family residential development utilizing parks and other public facilities as buffers and community amenities.

### **NEXT STEPS**

Commission will discuss the Land Use Element and Map on June 7<sup>th</sup>. The only remaining Element will be the Shoreline Master Program (SMP), which will be based on the final document adopted by City Council. Council held its first Study Session on the SMP on April 23, 2012, but due to changes proposed by the Department of Ecology since the Planning Commission public hearing and recommendation, the City Attorney advised that Council should hold another public hearing. That public hearing is scheduled for May 14<sup>th</sup>, with adoption of the SMP preliminarily scheduled for May 29<sup>th</sup>. Accordingly, the SMP Element has been tentatively scheduled for the June 21<sup>st</sup> Planning Commission meeting.

Staff is still working on finalizing the last presentation of the Speaker's Series. Staff will likely not schedule the final event for the 4<sup>th</sup> Wednesday as several complaints have been received about conflicting meetings from people that wish to attend.

If you have questions or comments prior to the meeting, please contact Miranda Redinger at (206) 801-2513 or by email at [mredinger@shorelinewa.gov](mailto:mredinger@shorelinewa.gov).

### **ATTACHMENTS**

Attachments A-D are similar to previous packets in that they contain goals and policies, and analysis sections of the element in both track change and "clean" versions. Pending recommendations from the County-wide Planning Policy Interjurisdictional Task Force, additional policies regarding targets for creation and preservation of affordable housing will also be incorporated in the draft version of the Comprehensive Plan, anticipated to be completed by the fall.

Attachment A- Housing Element, Goals & Policies, track change version  
Attachment B- Housing Element, Goals & Policies, clean version  
Attachment C- Housing Element, Analysis, track change version  
Attachment D- Housing Element, Analysis, clean version

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# Housing Element Goals & Policies

## *Introduction*

This Housing Element contains the goals and policies that identify steps that the City of Shoreline can take in response to the housing issues found within the community. These steps are intended to ensure the vitality and character of the existing residential stock, estimate the current and future housing needs of the City of Shoreline, and direct the City to implement programs to satisfy those needs consistent with the goals and requirements of the Growth Management Act (GMA). Specifically, the housing goal stated in the GMA is to:

*“Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.”*

This Element has also been developed in accordance with the King County Countywide Planning Policies (CPPs) and coordinated with the other elements of this Plan. Both the GMA and the CPPs encourage the use of innovative techniques to meet the housing needs of all economic segments of the population, and require that the City provide opportunities for a range of housing types such as accessory dwelling units, manufactured homes, group homes, foster care facilities, cottage housing, apartments, townhouses and attached single family housing, while also ensuring the vitality and character of established residential neighborhoods.

~~The *Housing Element – Supporting Analysis* section of this Plan contains the background data and analysis that describe the existing conditions and issues related to housing in the City and provides the foundation for the following goals and policies.~~

## *Housing Goals*

- Goal H I:** Provide sufficient development capacity to accommodate the 20 year growth forecast.
- Goal H II:** ~~Encourage development of in an appropriate mix of housing types choices by promoting the through the creative and innovative use of land designated for residential and commercial use.~~
- Goal H III:** ~~Pursue opportunities to P~~ preserve and develop housing throughout the city ~~that~~ addresses the needs of all economic segments of the community.

**Goal H IIIIV:** Maintain and enhance ~~single-family and multi-family residential~~ neighborhoods, so that they provide attractive living environments.

**Goal H V:** Ensure new development ~~that~~ is compatible in quality, design and scale within neighborhoods and ~~that~~ provides effective transitions between different uses and scales.

**Goal H IVI:** Encourage and support a variety of housing opportunities for those with special needs, particularly relating to age, health or disability.

**Goal H VII:** ~~Support interjurisdictional cooperation~~ Cooperate with other jurisdictions to meet housing needs and address solutions which cross jurisdictional boundaries.

**Goal H VIII** Implement recommendations outlined in the Comprehensive Housing Strategy.

**Comment [m1]:** Add goals about universal design, TOD, continuing to implement Comprehensive Housing Strategy, green building, etc. Do we want a goal to gear up for potential housing styles Development Code packet?

**Comment [d2]:** Is this its own policy? Shouldn't this be applied to everything related to housing, not just affordable housing?

**Comment [m3]:** Works better as a goal.

## Housing Policies

### Facilitate Provision of a Adequate Variety of Housing Supply Choices

**H1:** Encourage a variety of residential design alternatives that increase housing ~~opportunities~~ choices in a manner that is compatible with the character of existing residential and commercial development throughout the city.

**Comment [j4]:** Move to design

**H2:** Provide incentives to encourage residential development in commercial zones as a support to commercial areas. Proximity to transit

**Comment [s5]:** We'll probably want to rewrite this policy to emphasize proximity to transit as a reason for incentives such as parking reduction.

**H3:** ~~Allow accessory dwelling units in single family houses with the following considerations:~~

- ~~• One accessory dwelling unit per lot~~
- ~~• The applicant constructs satisfactory stormwater mitigation as defined in the municipal code~~
- ~~• Owner must occupy one of the units~~
- ~~• Cannot be larger than 50% of the living area of the main unit~~
- ~~▪ One additional off-street parking space must be provided~~ REGULATION

**H4:** ~~Support programs to assist owners and renters to share housing.~~ OBSOLETE

**Comment [s6]:** Is this still city policy

**H5:** ~~Require new residential development to meet or make provisions for the minimum density as allowed in each zone.~~ REGULATION

**Comment [s7]:** This has been codified

**H6:** Encourage infill development on vacant or underutilized sites ~~to be compatible with existing housing types.~~

**Comment [r8]:** There is another policy that calls for compatibility.

**H7:** ~~Continue to seek opportunities for streamlining development permit procedures to minimize permit processing delays to avoid unnecessary housing development costs while maintaining opportunities for public involvement and review.~~ REDUNDANT

- H8: ~~Evaluate the~~Consider housing cost and supply implications of proposed regulations and procedures.
- H9: Promote working partnerships with public and private groups to plan and develop a range of housing choices.
- H10: ~~Provide opportunities and incentives through the Planned Unit Development (PUD) or Master Development Plan process for a variety of housing types and site plan concepts that can achieve the maximum housing potential of a large site.~~ REGULATION
- H11: ~~Allow manufactured homes where residences are permitted in the City. (See glossary for definition of manufactured homes).~~ SUPERSEDED
- H12: **Consider regulations that would** ~~Allow~~ allow cottage housing in residential areas, if the development goes through design review and adheres to the following characteristics:
  - ~~Common open space~~
  - ~~Reduced parking areas~~
  - ~~Detached homes~~
  - Common amenities (e.g. garden plots, play areas, storage buildings, orchard)

**Promote Affordable Housing Opportunities**

- H13: ~~Work cooperatively with King County and neighboring jurisdictions to assess the feasibility of developing a regional approach to affordable housing.~~ REDUNDANT
- H14: Provide for housing needs of the City by economic segment, consistent with state and regional regulations, including:
  - ~~Analysis and linkage between housing options and the housing needs of various economic segments~~
  - ~~Development of definitive goals and strategies for housing needs for various economic segments and~~
  - Implement recommendations outlined in the Comprehensive Housing Strategy.
  - ~~A monitoring process to ensure progress in meeting housing needs for various economic segments.~~ SUPERSEDED
- H15: ~~Ensure that a proportion of housing created through~~Allow an increase in permitted density if it helps provide an additional supply of an increase in permitted density is priced to accommodate low and moderate income households.
- H16: Explore the feasibility of creating a City housing trust fund for low income housing.
- H17: Encourage the dispersal of affordable housing opportunities throughout the City.
- H18: ~~Provide incentives and work cooperatively with for-profit and non-profit housing developers to provide affordable housing.~~ REDUNDANT

Comment [j9]: Redundant to H35

Comment [m10]: Moved to goals.

