

# AGENDA

## PLANNING COMMISSION REGULAR MEETING



Thursday, May 17, 2012  
7:00 p.m.

Shoreline City Hall  
Council Chamber  
17500 Midvale Ave N.

	<u>Estimated Time</u>
1. CALL TO ORDER	7:00 p.m.
2. ROLL CALL	7:01 p.m.
3. APPROVAL OF AGENDA	7:02 p.m.
4. DIRECTOR'S COMMENTS	7:03 p.m.
5. APPROVAL OF MINUTES	7:08 p.m.
A. April 19 Regular Meeting	

### Public Comment and Testimony at Planning Commission

*During General Public Comment, the Planning Commission will take public comment on any subject which is not specifically scheduled later on the agenda. During Public Hearings and Study Sessions, public testimony/comment occurs after initial questions by the Commission which follows the presentation of each staff report. In all cases, speakers are asked to come to the podium to have their comments recorded, state their first and last name, and city of residence. The Chair has discretion to limit or extend time limitations and the number of people permitted to speak. Generally, individuals may speak for three minutes or less, depending on the number of people wishing to speak. When representing the official position of an agency or City-recognized organization, a speaker will be given 5 minutes.*

6. GENERAL PUBLIC COMMENT	7:10 p.m.
7. STUDY ITEMS	7:15 p.m.
A. Comprehensive Plan Major Update – Housing Element	
• Staff Presentation	
• Public Comment	
8. DIRECTOR'S REPORT	8:45 p.m.
9. REPORTS OF COMMITTEES & COMMISSONERS/ANNOUNCEMENTS	8:50 p.m.
10. AGENDA FOR June 7	8:55 p.m.
11. ADJOURNMENT	9:00 p.m.

*The Planning Commission meeting is wheelchair accessible. Any person requiring a disability accommodation should contact the City Clerk's Office at 801-2230 in advance for more information. For TTY telephone service call 546-0457. For up-to-date information on future agendas call 801-2236.*

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# CITY OF SHORELINE

## SHORELINE PLANNING COMMISSION MINUTES OF REGULAR MEETING

April 19, 2012  
7:00 P.M.

Shoreline City Hall  
Council Chamber

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### Commissioners Present

Chair Moss  
Vice Chair Esselman  
Commissioner Craft  
Commissioner Maul  
Commissioner Montero  
Commissioner Scully  
Commissioner Wagner

### Staff Present

Rachael Markle, Director, Planning & Community Development  
Steve Szafran, Associate Planner, Planning & Community Development  
Miranda Redinger, Associate Planner, Planning & Community Development  
Mark Relph, Public Works Director  
Jessica Simulcik Smith, Planning Commission Clerk

### Others Present

Mayor McGlashan

### CALL TO ORDER

Chair Moss called the regular meeting of the Shoreline Planning Commission to order at 7:01 p.m.

### ROLL CALL

Upon roll call by the Commission Clerk the following Commissioners were present: Chair Moss, Vice Chair Esselman and Commissioners Craft, Maul, Montero, Scully, and Wagner.

### APPROVAL OF AGENDA

The agenda was accepted as presented.

### DIRECTOR'S COMMENTS

Ms. Markle did not provide any comments during this portion of the meeting.

### APPROVAL OF MINUTES

The Minutes of the March 1, 2011 Dinner Meeting and March 15, 2011 Regular meeting were accepted as presented.

## **GENERAL PUBLIC COMMENT**

No one in the audience indicated a desire to address the Commission during this portion of the meeting.

## **STUDY SESSION ON COMPREHENSIVE PLAN MAJOR UPDATE – CAPITAL FACILITIES/UTILITIES**

### **Staff Presentation**

Ms. Redinger explained that the Capital Facilities Element includes the types of facilities a jurisdiction considers necessary for development (structures, streets or utility system improvements, or other long-lasting major assets, including land). Capital facilities are provided for public purposes and may include streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreation facilities, schools, and police and fire protection facilities. The Utilities Element consists of the general or proposed location and capacity of all existing and proposed utilities, including, but not limited to, electrical lines, telecommunication lines, and natural gas lines. (No criteria or requirement is provided in the Growth Management Act (GMA), the Revised Code of Washington (RCW) or the Washington Administrative Code (WAC) for consistency evaluation of the general utilities.)

Ms. Redinger reported that the goals, policies and analysis sections of the Capital Facilities Element have been forwarded to the City's water and sewer providers. The goals, policies and analysis sections of the Utilities Element have been forwarded to the utility providers. Staff will work with the providers to update the maps and ensure that the City's long-range plans are in sync with those of the providers.

