



City of Issaquah Housing Strategy Work Plan

Adopted September 19, 2017
Resolution 2017-14

Appreciation...

The City would like to thank the residents, property owners and businesses that participated in this effort. Also, the Planning Policy Commission, the Human Services Commission and the Economic Vitality Commission for the numerous hours spent



discussing housing needs and what our city wants to be in the future. The participants have a general belief that Issaquah is a great place to call “home”, yet there is a growing concern over housing affordability and homelessness that may impact the diversity and vitality of this community. Finally, this Housing Strategy Work Plan could not have been completed without the vast assistance from ARCH.

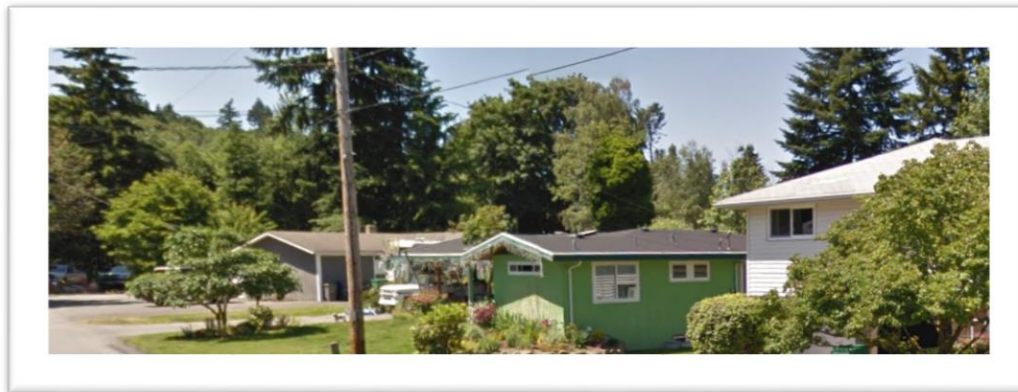
This action plan is envisioned to be completely implemented in 5 years and is focused on specific implementing actions that can be taken within the next 2 years to directly influence the evolution of the City over the next 10-20 years.

Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody.

— Jane Jacobs —

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Background

Issaquah offers a picturesque setting, good schools, low crime rates and a small-town character that make it a desirable place for many to call “home”. Housing has a fundamental influence over our lives whether we own our home, rent, or are homeless. The Housing Element of the City’s Comprehensive Plan provides the long-range vision, goals and overarching policies that will aid the City in pursuing the type of housing growth and development patterns that support and help define the community’s quality of life.

Issaquah’s Housing Strategy Work Plan describes how the City intends to, over the next 5 years, actively and positively influence the existing housing stock as well as that being built in the City. The purpose of this document is to improve the likelihood that the City will be successful in meeting the long-term aspirations of the Comprehensive Plan; and, the needs and housing desires of those choosing to live in Issaquah.

Key Challenges

1. Evolving housing market

Issaquah has grown as an affluent suburb of Seattle. A great portion of the housing stock (63%, 2010-2014 US Census) is currently single-family housing and these single-family neighborhoods greatly define the character of this community. As Issaquah looks to the future, the large tracts of land that have been subdivided to create new single-family neighborhoods are mostly gone. Although there will likely

continue to be some single-family detached housing built in the City, a majority of the housing will be higher-density, single-family and multifamily housing.



2. Growth

The City has seen significant growth in its housing over the past 20 years and expects an equivalent amount of residential growth over the next 20 years. Issaquah has grown to its geographic limits; although there remains a portion of a potential annexation area on Cougar Mountain, this land, if annexed, would not yield many homes. A majority of the 5,000+ housing units that are expected to locate in our community over the next planning cycle will likely take the form of multi-story, stacked flats. If Issaquah is to remain a vibrant and

desirable city, the new neighborhoods that are coming will need schools, employment opportunities, municipal services and parks and recreational spaces.