Comment [j11]: Redundant to H36

**H19:** ~~Develop policies and practices which will provide good management, preservation, maintenance and improvement to existing affordable housing.~~ OBSOLETE

**H20:** Ensure that any affordable housing funded in the city with public funds remains affordable for the longest possible term.

**Comment [m12]:** Could be more specific policy statement about PTE guidelines.

**H21:** Continue to review and update information to residents on affordable housing opportunities and first-time home ownership programs.

**Maintain and Enhance Neighborhood Quality**

**H22:** Initiate and encourage community involvement ~~to that fosters a positive civic pride~~ and positive neighborhood image.

**H23:** ~~Maintain the current ratio of owners and renters.~~ OBSOLETE

**H24:** ~~Promote additional opportunities for first time home ownership.~~ REDUNDANT

**H25:** Continue to provide financial assistance to low-income residents for maintaining or repairing the health and safety features of their homes through a housing rehabilitation program. ~~REDUNDANT~~

**H26:** ~~Protect residential areas from illegal land uses and health and safety violations through enforcement of City codes.~~ SUPERSEDED

**H27:** Anticipate future maintenance and restoration needs of older neighborhoods through a periodic survey of housing conditions.

**Comment [m13]:** Policy/ budget discussion on whether we want to do this?

**H28:** Assure that site, ~~landscaping and, building and design~~ regulations ~~and design guidelines~~ create effective transitions between substantially different land uses and densities.

**H29:** Explore the feasibility of implementing alternative neighborhood design concepts into the City's regulations.

**Comment [j14]:** Move to Variety. Is this only for SF (including townhouse/duplex?)

**Address Special Housing Needs**

**H30:** Encourage, assist and support social and health service organizations that offer housing programs for people with special needs.

**Comment [r15]:** Do we need to define special needs? Special needs could include a variety of needs not always compatible – level III sex offender; drug/alcohol rehab

**Comment [r16]:** Ex. group homes, Fircrest

**H31:** Support the development of emergency, transitional, and permanent supportive housing with appropriate services for persons with special needs throughout the City and region.

**H32:** Encourage the dispersal of special needs housing throughout the City, using a siting process which includes citizen input and is consistent with State regulations.

**Comment [d17]:** Yes, RCW 70.128.175. We can encourage dispersal, but not require it or prevent a cluster of adult family homes.

**H33:** Identify regulatory methods for improving housing opportunities for special needs populations in the City.

**Comment [s18]:** Don't State rules on group home siting make this policy (city's involvement in siting decision) obsolete?



**H34:** ~~Encourage~~ Support opportunities for senior and disabled citizens to remain in the community as their housing needs change, through home share programs, senior cottages, and facilitating the retrofitting of homes for lifetime use.

**Participate in Regional Housing Initiatives**

**H35:** Cooperate with King and Snohomish Counties, ~~and other~~ neighboring jurisdictions, King County Housing Authority and Housing Development Consortium to assess housing needs, create affordable housing opportunities and coordinate funding for housing.

**H36:** Cooperate with private and not-for-profit developers and social and health service agencies to address regional housing needs.

**H37:** Work to increase the availability of public and private ~~dollars~~ resources on a regional level for affordable housing.

**Comment [r19]:** This could include land, labor, etc.

**H38:** Support and encourage ~~housing~~ legislation at the county, state and federal levels which would promote the City's housing goals and policies.

**H39:** ~~Cooperate with the King County Housing Authority to develop housing in Shoreline that serves the needs of Shoreline's population.~~ REDUNDANT

**Comment [m20]:** Include provisions for affordability in future subarea plans.

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## *Housing Goals*

- Goal H I:** Provide sufficient development capacity to accommodate the 20 year growth forecast in an appropriate mix of housing types through the creative and innovative use of land.
- Goal H II:** Preserve and develop housing throughout the city that addresses the needs of all economic segments of the community.
- Goal H III:** Maintain and enhance single-family and multi-family residential neighborhoods, so that they provide attractive living environments, with new development that is compatible in quality, design and scale within neighborhoods and that provides effective transitions between different uses and scales.
- Goal H IV:** Encourage and support a variety of housing opportunities for those with special needs, particularly relating to age, health or disability.

**Goal H V:** Cooperate with other jurisdictions to meet housing needs and address solutions which cross jurisdictional boundaries.

## ***Housing Policies***

### **Facilitate Provision of Variety of Housing Styles**

- H1:** Encourage a variety of residential design alternatives that increase housing opportunities in a manner that is compatible with the character of existing residential and commercial development throughout the city.
- H2:** Provide incentives to encourage residential development in commercial zones as a support to commercial areas. Proximity to transit
- H3:** Encourage infill development on vacant or underutilized sites to be compatible with existing housing types.
- H4:** Consider housing cost and supply implications of proposed regulations and procedures.
- H5:** Promote working partnerships with public and private groups to plan and develop a range of housing choices.
- H6:** Consider regulations that would allow cottage housing in residential areas

### **Promote Affordable Housing Opportunities**

- H7:** Allow an increase in permitted density if it helps provide an additional supply of low and moderate income households
- H8:** Explore the feasibility of creating a City housing trust fund for low income housing.
- H9:** Encourage the dispersal of affordable housing opportunities throughout the City.
- H10:** Ensure that any affordable housing funded in the city with public funds remains affordable for the longest possible term.
- H11:** Continue to review and update information to residents on affordable housing opportunities and first-time home ownership programs.

### **Maintain and Enhance Neighborhood Quality**

- H12:** Initiate and encourage community involvement to foster a positive civic and neighborhood image.
- H13:** Anticipate future maintenance and restoration needs of older neighborhoods through a periodic survey of housing conditions.

- H14:** Assure that site and building regulations and design guidelines create effective transitions between substantially different land uses and densities.
- H15:** Explore the feasibility of implementing alternative neighborhood design concepts into the City's regulations.

**Address Special Housing Needs**

- H16:** Encourage, assist and support social and health service organizations that offer housing programs for people with special needs.
- H17:** Support the development of emergency, transitional, and permanent supportive housing with appropriate services for persons with special needs throughout the City and region.
- H18:** Encourage the dispersal of special needs housing throughout the City, using a siting process which includes citizen input and is consistent with State regulations.
- H19:** Identify regulatory methods for improving housing opportunities for special needs populations in the City.
- H20:** Encourage opportunities for senior and disabled citizens to remain in the community as their housing needs change, through home share programs, senior cottages, and facilitating the retrofitting of homes for lifetime use.

**Participate in Regional Housing Initiatives**

- H21:** Cooperate with King and Snohomish Counties, other neighboring jurisdictions, King County Housing Authority and Housing Development Consortium to assess housing needs, create affordable housing opportunities and coordinate funding for housing.
- H22:** Cooperate with private and not-for-profit developers and social and health service agencies to address regional housing needs.
- H23:** Work to increase the availability of public and private dollars on a regional level for affordable housing.
- H24:** Support and encourage housing legislation at the county, state and federal levels which would promote the City's housing goals and policies.

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# Housing Element Supporting Analysis

## Background and Context

### Housing Growth Targets

The King County County-wide Planning Policies (CPPs), adopted to implement the Growth Management Act (GMA), establish household “growth targets” for each of the jurisdictions within the County. Each target is the amount of growth to be accommodated by a jurisdiction during the 2006-2031 planning period. Shoreline’s growth target for this period is 5,000 additional households. In order to plan for these ~~estimated-new housing units~~ households, the City must identify sufficient land (zoning capacity) and strategies to accommodate ~~this growth through use of the existing housing stock and new development.~~ New housing could include traditional single-family homes, cottage housing, accessory dwelling units, duplexes, triplexes, townhomes, and ~~and/or~~ multi-family housing. ~~Given the national trends of changing demographics, it is likely that most of~~ Determining the new best way to accommodate the expected growth requires an understanding of current economic and housing will be multifamily in nature, both in single-use buildings (townhouses, apartments, and condominiums) or in mixed-use buildings. ~~market conditions, demographic trends, and household characteristics.~~

### Existing Conditions

#### Shoreline is a mature suburban community. Attractive single-family Comprehensive Housing Strategy

~~The following demand analysis and housing is bringing some new families to the community. Over the last decade, new housing was created primarily through single-family infill construction, inventory supports the Housing Element of the Comprehensive Plan, meets the requirements of the GMA and King County CPPs, and complements past planning efforts including the City’s Comprehensive Housing Strategy, adopted by City Council in February, 2008.~~

The Comprehensive Housing Strategy resulted from the convening of a citizen advisory committee, formed in 2006 to address the city’s housing needs. The Comprehensive Housing Strategy contains recommendations for expanding housing choice and affordability while defining and retaining important elements of neighborhood character and engaging the community in understanding the need for broader housing choice and in defining how to accommodate new or different housing styles within the community.