Chair Moss clarified that when group editing a document, the City Attorney has advised it is a violation of the Open Meetings Act for Commissioners to send comments to each another. The correct approach is for Commissioners to forward their comments and/or corrections to staff no later than the close of business on the Tuesday prior to a Planning Commission meeting. Comments and/or corrections can also be brought forward at a Commission meeting.

The Commission reviewed the proposed Capital Facilities and Utilities Elements as follows:

### **Capital Facilities Element**

- Commissioner Maul noted that the term “stormwater” is used in Paragraph 5 of the Introduction, but the remainder of the document uses the term “surface water.” Mr. Relph said that “stormwater” is the official name of the utility, so this term should be used consistently throughout the document.
- Commissioner Maul suggested that the 4<sup>th</sup> sentence in Paragraph 5 of the Introduction should be clarified to read, “Only city-owned or managed facilities are considered for capital facilities expenditures.” Commissioner Scully said his interpretation of the language is not that city-owned and operated facilities are considered capital expenditures, but that they have capital expenditure costs the City must pay. The Commission agreed that staff should clarify the language.

- Vice Chair Esselman referred to Paragraph 4 of the Introduction, which provides a list of the facilities and services the City must provide. She asked why “schools” were not included on the list. Ms. Redinger said the City works with the Shoreline School District to coordinate population growth and comprehensive planning targets.
- Commissioner Maul noted that in the 5<sup>th</sup> sentence of Paragraph 5 of the Introduction, the word “projected” should be changed to “projecting.” The Commission agreed.
- Commissioner Scully referred to the new Goal CF II, which is to acquire the Seattle Public Utilities water system in Shoreline. He asked if the City Council has identified this as a specific goal, or if it something that is being considered. Mr. Relph answered that acquiring the system is a stated goal of the City Council. He explained that a public steering committee has been formed to help the City assess the financial feasibility of the acquisition.
- Chair Moss asked if both dates are necessary in the 3<sup>rd</sup> bullet of Paragraph 5 of the Introduction. Ms. Markle said staff would obtain final clarification from each provider regarding the names and dates of their approved plans.
- Ms. Redinger explained that the original Goal CF II can be deleted as a goal because it is already a requirement of GMA.
- Commissioner Wagner commented that new Goals CF III and CF IV appear to be duplicative of Goal CF I. She suggested that, with the exception of promoting citywide utility services that are “environmentally sensitive and energy efficient,” the remainder of these two goals could be deleted. Ms. Redinger suggested that perhaps Goals CF III and CF IV could be rephrased to become a more effective utility goal. Commissioner Wagner pointed out that the City already strives to provide reliable utilities, so the two goals could just be deleted.
- Chair Moss reminded the Commission that the City of Shoreline has set boundaries, and Point Wells is located within another county and outside of the City’s boundaries. She cautioned against inadvertently approving language in the Capital Facilities Element that could be interpreted to mean the City no longer plans to annex Point Wells at some point in the future. She recommended that Policy CF4 should retain the term “within the Shoreline planning area.”
- Commissioner Montero suggested that Policies CF22 and CF20 could be merged to read, “Utilize prudent financing options that best facilitate implementation of the CIP by considering all available funding and financing mechanisms . . .”
- Commissioner Maul pointed out that in Policy CF 21, the term “surface water” should be changed to “stormwater.” Ms. Redinger agreed to word search the entire document and make the appropriate adjustments.
- Chair Moss noted the word “consistency” needs to be spelled correctly in Policy CF31.
- Ms. Redinger advised that there will likely be additional staff corrections to the Service Standards (Policies CF33 and CF 34).
- Chair Moss asked staff for further direction about whether the language in Policy CF33, which identifies the number of officers per 1,000 residents, is appropriate for inclusion in the Capital Facilities Element. Ms. Redinger said she has left messages, but due to staff transition in the Police Department, she has not received a response. She said she would continue to solicit this input.
- Chair Moss questioned whether it is necessary to have separate subheadings for surface water, waste water and drinking water. Ms. Redinger said a lot of the Comprehensive Plan goals and policies were based on adopted master plans. The Parks and Transportation Master Plans were formatted similarly to the Comprehensive Plan, in that they contained stated goals and policies. However, the

Stormwater Master Plan was written to be more programmatic. She suggested that the separate subheadings remain in the document as a placeholder because the Surface Water Manager may develop more stormwater policies to incorporate direction from the Stormwater Master Plan.

- Chair Moss noted that staff is recommending that Policies CF18, CF19 and CF21 be combined. She asked staff to double check to make sure these policies were replaced by a new Policy CF18.