3. Affordability

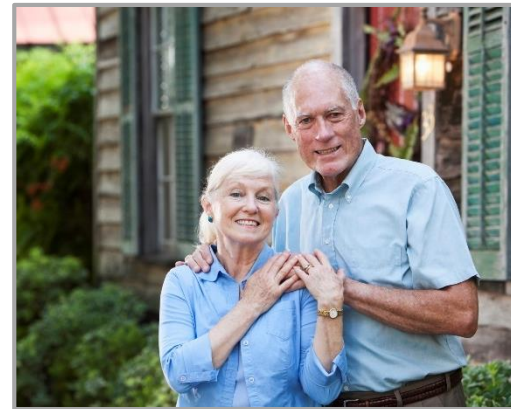
A 24 March 2016 story by CNBC titled "US homes becoming less affordable" reported that the number of counties across the United States that are considered "unaffordable" rose by 2% last year. The rising cost of living coupled with stagnant household incomes, cuts to worker benefits, limitations in public services, and a shortage of affordable housing have contributed to an increase in both absolute and relative poverty for many across the country as well as in our community.

1. Based on a 2011 study of East King County, nearly 54,000 households (34 percent) are cost-burdened; i.e., paying more than 30 percent of their incomes for housing. Nearly 22,000 of these households pay more than half their income for housing, making them severely cost-burdened (ARCH).
2. The 2014 American Community Survey estimated that 5.2% (1,770) of our City's population live below the poverty level (2010-2014 US Census).
3. The Seattle/King County Coalition on Homelessness reports that in 2016 there are 245 unsheltered in East King County.

4. Vulnerable Residents

As the City's population grows, the housing needs of certain groups are becoming more scarce or complex. With the aging of the Baby Boomers, the population of seniors is today growing and diversifying. A smaller percentage of seniors are disabled; and, more of them are financially independent. However, the sheer size of the Baby Boom generation means there is a large increase in the absolute number of seniors facing housing affordability and independent living challenges.

As reported by the American Community Survey in 2009, over half (54 percent) of Americans 75 years or older have some difficulty with vision, hearing, mobility or activities related to personal care or independent living; a quarter of those between the ages of 65 and 74 also report experiencing these types of difficulties. About a third of seniors over 85, and 16 percent of those between the ages of 75 and 84, have moderate or severe memory impairment (Federal Interagency Forum on Aging Related Statistics, 2006).



Being part of the community and living as independently as possible are among the most important values and goals shared by people with disabilities, their families, and advocates. As our community continues to grow, it will be comprised of a growing number of residents with disabilities. These residents require specific accommodations ranging from assisted living, to wheelchair accessible structures, to single-story construction or elevators.

Further, in 2015-2016 school year, 117 homeless kids were enrolled in the Issaquah School District. Over 50% being K-6th graders.

Issaquah's Housing Implementation Vision

Our Community....



- Recognizes the important role that housing plays in building community and nurturing our city's character.
- Welcomes people of all backgrounds and income levels, including families, seniors, and individuals at all stages of their housing needs.
- Strives for high quality, affordable, diverse, and sustainable housing in our neighborhoods that provides opportunities for all who desire to establish their home in Issaquah.
- Values an integrated, diverse and equitable community that supports a thriving economy and our natural environment.

Process

The Housing Strategy Work Plan Journey

As part of City Council's 2014 Affordable/Workforce Housing goal, a Council work session on Affordable Housing occurred on July 31, 2015 and included a "Affordable Housing Report Card" identifying how many Affordable Housing units had been built within Issaquah; and, how Issaquah is doing relative to our target share and where these units are located. Council action taken included direction to continue work on the Housing Element within the 6-year update of the Comprehensive Plan, and a request to annually update the Affordable Housing Report Card.

The July, 2016 Central Issaquah Plan review showed that no Affordable Housing had been built since the Plan and Standards became effective in April, 2013. When City Council established a temporary moratorium in September, 2016, "Affordable Housing" was one of 6 work plan items for the Administration to address before lifting the moratorium.