**Comment [sc1]:** GMA requirements for the Housing Element:

(2) 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.

## Housing Inventory

Shoreline can be classified as a mature suburban community. Almost 60% of the current housing stock was built before 1970. 1965 is the median year homes in the city were built, and only 7% of homes (both single and multifamily) were constructed after 1999. Over the last decade, new housing was created through infill construction of new single-family homes and townhouses, and limited new apartments in mixed-use areas adjacent to existing neighborhoods. Many existing homes were remodeled to meet the needs of their owners, contributing to the generally good condition of Shoreline's housing stock.

**Comment [m2]:** What about a new classification – something like: a suburban community that is maturing into a sustainable urban city?

### Housing Types and Sizes

Over the years, a variety of housing types have been created within the community. Single-family homes are the predominant type of existing housing and encompass a wide range of options, which span from older homes built prior to WWII to new homes recently constructed. Styles range from expansive homes on large view lots to modest homes on tract lots.

According to the 2010 Census, there are 22,787 housing units within the City of Shoreline. Approximately 73 percent of these housing units in the City of Shoreline are single-family homes. Compared to King County as a whole, Shoreline has a higher percentage of its housing stock in single-family homes (see Table H-1 below).

**Comment [m3]:** ACS2007-2009

**Comment [m4]:** 1-unit detached and 1-unit attached.

**Table H-1:  
Percentage of Dwelling Units for Each Housing Type**

Type of Housing	Shoreline (units)	King County (units)
Single-family	73% <del>72.5%</del>	60.2% <del>59.5%</del>
Duplex	1.8% <del>1%</del>	2.4% <del>0%</del>
Triplex-Four/4-plex	2.6% <del>3%</del>	4.2% <del>5%</del>
Multifamily (5+units)	21.5% <del>23.2%</del>	30.7% <del>31.9%</del>
Mobile Home	0.9% <del>6%</del>	2.5% <del>1%</del>
Other (boat, RV, van, etc.)	0.3% <del>2%</del>	0.3% <del>1%</del>

Source: American Community Survey 2007-2009~~2008-2010~~

About 61 percent

The average number of Shoreline's residents are bedrooms per unit is 2.8. Only 16% of housing units have less than 2 bedrooms. This compares with 21% of housing units with less than 2 bedrooms in family households (two or more related people) down from 65% King County. With larger housing units and a stable population, overcrowding has not been a problem in 2000, while approximately 30 percent live alone (increased from 26% in 2000). The remaining nine percent are in non-family households where unrelated individuals share living quarters (2010 Shoreline. The US Census reported only 1.6% of housing units with more than one occupant per room and no units with more than 1.5 occupants per room (American Community Survey 2008-2010).



**Special Needs Housing**

**Group Quarters/Homes**

Group quarters, such as nursing homes, correctional institutions, or living quarters for the disabled, homeless, or those in recovery from addictions, are not included in the count of housing units reported in Table H-1 above. According to the 2010 Census, about 2.6 percent of Shoreline’s population, or 1,415 people, live in group quarters. This is a slightly higher percentage than the 1.9 percent of King County residents living in group quarters.

Fircrest, one of five state residential habilitation centers for the developmentally disabled, provides medical care and supportive services for residents and their families. In 2011, Fircrest ~~has had~~ about 200 residents. This reflects a decline from more than 1,000 residents 20 years ago, as many residents moved into smaller types of supported housing, such as adult family homes and group homes.

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**Financially Assisted Housing**

As shown in Table H-2 below, ~~539~~1,021 financially assisted housing units for low and moderate income individuals and families exist in the City of Shoreline.

**Table H-2  
Assisted Housing Inventory**

<b>Provider</b>	<b>Units</b>
King County Housing Authority	<del>464</del> <u>669</u>
<del>Lutheran Alliance to Create Housing</del> HUD Subsidized Units	<u>380</u>
Tax Credit Properties **	<u>272</u>
<b>Total</b>	<b><del>539</del><u>1021</u></b>

Source: City of Shoreline Office of Human Services, 2002; ~~King County Housing Authority, 2004~~2012

\*\*The Low Income Housing Tax Credit program was created by Congress through passage of the Emergency Low-Income Housing Preservation Act in 1987. When the tax credits expire, these properties may be converted to market rate housing.

In addition to this permanent housing, King County Housing Authority provided ~~264~~566 vouchers to ~~approximately 658~~ Shoreline residents through the Section 8 federal housing program which provides housing assistance to low income renters. ~~Over time, the number of this type of financially assisted housing fluctuates.~~ (City of Shoreline Office of Human Services, ~~2002~~2012).

**Emergency and Transitional Housing Inventory**

~~There are three emergency and transitional housing facilities with a total of 17 beds in the City of Shoreline (see Table H-3 below). In addition to these facilities, one new transitional housing project for veterans sponsored by the Compass Center is in the final stages of planning. The facility will have approximately 25 beds.~~

There are five emergency and transitional housing facilities providing temporary housing for 49 people in the City of Shoreline. These facilities focus on providing emergency and

transitional housing for single men, families, female-headed households, veterans, and victims of domestic violence (see Table H-3 below).

**Table H-3  
Emergency and Transitional Housing Inventory**

	#	Focus
<u>Emergency Housing</u>	<u>Beds</u>	<u>Occupants</u>
<u>Caesar Chavez</u>	<u>6</u>	<u>Single Men</u>
<u>Teen Hope</u>	<u>714</u>	<u>13-17 years</u>
<u>Wellspring Project</u>		<u>Families</u>
<u>Permanency</u>		
<u>Transitional Housing</u>	<u>4</u>	<u>Female headed households</u>
<u>Home Step (Church Council of Greater Seattle)</u>		
<u>Caesar Chavez</u>	<u>525</u>	<u>Single Men</u>
<u>Shoreline Veterans Center</u>		<u>Veterans</u>
<u>The Homelessness Project</u>	<u>46</u>	<u>Families with children</u>
<u>Confidential D.V. Shelter</u>		<u>D.V. Victims</u>
<u>Project Permanency</u>	<u>7</u>	<u>Families with children</u>
<u>Community Psychiatric Clinic</u>	<u>4</u>	<u>Single adults with mental illness</u>

*Sources: Safe Harbors Project: Inventory of Homeless Beds, Seattle/King County, June 2003; City of Seattle, Human Services Department 2003; City of Shoreline Office of Human Services, 2004.*

**Age of Housing**

Almost 44% of the current housing stock is more than 50 years old. Only 6% of homes (both single and multifamily) were constructed after 1999.

**Household Size**

The average household size in Shoreline dropped slightly between 2000 and 2010. Household size in the County remained relatively stable. (see Table H-4 below).

*Source: City of Shoreline Office of Human Services, 2012.*

**Housing Tenure and Vacancy**

Historically, Shoreline was a community dominated by single-family, owner-occupied housing. More recently, homeownership rates have been declining. Up to 1980, nearly 80 percent of housing units located within the original incorporation boundaries were owner-occupied.