#### Capital Facilities Element Supporting Analysis

- Chair Moss asked if the analysis would be inserted into the Comprehensive Plan, or if it intended to be used as background information. Ms. Markle said the one reason the current Comprehensive Plan is so thick is because each analysis section was included. Staff is recommending that the Comprehensive Plan only contain goals and policies, and the supporting analysis would be an accessory document. This will allow the Comprehensive Plan to be a less intimidating and easier-to-understand document.
- Commissioner Montero asked who actually owns the Shoreline District Court building and acreage. Ms. Redinger agreed to research this question and report back.
- Chair Moss noted that the existing language under “Planned Fire Facilities” would be deleted. For consistency, she suggested that language should be added similar to the comment made under the Planned Police Facilities Section to make it clear there are currently no plans for additional facilities. Ms. Redinger explained that the emergency manager pointed out that the Hazard Mitigation Plan calls for constructing a police facility that is seismically upgraded, and this should be included as a recommendation in the plan. She agreed to learn more from the Fire Department about their long-range capital facilities plan.
- Chair Moss inquired if Sunset Elementary should remain in Table CF-1 because it is still a school district asset even though it is currently closed. Vice Chair Esselman said this facility is part of the school district’s land bank, and they have no plans to sell the property. As population grows, this site will be the first one to open again. Chair Moss summarized that the facility could be a capital cost for the school district over the term of the Comprehensive Plan.
- Chair Moss suggested that a note should be made in the Planned School District Facilities Section that Shorecrest High School would be updated and a new Shorewood High School would be constructed. She noted that these two projects will not have been completed by the time the Comprehensive Plan is approved. Ms. Redinger agreed that would be useful information.
- Commissioner Montero referred to the Water Service Section and asked if The Highlands is considered to be a separate water district. Mr. Relph answered that Seattle Public Utilities (SPU) owns and operates the utility within The Highlands. Vice Chair Esselman asked if the City of Shoreline receives water from both the Cedar and Tolt Rivers. Mr. Relph answered that the majority of the City’s water service comes from the Tolt system, but at times the Cedar could, and probably does, serve the lower end.
- Chair Moss asked if the City has a timeline for acquiring the water facility from the SPU. Mr. Relph answered that the City is scheduled to take ownership of the utility on January 1, 2020. Chair Moss suggested that because the acquisition would occur prior to the next Comprehensive Plan update, the acquisition should be included in the document.
- Commissioner Scully asked if the analysis on the unsewered areas that is provided in the Wastewater Section would translate into a policy to get the unsewered lots onto the City’s sewer system. Mr.

Szafran agreed to research and report back on whether some parcels in the City are still on septic. If there are still unsewered areas, he suggested the City should create a clear policy for getting them connected to the City's sewer system.

- Chair Moss said the Treatment Facilities Section currently states that the majority of the flows go the Westpoint Treatment Plant. She suggested that this section also identify that some flow would go to the new Brightwater Treatment Plant. This project, once completed, will have a significant impact to the City. Ms. Redinger agreed to research this issue and report back.
- Chair Moss asked if the number of additional households identified in the General Growth Projections Section is consistent with those identified in the Puget Sound Regional Council's Vision 2040 and the King County Planning Policies. Mr. Szafran noted that the numbers would be updated.
- Although the City contracts for police service, Chair Moss said her understanding is that the City owns the police headquarters building. The building should be included in the Level of Service Section, particularly if renovations and/or changes are needed to address seismic issues.
- Chair Moss agreed that language included in the Transportation Element does not need to be restated in Table CF-2 unless required by State Law. Ms. Redinger said City staff is still working to complete the Transportation Master Plan (TMP), and one of the final items is the GMA requirement to show how every recommended transportation improvement would be funded. Mr. Relph added that the funding piece, including a discussion about impact fees, is a required element of the TMP. Ms. Redinger stated that once the TMP has been completed, the table would be updated to be consistent.
- Commissioner Maul noted that the 4<sup>th</sup> sentence in Paragraph 1 of the Inadequate Infrastructure Section should be changed by also deleting "not."
- Ms. Redinger recalled that over the past few years, there have been back and forth discussions about whether the City should mandate such things as green building, affordable housing and public amenities, or if they should incentivize them. As the Comprehensive Plan Update moves forward, staff is requesting feedback and consistent direction from the Commission regarding this issue. Chair Moss asked staff to flag this issue for additional review when the next draft is presented for review. Ms. Redinger agreed that when an updated draft is presented to the Commission, staff would identify the outstanding "big picture" questions and policies. Commissioner Wagner suggested it would be helpful to have input from the Economic Development Director, particularly about activity that has resulted from the new Mixed Use Zoning and whether the incentive program has been effective. The Commission agreed to discuss this issue with the Economic Development Director at their May 3<sup>rd</sup> meeting when he would be present to discuss the Economic Development Element.
- Commissioner Montero asked why the Frequent Flooding Section was removed. Mr. Relph said this language would likely be replaced with updated language. He advised that over the past 16 years, the City has addressed the majority of the flooding issues. The focus in the future will be on maintenance, including repair and replacement of existing infrastructure. Mr. Relph agreed to confirm the Surface Water Manager's recommendation to delete this language. Commissioner Wagner emphasized the need to be sensitive to the large number of public comments that have been received related to frequent flooding issues. Ms. Redinger recalled that most of the public comments were related to groundwater issues, which are different than stormwater issues, but that the City admittedly has an incomplete understanding of their interrelation. Potentially, Commissioners could include policy language recommending a hydrology study. Commissioner Wagner suggested that

policy language should be added to address flooding issues whether they are related to stormwater or groundwater.