The Administration divided the task of drafting a Housing Strategy Work Plan into 4 steps (Illustrated in Figure 1). The process to develop a Housing Strategy Work Plan, including an Affordable Housing component, started in September 2016 with a City Council presentation describing Issaquah's existing housing stock and trends and a 2040 forecast of what the City's housing may look like if trends continue. The City contracted with ECONorthwest for this inventory and forecast.

Step 2 focused on understanding current community housing needs. A series of six focus groups were held to gather information from key stakeholders, including: large employers (10/18/16); small businesses (10/19/16); Issaquah School District (10/20/16); Service Providers (12/1/16 & 1/18/17);

senior housing providers (12/7/16); and realtors (1/17/17). Over 30 people participated in these focus groups.

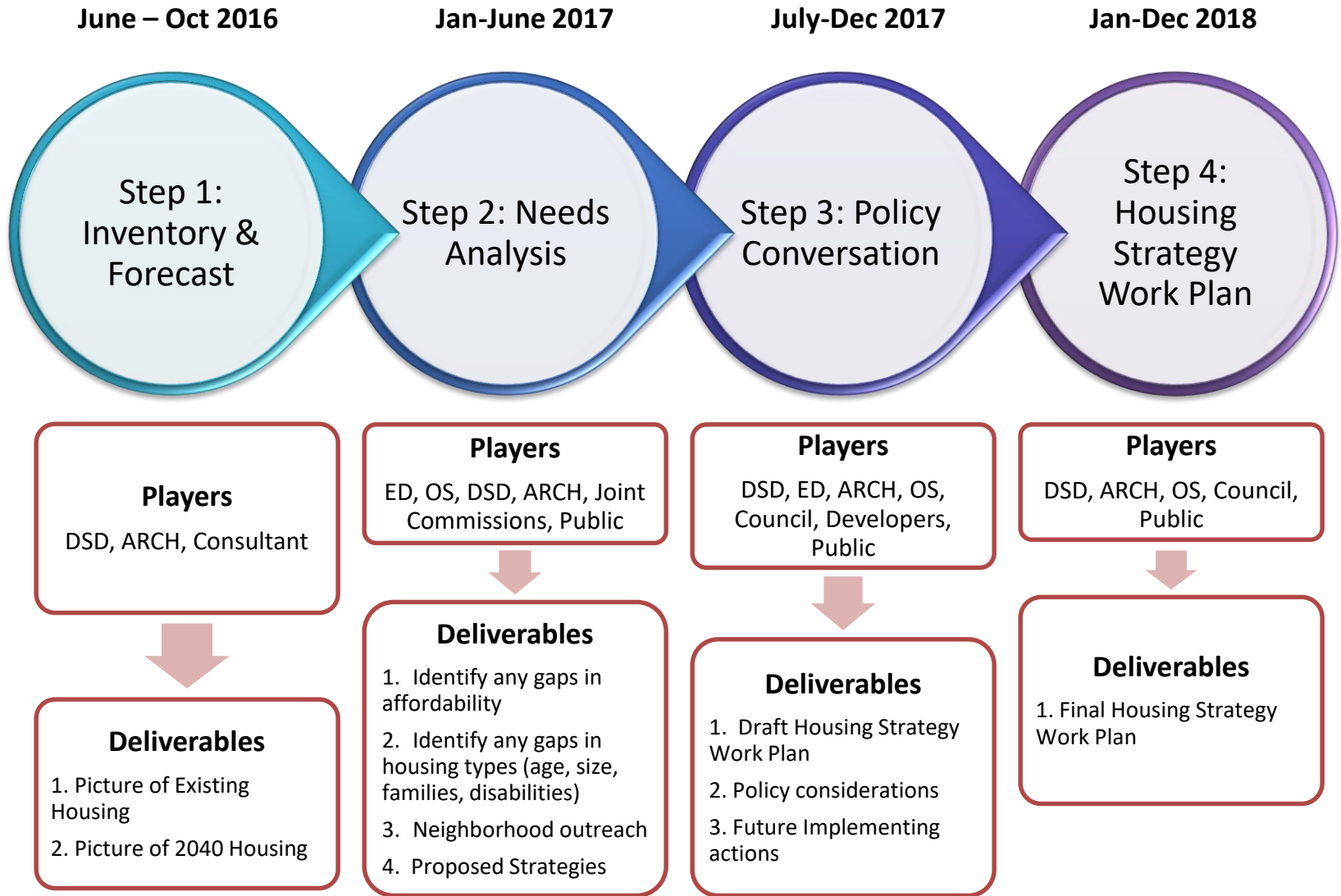
Building on the information gathered from the focus groups, staff worked with the Planning Policy, Human Services and Economic Vitality Commissions to identify the community's housing issues and identify and prioritize potential actions. In a series of five meetings (10/20/16, 12/4/16, 1/26/17, 5/11/17 and 5/25/17) the Joint Commission had created a Housing Mission Statement; three Problem Statements and a list of 9 priority strategies and actions to be used to create the future balance and diversity of housing desired.