In the 1980's and 1990's a shift began in the ownership rate. The actual number of owner-occupied units remained relatively constant while the number of renter-occupied units increased to 32 percent of the City's occupied housing units in 2000 and nearly 35 percent in 2010. This shift was mainly due to an increase in the number of multifamily rental units in the community (see Table H-4).

A substantial increase in vacancies from 2000 to 2010 may partially be explained by new apartment units in lease-up during the census count, or by household upheaval caused by the mortgage crisis. More recent data indicate that vacancies are declining (see Table H-8).

**Table H-4  
Housing Inventory and Tenure**

	<u>2000</u>	<u>2010</u>	<u>Change 2000-2010</u>
<b><u>Total Housing Units</u></b>	<u>21,338</u>	<u>22,787</u>	<u>+1,449</u>
<b><u>Occupied Housing Units</u></b>	<u>20,716</u>	<u>21,561</u>	<u>+845</u>
<b><u>Owner-Occupied Units</u></b>	<u>14,097</u> 68.0% of occupied	<u>14,072</u> 65.3% of occupied	<u>-25</u> 0.2% decrease
<b><u>Renter-Occupied Units</u></b>	<u>6,619</u> 32.0% of occupied	<u>7,489</u> 34.7% of occupied	<u>+870</u> 13.1% increase
<b><u>Vacant Units</u></b>	<u>622</u> 2.9% of total	<u>1,226</u> 5.4% of total	<u>+612</u> 99.7% increase

Source: 2000 Census; 2010 Census

**Housing Demand**

Housing demand is largely driven by economic conditions and demographics. Information on economic conditions is presented in the Economic Development Element of the Comprehensive Plan and the Economic Development Element Supporting Analysis. Demographic characteristics determining housing demand include total number of households and household growth, household size, household make-up, and household tenure (owner vs. renter).

**Population Growth and Household Characteristics**

After increasing in the 1980s and 1990s, Shoreline's total population has remained stable for the last ten years. However, the Washington Office of Financial Management estimates that Shoreline added an additional 193 residents in 2011. Forecasts suggest that this growth will be sustained over the next 30 years.

In 2010, there were 21,561 households in the city, an increase of 845 since 2000. The increase in number of households while the population remained stable indicates a decrease in household size. Census figures show that the average household size in Shoreline dropped slightly between 2000 and 2010. Household size in the County has remained stable since 1990. (see Table H-5).

Comment [m5]: Note: demographics influence on housing choice.

Comment [m6]: PSRC growth projection model shows vast increase present and future. Verifying assumptions w/PSRC 5/2012.

**Table H-5**  
Average Household Size

	1980	1990	2000	2010
Shoreline	2.7	2.5	2.5	2.394
King County	2.5	2.4	2.4	2.4

Source: 1980 Census, 1990 Census, 2000 Census, 2010 Census

## Housing Issues

### Increasing Price

In 2010, about 61% of **Home Ownership**

~~Between 1998 and 2002, the median singlehouseholds were family house priceshouseholds (defined as two or more related people) down from 65% in Shoreline increased (See Table H-5 below). In order to buy one of these homes, a household would need to make between \$54,473 and \$82,988 a year; however, recent annual price increases indicate that housing price increases are beginning to slow in Shoreline-2000, while approximately 30 percent were individuals living alone (an increase from 26% in 2000). The remaining nine percent are in non-family households where unrelated individuals share living quarters.~~

**Comment [d7]:** Get from Trulia or Redfin, which pulls directly from MLS.

**Table H-5**  
Single Family Housing Prices

Neighborhood	Median Price 2002	Annual Income Required to Buy*	Average Price Change 2001-2002	Average Annual Price Change 1998-2002
West Shoreline	\$340,000	\$82,988	.1%	7.5%
Central Shoreline	\$240,000	\$58,494	6.7%	7.6%
East Shoreline/ Lake Forest Park	\$223,500	\$54,473	3.3%	8.3%

Source: The Seattle Times February 23, 2003

\*Assumes a 20 percent down payment, a 30 year mortgage at 6.5 percent (2002 national average) and a mortgage payment (principal and interest only) limited to 25 percent of a persons monthly income.

### Increasing Rents

The 2000 Census reported the median rent for a 2-bedroom unit in Shoreline was \$798, up 57 percent from \$510 a month reported in the 1990 Census. However, this trend may be changing as rents in the last three years have declined in Shoreline and vacancy rates have increased (see Table H-6 below).

Households with children decreased from 32.7% of households in 2000 to 27.9% of households in 2010. Single-parent families also decreased from 7.4% to 6.9% of

**Comment [m8]:** Opportunity for a new policy related to attracting and maintaining households with children to support Shoreline School District, Vision 2029, etc.

households, reversing the previous trend of increasing single-parent families. Shoreline now has a lower percentage of households with children than King County as a whole, where households with children account for about 29.2% of all households, down from 30.4% in 2000. Table H-6 summarizes the changing characteristics of Shoreline's households.

**Table H-6  
Rents & Vacancy Rates**

**Changing Household Characteristics**

	<b>September 2001</b>	<b>September 2010</b>	<b>September 2003 Change 2000-2010</b>
<b>Actual Rent Households</b>	\$88020,716	\$86621,561	\$857+845
<b>Market Vacancy Households with Children</b>	5.4% 6,775 32.7% of total	7.4% 6,015 27.9% of total	7.4% -760 11.2% decrease
<b>Single-person Households</b>	5,459 26.5% of total	6,410 29.7% of total	+951 17.4% increase
<b>Households with Individuals over 65</b>	4,937 23.8% of total	5,509 25.6% of total	+572 11.6% increase

Source: Dupre+Scott, The Apartment Vacancy Report

The increasing price of rental and first time home buying options may be limiting the attractiveness of the City or ability to provide adequate housing options for younger citizens.

**Declining Homeownership Rates**

Shoreline has always been a single-family, home ownership dominated community; however, homeownership rates have been declining. Up to 1980, nearly 80 percent of housing units located within the original incorporation boundaries were owned by those living in them.

**Comment [sc9]:** I'm not sure that this is particularly relevant: a) homeownership increased over the decade, and b) it may not be relevant. A more interesting topic may be the number of MF units as a percent of total, but this info is not readily available.

In the 1980's and 1990's a shift occurred in the ownership rate. The actual number of owner-occupied units remained relatively constant while the number of renter-occupied units increased to the point that they now make up 32 percent of the City's occupied housing units (source: 2000 Census). This shift was mainly due to an increase in the number of multifamily units in the community.; 2010 Census

### **Affordable Housing**

The GMA requires countywide planning policies to address the distribution of affordable housing, including housing for all income groups. The King County Countywide Planning Policies (CPPs) establish low and moderate income household targets for each jurisdiction within the county to provide a regional approach to housing issues and to ensure that affordable housing opportunities are provided for the lower and moderate income groups. These affordable housing targets are established based on a percent of the City's growth target. The affordable housing targets are not absolute requirements, but are planning goals. The CPPs more specifically state an affordability target for "moderate income" households (those earning between 50 and 80 percent of King County's median income) equal to 17 percent of the City's overall growth target and an affordability target for "low income" households (those earning below 50 percent of King County's median income) equal to 20 percent of the City's growth target. The City of Shoreline is currently meeting these targets, with 23 percent of Shoreline's existing housing stock affordable to "low income" households and 42 percent affordable to "moderate income" households (2003 King County Benchmark Report).

### **A Changing Community**

There are more singles and single parent families and In addition to the changes noted above, Shoreline's population is becoming more ethnically and racially diverse. In 2000, 75.2% of the population was white (not Hispanic or Latino). By 2010, this percentage had dropped to 67.9%.

Shoreline's changing demographic characteristics may substantially impact future housing demand. Newer residents of the City may have different cultural expectations, such as extended families living together in shared housing. The increase in the number of singles and seniors in the community than in the past, suggestsuggests that there is a need for smaller, inexpensive homes designed for smaller families, households, including accessory dwelling units and shared or manufactured housing. Demographic changes may also increase demand for multifamily housing. Such housing could be provided in single-use buildings (townhouses, apartments, and condominiums), or in mixed use buildings. The need for housing in neighborhood centers, including for low- and moderate-income households, is expected to increase. Mixed-use developments in central areas will allow for easier access to the neighborhood amenities and services used by small households and seniors.