- Chair Moss suggested that the 2<sup>nd</sup> sentence in the Environmental Impact from Utility Improvements Section should be deleted. The 3<sup>rd</sup> sentence could be changed to acknowledge that the Brightwater Treatment Plant and the solid waste transfer station expansion projects have been completed or are near completion.
- Commissioner Scully commented that the language provided in Paragraph 2 in the Maintaining and/or Improving Services Section appears to place the onus on the community to tell the City what is important. He suggested that the language be changed to say that “the City would solicit community input.”
- Chair Moss referred to staff’s comment about whether or not Paragraph 2 in the Siting and Mitigating Environmental Impacts Section should be retained or deleted. She recalled a previous discussion regarding potential siting of a jail in Shoreline. Even though that particular issue was resolved, Paragraph 2 might be helpful if a similar issue were to come up in the future.
- Chair Moss asked if the property tax numbers would be updated in the next draft document. Ms. Redinger answered affirmatively.
- Chair Moss noted that there is no reference to Proposition 1 in the Property Tax Section. Ms. Redinger agreed this would be important information to include in the document.
- Chair Moss said the current language provided in the Transportation Benefit District Section is generic and should be updated to acknowledge that the City now has an established Transportation Benefit District.
- Commissioner Maul asked why all the numbers contained in the draft document are in 2004 dollars. Chair Moss answered that the numbers would be updated to reflect current dollars.
- Given that the Commission’s mandate is to reduce the heft of the document, Chair Moss suggested it would be prudent to delete those funding sources that do not currently and are not likely to apply to the City.
- Commissioner Maul asked about the tables that are referenced in Paragraph 2 of the Twenty-Year Capital Facilities Plan Section. Ms. Redinger said these large tables were inadvertently left out of the current version. She said the entire section would be thoroughly reviewed by the Finance Department before it is presented again to the Commission, and the tables would be included.

#### Utilities Element Goals and Policies

- Commissioner Wagner suggested that Goal U I is too vague. If there is a reason to include it in the document, it should be clarified.
- Commissioner Montero commented that cell service on the west side of Shoreline is weak. He suggested that the need to improve this service should be acknowledged in the Wireless Communication Facilities Section (Policies U19 through U22).
- Commissioner Wagner suggested that Policy U22 is redundant because the City would not pass a development code that does not protect the public’s health, safety and general welfare. Ms. Redinger agreed.
- Chair Moss suggested that Policy U17 should be changed to read, “Encourage and work with telecommunication providers to develop fiber optic cable networks and technologies that increase interconnectivity between different networks.”

- Commissioner Scully observed that household hazardous waste seems to be an issue in the City. The transfer station does not currently accept these products, and neither does curbside collection. He questioned if it would be appropriate to add a specific policy to the Solid Waste Section to address this issue. Mr. Relph noted that King County has specific policies for household hazardous waste, and that is why it is not accepted at the transfer station. He agreed to research the issue further and provide recommendations to the Commission.
- Commissioner Wagner asked if the intent of U23 is to improve and expand natural gas throughout the City. Ms. Redinger answered affirmatively and suggested that “coordinate” may be a better word than “cooperate.” Chair Moss shared an example of a natural gas expansion that occurred in her neighborhood. The City did a great job of coordinating with the utility provider to address the neighborhood’s issues and concerns.

### Utilities Element Supporting Analysis

- Chair Moss pointed out that the comment related to the GMA requirement should be deleted from Paragraph 2 of the Background and Context Section.
- Chair Moss referred to staff’s recommendation that the description provided in Paragraph 2 of the Existing Natural Gas Service and Facility Section should be replaced with a map. She recommended that staff investigate and incorporate changes that have occurred. Ms. Redinger said she received notification that Puget Sound Energy is reviewing the document and would provide comments and changes soon.
- Commissioner Montero pointed out that in the Non-City Managed Capital Facilities Plan Section, “Comcast” should be changed to “Xfinity.” Chair Moss asked staff to double check this name and update the entire document accordingly.
- Chair Moss said that in the Non-City Managed Capital Facilities Plan Section the correct reference is “King County Metro” rather than “Metro/King County.”