At the Council Work Session on March 13, 2017, staff and Joint Commission members shared their Housing Mission Statement; information gathered from the focus groups and Joint Commission meetings; the three Problem Statements; and the strategies and actions to address Affordable Housing.

Using another tool for public outreach, an on-line Housing survey was available to the public in April, and 176 responses were received. Generally, responses mirrored the discussions at Joint Commission meetings.

As part of "Step 3" Policy Discussion, staff has developed policy considerations for each of the **9 priority strategies** and will work with the Council to develop an implementation work plan. Some actions could take place as early as the end of 2017, while other strategies require more policy discussion and direction from City Council before moving forward.

Figure 1: Timeline & Process

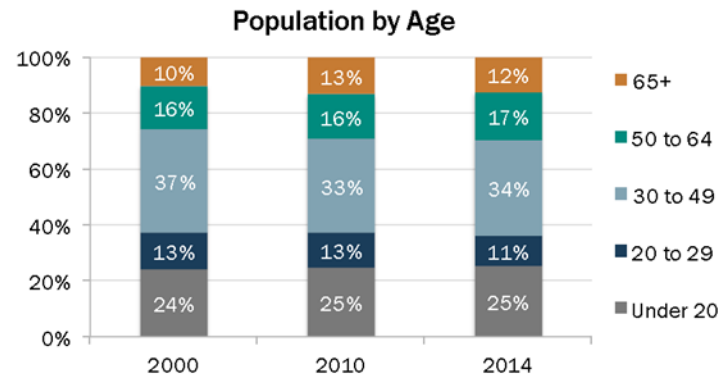


Part 1: Current Housing & Demographic Information

1a: Demographics

Age distribution has remained constant

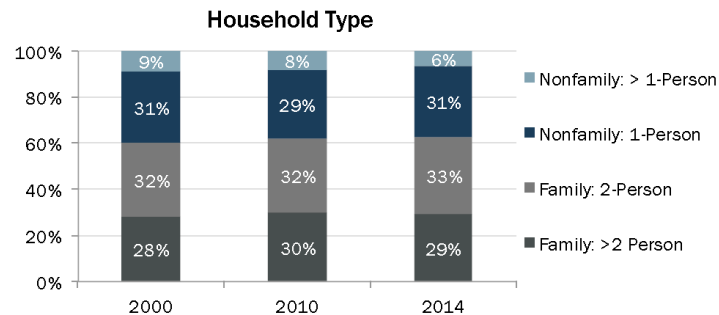
- Since 2000 the median age increased from 37 to 38
- The median age for the region overall is similar at 37



- Issaquah has grown by over 150% since 2000
- Over 60% of all households have 1 or 2 occupants
- Issaquah has a similar overall percentage of seniors as the rest of King County (13%), but a higher percentage of seniors over 75 (8%)
- 76% of population is white, however other races have increased from 12% to 24% since 2000.