**Comment [sc10]:** It may translate into demand for more multifamily units

## Housing Issues

### Affordable Housing

The GMA requires countywide planning policies to address the distribution of affordable housing, including housing for all income groups. The King County CPPs establish low and moderate income household targets for each jurisdiction within the county to provide a regional approach to housing issues and to ensure that affordable housing opportunities are provided for lower and moderate income groups. These affordable housing targets are established based on a percent of the City's growth target. The CPPs more specifically state an affordability target for moderate income households (those earning between 50 and 80 percent of the area median income) and low-income households earning below 50 percent of the area median income. The moderate-income target is 16% of the total household growth target, or 800 units. The low-income target is 22.5% of the growth target, or 1,125 units. Of the current housing stock in Shoreline, 37% is affordable to moderate-income households and 13.9% is affordable to low income households (King County Comprehensive Plan, Technical Appendix B).

Assessing affordable housing needs requires an understanding of the economic conditions of Shoreline households and the current stock of affordable house. The median household income in Shoreline is \$66,476, compared to \$67,711 county-wide. Estimated percentage of households at each income level is presented in Table H-7.

**Table H-7**  
**Household Income**

	<u>Shoreline</u>	<u>King County</u>
<u>Very Low Income (&lt;30% AMI)</u>	<u>14.8%</u>	<u>12.5%</u>
<u>Low Income (30%-50% AMI)</u>	<u>12.1%</u>	<u>11.2%</u>
<u>Moderate Income (50%-80% AMI)</u>	<u>17.2%</u>	<u>16.0%</u>
<u>80%-120% AMI</u>	<u>20.8%</u>	<u>19.0%</u>
<u>&gt;120% AMI</u>	<u>35.2%</u>	<u>41.4%</u>

*Source: 2008-2010 American Community Survey; King County Comprehensive Plan*

The "affordability gap" is the difference between the percentage of the City's residents at a particular income level and the percentage of the City's housing stock that is affordable to households at that income level. A larger gap indicates a greater housing need.

**Comment [m11]:** Should we see where in the metro area the rental rate is cheaper and analyze the "cost to the environment" for pushing affordable choices out X miles from urban services? Perhaps a policy to go with this concept.

**Table H-8**  
**Affordability Gap**

	<b><u>Percent of Units</u></b> <b><u>Affordable to</u></b> <b><u>Income Group</u></b>	<b><u>Affordability</u></b> <b><u>Gap</u></b>
<b><u>Very Low Income (&lt;30% AMI)</u></b>	3.9%	10.9%
<b><u>Low Income (30%-50% AMI)</u></b>	10.0%	2.1%
<b><u>Moderate Income (50%-80% AMI)</u></b>	23.1%	N/A
<b><u>80%-120% AMI</u></b>	30.1%	N/A

*Source: King County Comprehensive Plan*

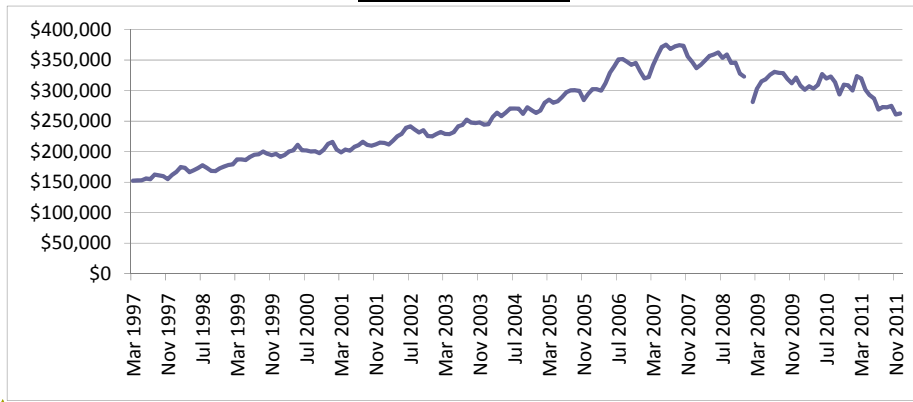
Where affordability gaps exist, households must take on a cost burden in order to pay for housing. Cost-burdened households paying more than thirty percent of household income for housing costs comprise 38.6% of homeowners and 47.9% of renters in Shoreline. Very low income cost-burdened households are at greatest risk of homelessness and may be unable to afford other basic necessities such as food and clothing. The substantial affordability gap at this income level suggests that the housing needs of many of Shoreline's most vulnerable citizens are not being met by the current housing stock. Closing this gap will require the use of innovative strategies to provide additional new affordable units and the preservation/rehabilitation of existing affordable housing.

### **Falling Home Values**

As in much of the rest of the country, home prices in Shoreline have fallen in recent years. After increasing rapidly for over a decade, median sales price reached a peak in June, 2007 at \$375,300. The median sales price in December, 2011 was \$262,600, a decrease of 30% (see Chart H-1 and H-2). While decreasing prices lower the affordability gap for prospective buyers, they also increase the risk of deferred maintenance, vacancy, and abandonment.

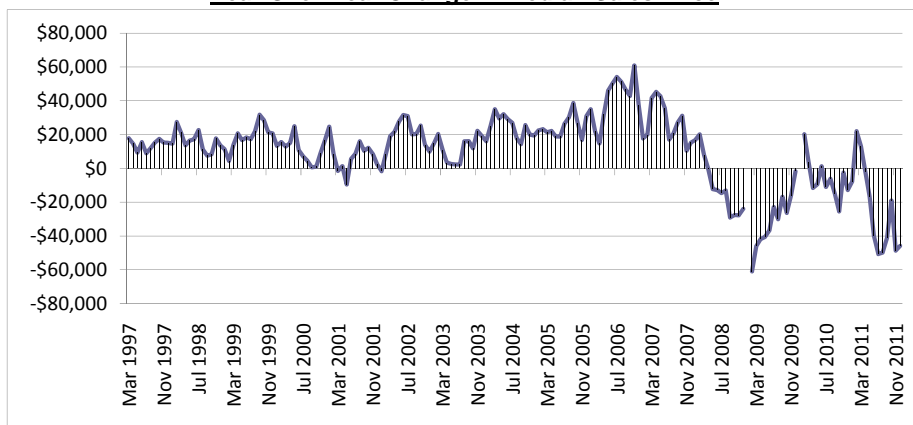


**Chart H-1  
Median Sales Price**



Source: Zillow.com

**Chart H-2  
Year-Over-Year Change in Median Sales Price**



Source: Zillow.com

**A Segmented Market**

While home prices have decreased citywide since 2007, there is a large discrepancy in the value of homes in the city's various neighborhoods. Table H-79 presents data extracted from home sales records used by the King County Assessor to assess the value of homes in various sub-markets within the City (the Assessor excludes sales that are not indicative of fair market value). Citywide data suggests that home values have continued to decline since 2010, though regional trends suggest the rate of decline is now slowing.

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**Table H-97  
Single Family Housing Prices**

<u>Neighborhood Area</u>	<u>Median Sale Price, 2010</u>	<u>Affordable Income Level*</u>	<u>Average Change in Assessed Value, 2010-2011</u>
<u>West Shoreline</u>	\$500,000	>120% of AMI	-2.8%
<u>West Central Shoreline</u>	\$341,500	115% of AMI	-6.0%
<u>East Central Shoreline</u>	\$305,000	100% of AMI	-6.9%
<u>East Shoreline</u>	\$290,000	100% of AMI	-5.2%

*Sources: King County Assessor 2011 Area Reports, 2011 HUD Income Levels*

*\*Figures given are the percent of 2011 typical family Area Median Income required to purchase a home at the 2010 median price. Affordable Housing Costs are based on 30% of monthly income. Figures are approximate. Additional assumptions were made in the affordability calculation.*

**Rising Rents**

In contrast to the single-family market, apartment rents in Shoreline have been increasing in recent years. According to the most recent data available, the average rent has increased from \$859 in September, 2007 to \$966 in March of 2012. Year-over-year trends for the past three years in the Shoreline rental submarket (which includes the cities of Shoreline and Lake Forest Park) are presented in Table H-108.