Ms. Redinger reminded the Commission that Rob Bennett from the Portland Sustainability Institute would present the next speaker series event on April 25<sup>th</sup>. Mr. Bennett would also provide a presentation to staff between 4:00 and 5:00 p.m., and several people will go to dinner with him. She asked that Commissioners contact staff if they are interested in attending the dinner. She also announced that the Commission would review the draft Housing and Economic Development Elements of the Comprehensive Plan on May 3<sup>rd</sup>.

### Public Comment

No one in the audience indicated a desire to address the Commission during this portion of the meeting.

### DIRECTOR’S REPORT

Ms. Markle thanked Commissioner Moss for attending the open house on the draft framework policies for light rail station area planning. They are trying to get the word out that changes will be coming within a quarter to a half mile radius of stations at 145<sup>th</sup> and Interstate 5 and 185<sup>th</sup> and Interstate 5 on the east side. She reported that there was a good turnout at the open house, which sets the stage of land use

changes that will come in policy form this year and on the actual land use map in 2013. This is a big change in the City, and it is important that as many people as possible know what is going on.

Chair Moss said she anticipates the Comprehensive Plan would include at least a rudimentary framework for light rail station area planning. Ms. Markle said the TMP has already taken into account the possibility of stations at 185<sup>th</sup> and 145<sup>th</sup> by adding new trips in anticipation of the stations being developed within the next 20 years. While updates to fully integrate light rail into the TMP would not take place in 2012, the Land Use Element of the Comprehensive Plan would be updated this year to provide policies related to light rail.

## **OLD BUSINESS**

### **Planning Commission Annual Report to City Council**

The Commission reviewed the final draft of their Annual Report to the City Council and made appropriate changes. In addition to some grammatical corrections, the Commission agreed to add a new “parking lot” subheading called “parking,” which would include not only general parking issues, but also specific parking requirements for accessory dwelling units and home-occupied businesses. They also agreed to add a new subheading called “incentives,” which would address the concept of citywide implementation of the incentives program identified in the Southeast Neighborhoods Subarea Plan. Chair Wagner agreed to update the document and present it to the Commission for final approval on May 5<sup>th</sup>. They also agreed that the letterhead should include the names of the former and current Commissioners.

## **NEW BUSINESS**

### **Utilities Acquisition Presentation**

Ms. Markle announced that the City has entered into a tentative agreement with Seattle Public Utilities (SPU) to acquire the water system’s basic infrastructure (pipes and pumps) by 2020 at a cost of about \$25 million. She reviewed a current map and provided a brief history of the City’s water system. She emphasized that the City is only looking to acquire the distribution system, and not the entire water supply system. Water would continue to be supplied through SPU water sources. She explained that providing local representation and utility service has been a long-term community goal since the City was incorporated. Framework Goal 2 in Vision 2029 calls for providing high-quality public services, utilities and infrastructure that accommodate anticipated levels of growth, protect public health and safety and enhance the quality of life. Framework Goal 14 calls for designating specific areas for high-density development, especially along major transportation corridors, and utilities are a key factor in accomplishing this goal. Acquisition of the SPU water system in Shoreline was a formal City Council Goal in 2009, as well. She reviewed that the acquisition would allow the City to:

- **Establish a more aggressive reinvestment strategy.** A reinvestment strategy for maintenance and capital improvements, line replacement and fire protection becomes a priority when a utility is owned locally.

- **Coordinate growth planning.** The City wants to be able to work directly with all utility providers to ensure that utilities are included in land use planning.
- **Allow for timely and strategic installation of utilities.** Coordination is necessary so that utility plans match the City's growth plan.
- **Diversify the City's tax base.**
- **Provide rate payers with direct representation.** At this time, Shoreline rate payers have no direct control over SPU's rate structure, capital improvements, or service standards. Acquisition would allow citizens of Shoreline to have more control over their tax bills.
- **Allow for construction coordination.** The City wants to better manage construction activities within the public rights-of-way. The goal is to maximize efficiencies through better planning for capacity, financing and construction timing.
- **Provide customer service and operational efficiencies.** Preventative maintenance equals longer service life, and the City would have a real investment in its own system. Local representation would result in a more reasonable and stable rate structure. Because the City is much smaller, they would have flexibility in delivering operation and maintenance.
- **Provides an opportunity for the City to share resources.** Some of the same equipment needed to operate a water utility is also needed to operate a stormwater utility. In addition, administration for the program is already in place.
- **Offer one-stop permitting.** The acquisition would allow developers to obtain the required Water Availability Certificate from the City of Shoreline rather than having to make a special trip to SPU.

Ms. Markle advised that the City Council's objective for acquisition is "to acquire the system at a price that, when added to other costs to operate and maintain the system, would fall within a rate structure equal to or less than what SPU would forecast over a reasonable period of time." She explained that the City is currently in the due diligence phase of the acquisition, and the information gathered during this process would be used to negotiate a final agreement with SPU.