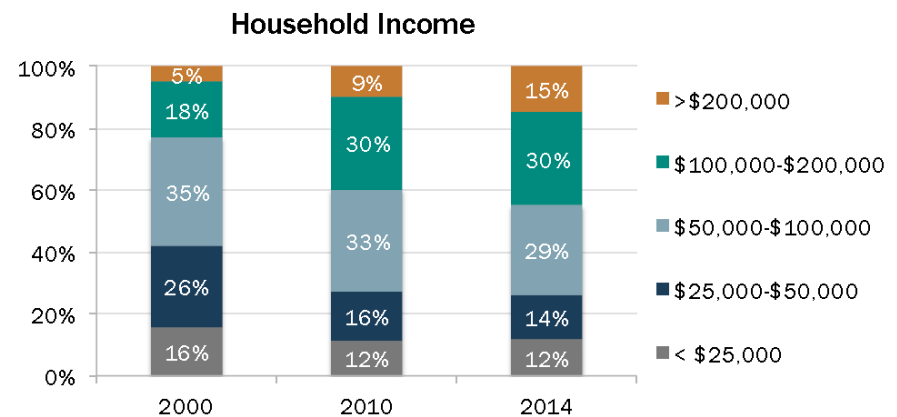
Family Households are the majority

- 2014 average household size of 2.3 people per household
- 1-person and 2-person households are a sizable share as well



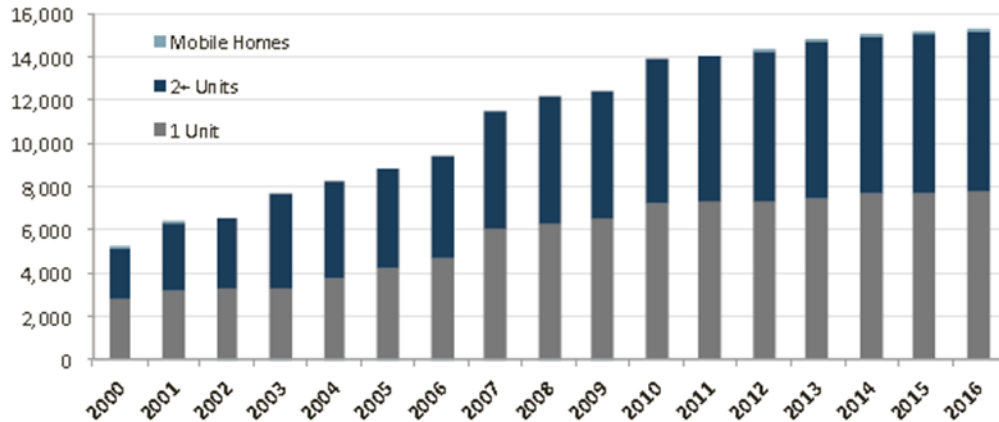
Household incomes are relatively high

- Median income of \$91,500 in 2014; \$71,000 for the region
- However, 34% pay more than 30% of their income on housing



1b: Overall Housing

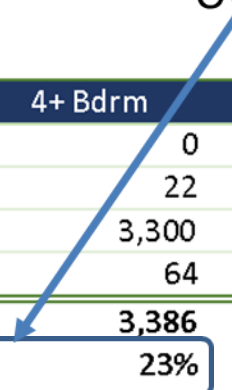
Total Housing Units by Type



1. Number of households in Issaquah tripled over the last 15 years
2. % of multifamily residences has increased from 44% to 48% from 2000-2016.
3. Over half of Issaquah's residences have 3 or more bedrooms, only 8% are 1 bedroom.