**Table H-810  
Rents & Vacancy Rates**

	<u>2010</u>	<u>2011</u>	<u>2012</u>
<u>Average Rent</u>	\$949	\$934	\$966
<u>Market Vacancy</u>	7.1%	5.0%	4.0%

*Source: Dupre+Scott, The Apartment Vacancy Report*

The increasing price of rental options may be limiting the City's attractiveness to new families and the ability to provide affordable housing options for younger citizens and smaller households.

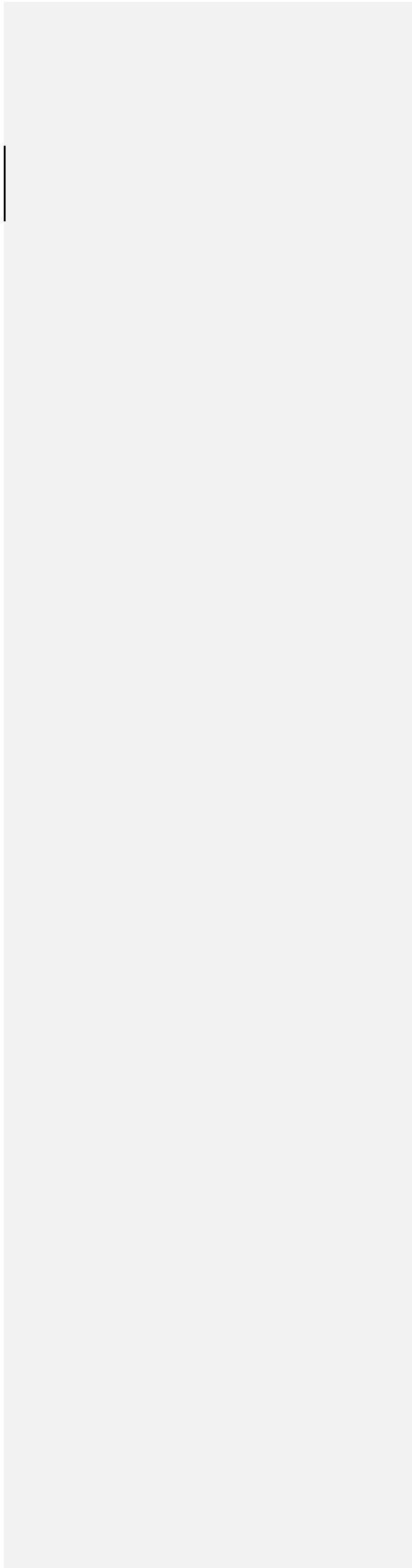
**Neighborhood Quality**

The citizen advisory committee of the Comprehensive Housing Strategy stressed the need to define and retain important elements of neighborhood character. This indicates that the type and character of infill-new development is increasingly significant to the community. A substantial portion of new housing growth is occurring through the subdivision of single-family lots. The community has expressed concern about the density and design of these infill developments and the impacts of these developments on the existing neighborhood.

Although single-family homes are in generally good condition, seniors and low-income households within the community may have financial limitations which that inhibit their ability to keep up their homes. In addition, some rental homes are not kept up because they are

**Comment [m12]:** Director Markle disagrees and says this is contradictory to Comprehensive Plan and Land Use map.

~~rentals or homes~~ held for speculative redevelopment, may have deferred maintenance.  
Finally, the aging of the housing stock increases the need for some upkeep and repairs as  
~~the~~ houses gradually deteriorate with age.



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# Housing Element Supporting Analysis

## ***Background and Context***

### **Growth Targets**

The King County Countywide Planning Policies (CPPs), adopted to implement the Growth Management Act (GMA), establish household growth targets for each of the jurisdictions within the County. Each target is the amount of growth to be accommodated by a jurisdiction during the 2006-2031 planning period. Shoreline's growth target for this period is 5,000 additional households. In order to plan for these new households, the City must identify sufficient land (zoning capacity) and strategies to accommodate growth through use of the existing housing stock and new development. New housing could include traditional single-family homes, cottage housing, accessory dwelling units, duplexes, triplexes, townhomes, and/or multi-family housing. Determining the best way to accommodate the expected growth requires an understanding of current economic and housing market conditions, demographic trends, and household characteristics.

### **Comprehensive Housing Strategy**

The following demand analysis and housing inventory supports the Housing Element of the Comprehensive Plan, meets the requirements of the GMA and King County CPPs, and complements past planning efforts including the City's Comprehensive Housing Strategy, adopted by City Council in February, 2008.

The Comprehensive Housing Strategy resulted from the convening of a citizen advisory committee, formed in 2006 to address the city's housing needs. The Comprehensive Housing Strategy contains recommendations for expanding housing choice and affordability while defining and retaining important elements of neighborhood character and engaging the community in understanding the need for broader housing choice and in defining how to accommodate new or different housing styles within the community.

## ***Housing Inventory***

Shoreline can be classified as a mature suburban community. Almost 60% of the current housing stock was built before 1970. 1965 is the median year homes in the city were built, and only 7% of homes (both single and multifamily) were constructed after 1999. Over the last decade, new housing was created through infill construction of new single-family homes and townhouses and limited new apartments in mixed-use areas adjacent to existing neighborhoods. Many existing homes were remodeled to meet the needs of their owners, contributing to the generally good condition of Shoreline's housing stock.

## Housing Types and Sizes

Over the years, a variety of housing types have been created within the community. Single-family homes are the predominant type of existing housing and encompass a wide range of options, which span from older homes built prior to WWII to new homes recently constructed. Styles range from expansive homes on large view lots to modest homes on tract lots.

According to the 2010 Census, there are 21,561 housing units within the City of Shoreline. About 73 percent of these housing units in the City of Shoreline are single-family homes. Compared to King County as a whole, Shoreline has a higher percentage of its housing stock in single-family homes (see Table H-1 below).

**Table H-1:  
Percentage of Dwelling Units for Each Housing Type**

<b>Type of Housing</b>	<b>Shoreline (units)</b>	<b>King County (units)</b>
Single-family	72.5%	59.5%
Duplex	1.1%	2.0%
Triplex/4-plex	2.3%	4.5%
Multifamily (5+units)	23.2%	31.9%
Mobile Home	0.6%	2.1%
Other ( <i>boat, RV, van, etc.</i> )	0.2%	0.1%

*Source: American Community Survey 2008-2010*

The average number of bedrooms per unit is 2.8. Only 16% of housing units have less than 2 bedrooms. This compares with 21% of housing units with less than 2 bedrooms in King County. With larger housing units and a stable population, overcrowding has not been a problem in Shoreline. The US Census reported only 1.6% of housing units with more than one occupant per room and no units with more than 1.5 occupants per room (American Community Survey 2008-2010).

## Special Needs Housing

### **Group Quarters**

Group quarters, such as nursing homes, correctional institutions, or living quarters for the disabled, homeless, or those in recovery from addictions, are not included in the count of housing units reported in Table H-1 above. According to the 2010 Census, about 2.6 percent of Shoreline's population, or 1,415 people, live in group quarters. This is a slightly higher percentage than the 1.9 percent of King County residents living in group quarters.

Fircrest, one of five state residential habilitation centers for the developmentally disabled, provides medical care and supportive services for residents and their families. In 2011, Fircrest had about 200 residents. This reflects a decline from more than 1,000 residents 20 years ago, as many residents moved into smaller types of supported housing, such as adult family homes and group homes.