Ms. Markle advised that Vice Chair Esselman and Commissioner Montero are participating on a 28-member steering committee that will continue to meet through June, and they will provide the City Council with a recommendation. An agreement with SPU would be negotiated from now until July, and it is anticipated that the Shoreline and Seattle City Councils would take action in July. If approved by the both city councils, the agreement would be placed on the ballot for citizen approval in the fall.

Mr. Relph emphasized that the acquisition would be funded by the rate payers within the SPU system, and properties served by the Shoreline Water District would not be affected. The cost for the purchase price and necessary improvements would be part of a revenue bond, which would also be paid by the rate payers within the SPU system. Next week, staff will present comparison information between the Shoreline Water District and SPU to the steering committee. It is anticipated the City would be able to pay the debt service and reinvest heavily back into the system because SPU currently charges Shoreline customers a 14% surcharge because they live outside the City of Seattle and the 13% utility tax goes directly to the City of Seattle's general fund. He shared his experience working with various types of utilities in both Shoreline and Grand Junction, Colorado. He said that while there are definite challenges, he does not see any fatal flaws. He encouraged the Commissioners to visit the City's website for additional information about the acquisition.

## **REPORTS OF COMMITTEES AND COMMISSIONERS/ANNOUNCEMENTS**

None of the Commissioners provided reports or announcements during this portion of the meeting.

## **AGENDA FOR NEXT MEETING**

Mr. Szafran announced that a public hearing for the FEMA Flood Plain Ordinance is scheduled for May 3<sup>rd</sup>. In addition, Ms. Redinger would present the Economic Development Element of the Comprehensive Plan. Staff would also demonstrate the Environmental Indicators Website.

## **ADJOURNMENT**

The meeting was adjourned at 9:03 p.m.

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Donna Moss  
Chair, Planning Commission

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Jessica Simulcik Smith  
Clerk, Planning Commission

**TIME STAMP**  
**April 19, 2012**

CALL TO ORDER:

ROLL CALL:

APPROVAL OF AGENDA:

DIRECTOR'S COMMENTS:

APPROVAL OF MINUTES:

GENERAL PUBLIC COMMENT:

STUDY SESSION ON COMPREHENSIVE PLAN MAJOR UPDATE – CAPITAL  
FACILITIES/UTILITIES: 2:08

Staff Presentation: 2:15

Public Comment: 1:26:35

DIRECTOR'S REPORT: 1:26:42

OLD BUSINESS:

Planning Commission Annual Report to City Council: 1:30:35

NEW BUSINESS:

Utilities Acquisition Presentation: 1:43:00

REPORTS OF COMMITTEES AND COMMISSIONERS/ANNOUNCEMENTS: 2:01:01

AGENDA FOR NEXT MEETING 2:01:10

ADJOURNMENT

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**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

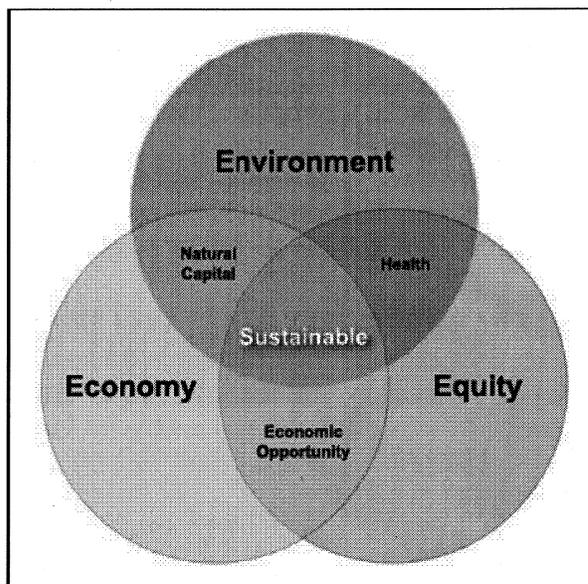
Planning Director RM

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 Element Goals & Policies

## *Introduction*

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*“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, cottage housing, apartments, townhouses and attached single family housing, while also ensuring the vitality and character of established residential neighborhoods.