**Financially Assisted Housing**

As shown in Table H-2 below, 1,021 financially assisted housing units for low and moderate income individuals and families exist in the City of Shoreline.

**Table H-2  
Assisted Housing Inventory**

<b>Provider</b>	<b>Units</b>
King County Housing Authority	669
HUD Subsidized Units	80
Tax Credit Properties **	272
<b>Total</b>	<b>1021</b>

Source: City of Shoreline Office of Human Services, 2012

\*\*The Low Income Housing Tax Credit program was created by Congress through passage of the Emergency Low-Income Housing Preservation Act in 1987. When the tax credits expire, these properties may be converted to market rate housing.

In addition to this permanent housing, King County Housing Authority provided 566 vouchers to Shoreline residents through the Section 8 federal housing program which provides housing assistance to low income renters. (City of Shoreline Office of Human Services, 2012).

**Emergency and Transitional Housing Inventory**

There are five emergency and transitional housing facilities providing temporary housing for 49 people in the City of Shoreline. These facilities focus on providing emergency and transitional housing for single men, families, female-headed households, veterans, and victims of domestic violence (see Table H-3 below).

**Table H-3  
Emergency and Transitional Housing Inventory**

	<b># Occupants</b>	<b>Focus</b>
Caesar Chavez	6	Single Men
Wellspring Project Permanency	14	Families
Home Step (Church Council of Greater Seattle)	4	Female headed households
Shoreline Veterans Center	25	Veterans
Confidential D.V. Shelter	6	D.V. Victims

Source: City of Shoreline Office of Human Services, 2012.

**Housing Tenure and Vacancy**

Historically, Shoreline was a community dominated by single-family, owner-occupied housing. More recently, homeownership rates have been declining. Up to 1980, nearly 80 percent of housing units located within the original incorporation boundaries were owner-occupied.

In the 1980's and 1990's a shift began in the ownership rate. The actual number of owner-occupied units remained relatively constant while the number of renter-occupied units

increased to 32 percent of the City's occupied housing units in 2000 and nearly 35 percent in 2010. This shift was mainly due to an increase in the number of multifamily rental units in the community (see Table H-4).

A substantial increase in vacancies from 2000 to 2010 may partially be explained by new apartment units in lease-up during the census count, or by household upheaval caused by the mortgage crisis. More recent data indicate that vacancies are declining (see Table H-8).

**Table H-4**  
**Housing Inventory and Tenure**

	<b>2000</b>	<b>2010</b>	<b>Change 2000-2010</b>
<b>Total Housing Units</b>	21,338	22,787	+1,449
<b>Occupied Housing Units</b>	20,716	21,561	+845
<b>Owner-Occupied Units</b>	14,097 68.0% of occupied	14,072 65.3% of occupied	-25 0.2% decrease
<b>Renter-Occupied Units</b>	6,619 32.0% of occupied	7,489 34.7% of occupied	+870 13.1% increase
<b>Vacant Units</b>	622 2.9% of total	1,226 5.4% of total	+612 99.7% increase

*Source: 2000 Census; 2010 Census*

## ***Housing Demand***

Housing demand is largely driven by economic conditions and demographics. Information on economic conditions is presented in the Economic Development Element of the Comprehensive Plan and the Economic Development Element Supporting Analysis. Demographic characteristics determining housing demand include total number of households and household growth, household size, household make-up, and household tenure (owner vs. renter).

### **Population Growth and Household Characteristics**

After increasing in the 1980s and 1990s, Shoreline's total population has remained stable for the last ten years. However, the Washington Office of Financial Management estimates that Shoreline added an additional 193 residents in 2011. Forecasts suggest that this growth will be sustained over the next 30 years.

In 2010, there were 21,561 households in the city, an increase of 845 since 2000. The increase in number of households while the population remained stable indicates a decrease in household size. Census figures show that the average household size in



Shoreline dropped slightly between 2000 and 2010. Household size in the County has remained stable since 1990. (see Table H-5).

**Table H-5  
Average Household Size**

	1980	1990	2000	2010
<b>Shoreline</b>	2.7	2.5	2.5	2.4
<b>King County</b>	2.5	2.4	2.4	2.4

*Source: 1980 Census, 1990 Census, 2000 Census, 2010 Census*

In 2010, about 61% of households were family households (defined as two or more related people) down from 65% in 2000, while approximately 30 percent were individuals living alone (an increase from 26% in 2000). The remaining nine percent are in non-family households where unrelated individuals share living quarters.

Households with children decreased from 32.7% of households in 2000 to 27.9% of households in 2010. Single-parent families also decreased from 7.4% to 6.9% of households, reversing the previous trend of increasing single-parent families. Shoreline now has a lower percentage of households with children than King County as a whole, where households with children account for about 29.2% of all households, down from 30.4% in 2000. Table H-6 summarizes the changing characteristics of Shoreline's households.

**Table H-6  
Changing Household Characteristics**

	2000	2010	Change 2000-2010
<b>Total Households</b>	20,716	21,561	+845
<b>Households with Children</b>	6,775 32.7% of total	6,015 27.9% of total	-760 11.2% decrease
<b>Single-person Households</b>	5,459 26.5% of total	6,410 29.7% of total	+951 17.4% increase
<b>Households with Individuals over 65</b>	4,937 23.8% of total	5,509 25.6% of total	+572 11.6% increase

*Source: 2000 Census; 2010 Census*

## **A Changing Community**

In addition to the changes noted above, Shoreline's population is becoming more ethnically and racially diverse. In 2000, 75.2% of the population was white (not Hispanic or Latino). By 2010, this percentage had dropped to 67.9%.

Shoreline's changing demographic characteristics may substantially impact future housing demand. Newer residents of the City may have different cultural expectations, such as extended families living together in shared housing. The increase in the number of singles and seniors in the community suggests that there is a need for inexpensive homes designed for smaller households, including accessory dwelling units or manufactured housing. Demographic changes may also increase demand for multifamily housing. Such housing could be provided in single-use buildings (townhouses, apartments, and condominiums), or in mixed use buildings. The need for housing in neighborhood centers, including for low- and moderate-income households, is expected to increase. Mixed-use developments in central areas will allow for easier access to the neighborhood amenities and services used by small households and seniors.

## ***Housing Issues***

### **Affordable Housing**

The GMA requires countywide planning policies to address the distribution of affordable housing, including housing for all income groups. The King County CPPs establish low and moderate income household targets for each jurisdiction within the county to provide a regional approach to housing issues and to ensure that affordable housing opportunities are provided for lower and moderate income groups. These affordable housing targets are established based on a percent of the City's growth target. The CPPs more specifically state an affordability target for moderate income households (those earning between 50 and 80 percent of the area median income) and low-income households earning below 50 percent of the area median income. The moderate-income target is 16% of the total household growth target, or 800 units. The low-income target is 22.5% of the growth target, or 1,125 units. Of the current housing stock in Shoreline, 37% is affordable to moderate-income households and 13.9% is affordable to low income households (King County Comprehensive Plan, Technical Appendix B).

Assessing affordable housing needs requires an understanding of the economic conditions of Shoreline households and the current stock of affordable housing. The median household income in Shoreline is \$66,476, compared to \$67,711 county-wide. Estimated percentage of households at each income level is presented in Table H-7.

**Table H-7  
Household Income**

	<b>Shoreline</b>	<b>King County</b>
<b>Very Low Income (&lt;30% AMI)</b>	14.8%	12.5%
<b>Low Income (30%-50% AMI)</b>	12.1%	11.2%
<b>Moderate Income (50%-80% AMI)</b>	17.2%	16.0%
<b>80%-120% AMI</b>	20.8%	19.0%
<b>&gt;120% AMI</b>	35.2%	41.4%

*Source: 2008-2010 American Community Survey; King County Comprehensive Plan*

The “affordability gap” is the difference between the percentage of the City’s residents at a particular income level and the percentage of the City’s housing stock that is affordable to households at that income level. A larger gap indicates a greater housing need.