## *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 ~~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**

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

*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 2004</b> <u>2000</u>	<b>September 2002</b> <u>2010</u>	<b>September 2003</b> <u>Change</u> <u>2000-2010</u>
<b>Actual Rent</b> <u>Total</u> <b>Households</b>	\$880 <u>20,716</u>	\$866 <u>21,561</u>	\$857 <u>+845</u>
<b>Market</b> <b>Vacancy</b> <u>Households</u> <b>with Children</b>	5.4% <u>6,775</u> 32.7% of total	7.4% <u>6,015</u> 27.9% of total	7.4% <u>-760</u> 11.2% decrease
<b>Single-person</b> <b>Households</b>	5,459 26.5% of total	6,410 29.7% of total	+951 17.4% increase
<b>Households with</b> <b>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

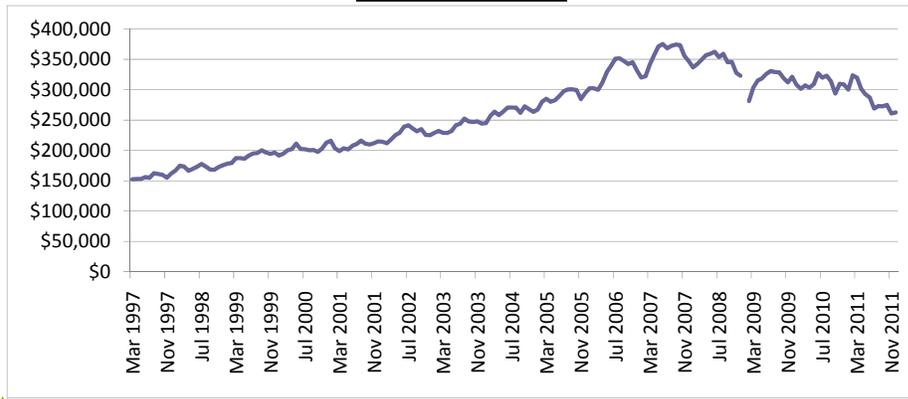
*Source: King County Comprehensive Plan*

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**

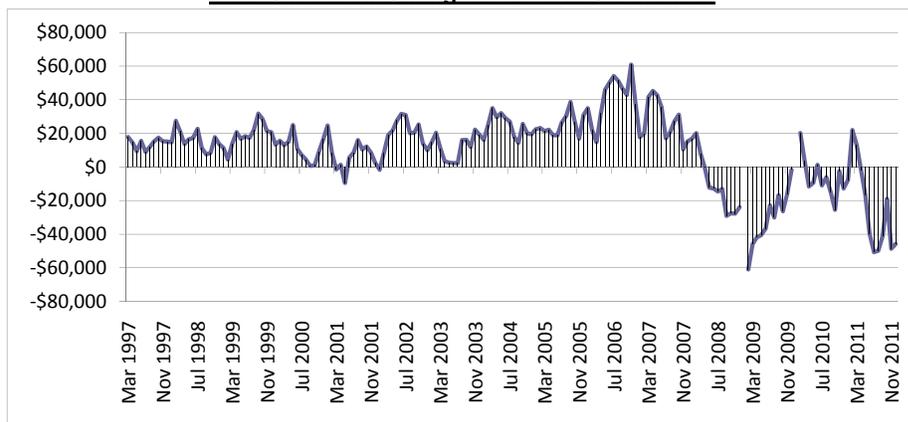
As in much of the rest of the country, home prices in Shoreline have fallen in recent years. After increasing rapidly for over a decade, median sales price reached a peak in June, 2007 at \$375,300. The median sales price in December, 2011 was \$262,600, a decrease of 30% (see Chart H-1 and H-2). While 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.

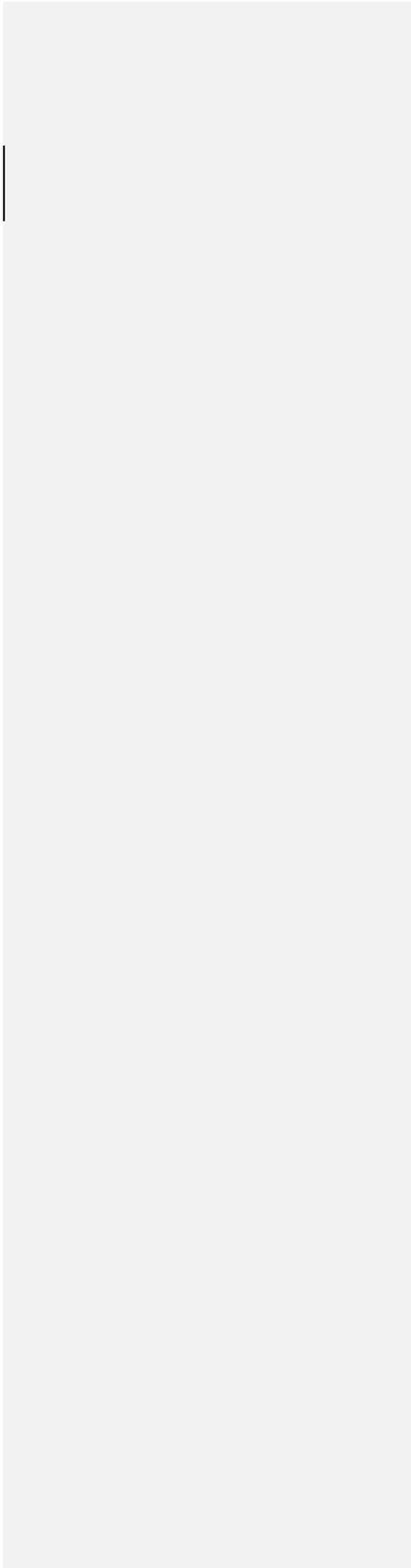
**Neighborhood Quality**

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>#</b>	<b>Focus</b>
	<b>Occupants</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).