**Table H-8  
Affordability Gap**

	<b>Percent of Units Affordable to Income Group</b>	<b>Affordability Gap</b>
<b>Very Low Income (&lt;30% AMI)</b>	3.9%	10.9%
<b>Low Income (30%-50% AMI)</b>	10.0%	2.1%
<b>Moderate Income (50%-80% AMI)</b>	23.1%	N/A
<b>80%-120% AMI</b>	30.1%	N/A

*Source: King County Comprehensive Plan*

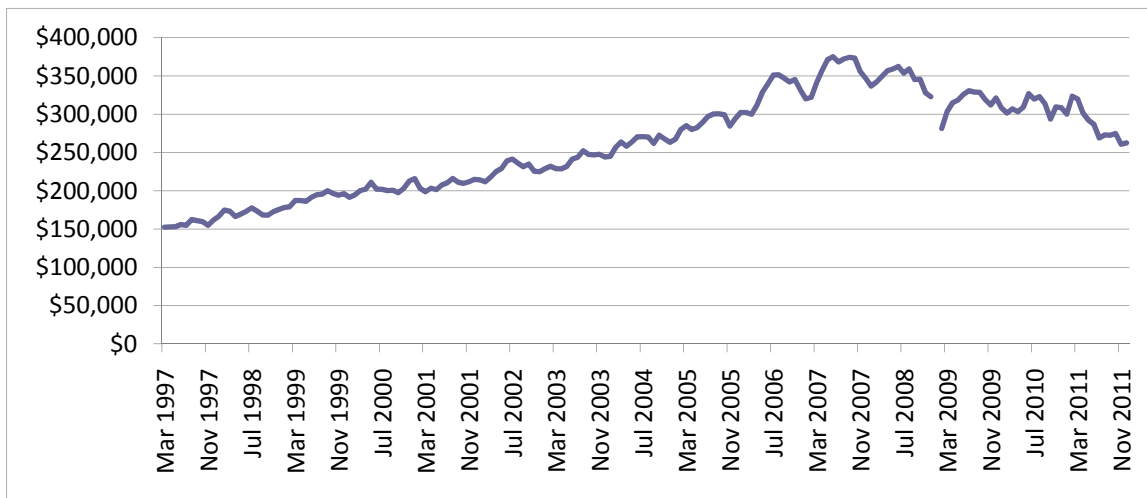
Where affordability gaps exist, households must take on a cost burden in order to pay for housing. Cost-burdened households paying more than thirty percent of household income for housing costs comprise 38.6% of homeowners and 47.9% of renters in Shoreline. Very low income cost-burdened households are at greatest risk of homelessness and may be unable to afford other basic necessities such as food and clothing. The substantial affordability gap at this income level suggests that the housing needs of many of Shoreline’s most vulnerable citizens are not being met by the current housing stock. Closing this gap will

require the use of innovative strategies to provide additional new affordable units and the preservation/rehabilitation of existing affordable housing.

### Falling Home Values

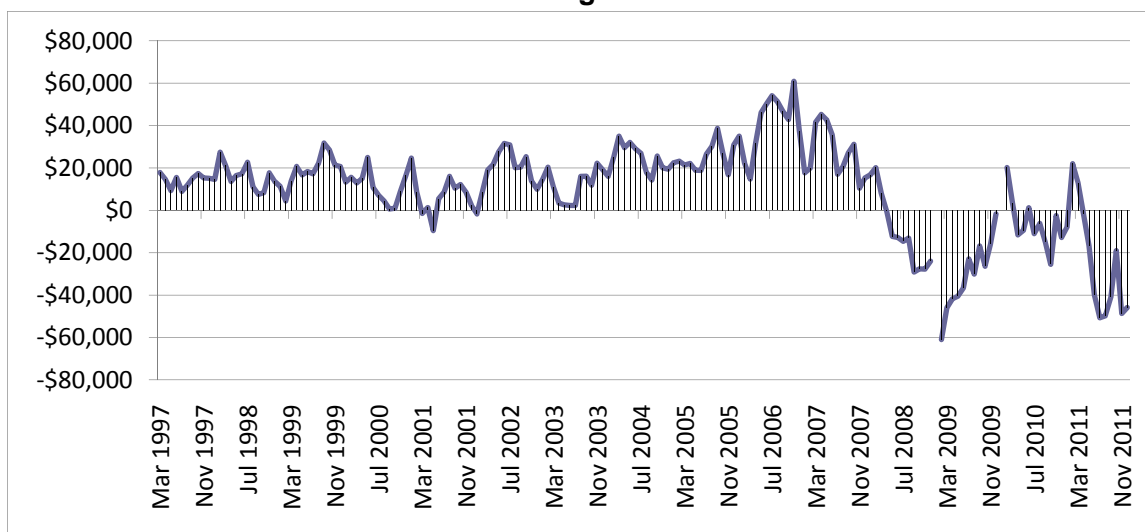
As in much of the rest of the country, home prices in Shoreline have fallen in recent years. After increasing rapidly for over a decade, median sales price reached a peak in June, 2007 at \$375,300. The median sales price in December, 2011 was \$262,600, a decrease of 30% (see Chart H-1 and H-2). While decreasing prices lower the affordability gap for prospective buyers, they also increase the risk of deferred maintenance, vacancy, and abandonment.

**Chart H-1  
Median Sales Price**



Source: Zillow.com

**Chart H-2  
Year-Over-Year Change in Median Sales Price**



Source: Zillow.com

## A Segmented Market

While home prices have decreased citywide since 2007, there is a large discrepancy in the value of homes in the city's various neighborhoods. Table H-9 presents data extracted from home sales records used by the King County Assessor to assess the value of homes in various sub-markets within the City (the Assessor excludes sales that are not indicative of fair market value). Citywide data suggests that home values have continued to decline since 2010, though regional trends suggest the rate of decline is now slowing.

**Table H-9**  
**Single Family Housing Prices**

Neighborhood Area	Median Sale Price, 2010	Affordable Income Level*	Average Change in Assessed Value, 2010-2011
West Shoreline	\$500,000	>120% of AMI	-2.8%
West Central Shoreline	\$341,500	115% of AMI	-6.0%
East Central Shoreline	\$305,000	100% of AMI	-6.9%
East Shoreline	\$290,000	100% of AMI	-5.2%

Sources: King County Assessor 2011 Area Reports, 2011 HUD Income Levels

\*Figures given are the percent of 2011 typical family Area Median Income required to purchase a home at the 2010 median price. Affordable Housing Costs are based on 30% of monthly income. Figures are approximate. Additional assumptions were made in the affordability calculation.

## Rising Rents

In contrast to the single-family market, apartment rents in Shoreline have been increasing in recent years. According to the most recent data available, the average rent has increased from \$859 in September, 2007 to \$966 in March of 2012. Year-over-year trends for the past three years in the Shoreline rental submarket (which includes the cities of Shoreline and Lake Forest Park) are presented in Table H-10.

**Table H-10**  
**Rents & Vacancy Rates**

	2010	2011	2012
Average Rent	\$949	\$934	\$966
Market Vacancy	7.1%	5.0%	4.0%

Source: Dupre+Scott, The Apartment Vacancy Report

The increasing price of rental options may be limiting the City's attractiveness to new families and the ability to provide affordable housing options for younger citizens and smaller households.

### **Neighborhood Quality**

The citizen advisory committee of the Comprehensive Housing Strategy stressed the need to define and retain important elements of neighborhood character. This indicates that the type and character of new development is increasingly significant to the community. The community has expressed concern about the density and design of these infill developments and the impacts of these developments on the existing neighborhood.

Although single-family homes are in generally good condition, seniors and low-income households within the community may have financial limitations that inhibit their ability to keep up their homes. In addition, rental homes or homes held for speculative redevelopment may have deferred maintenance. Finally, the aging of the housing stock increases the need for upkeep and repairs as houses gradually deteriorate with age.