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**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*

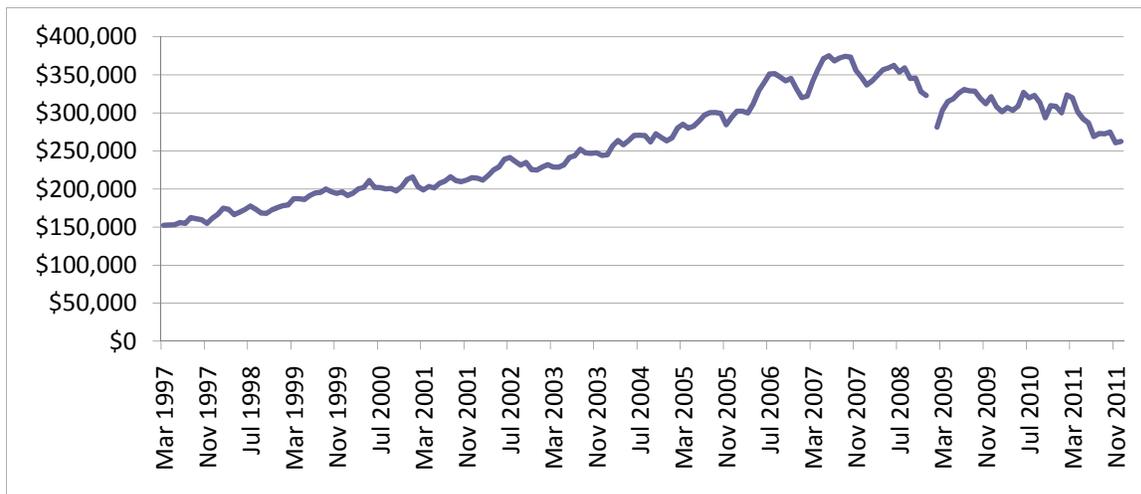
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require the use of innovative strategies to provide additional new affordable units and the preservation/rehabilitation of existing affordable housing.

### Falling Home Values

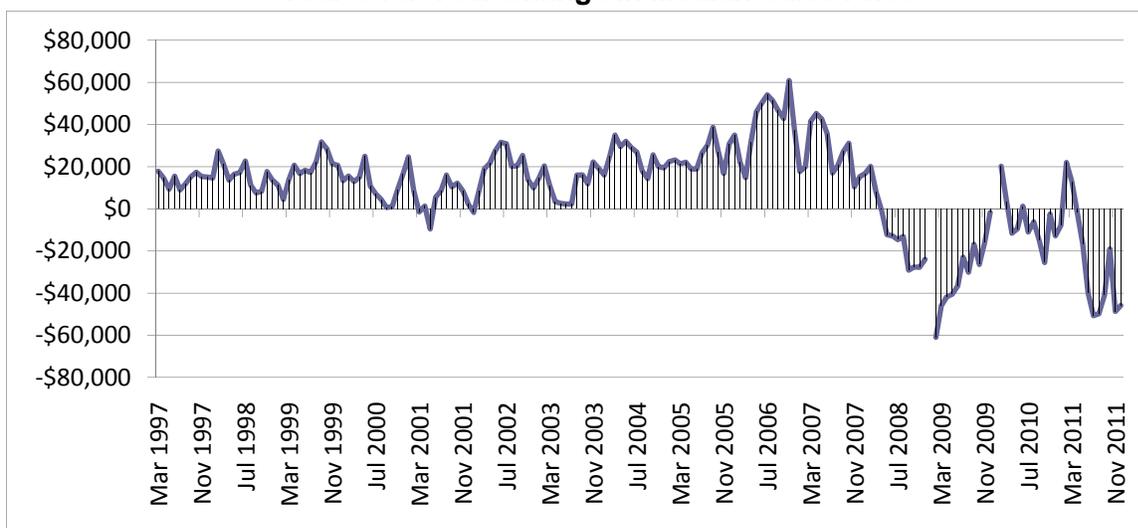
As in much of the rest of the country, home prices in Shoreline have fallen in recent years. After increasing rapidly for over a decade, median sales price reached a peak in June, 2007 at \$375,300. The median sales price in December, 2011 was \$262,600, a decrease of 30% (see Chart H-1 and H-2). While 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.