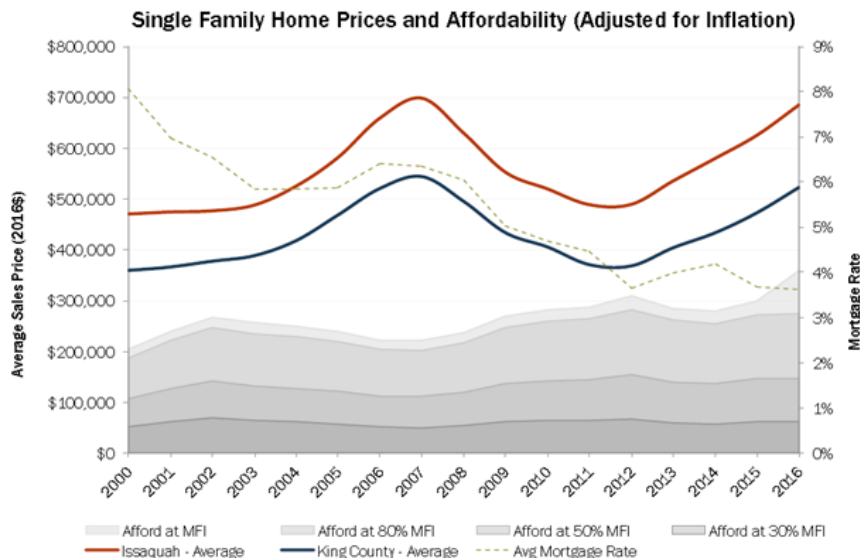
	1 Bdrm	2 Bdrm	3 Bdrm	4+ Bdrm	No info	Grand Total
Apartment	707	2,758	889	0	0	4,354
Condo	516	2,431	943	22	137	4,049
House	22	266	2,182	3,300	3	5,773
Townhome	2	202	518	64	2	788
Grand Total	1,247	5,657	4,532	3,386	142	14,964
Percent	8%	38%	30%	23%	1%	100%

Over 1/2



1c: Ownership Housing

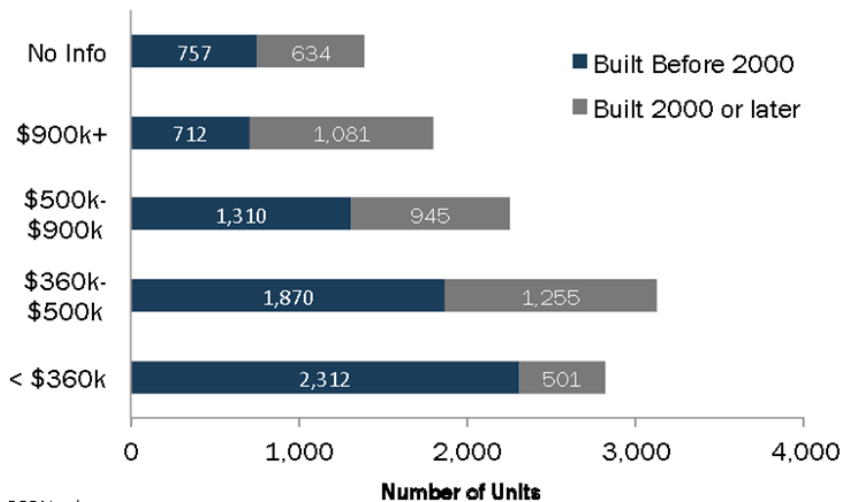
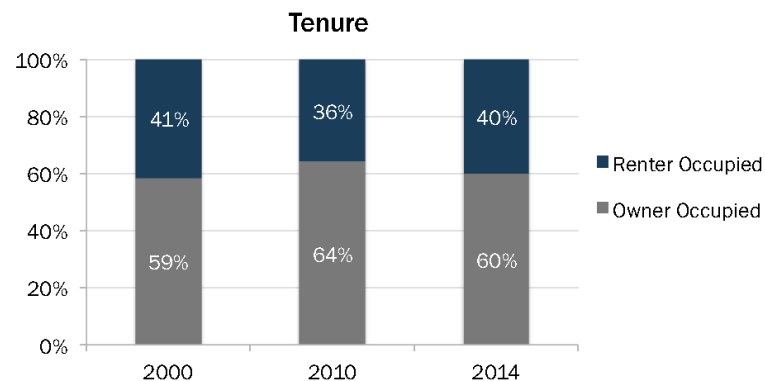
Home prices have rebounded to their 2007 peak



1. Issaquah's Average Home Prices are above King County Average
2. From 2000-2016, average Issaquah home prices increased from \$475,000 to \$690,000

The majority of units are owner occupied

- The share in 2014 is similar to 2000

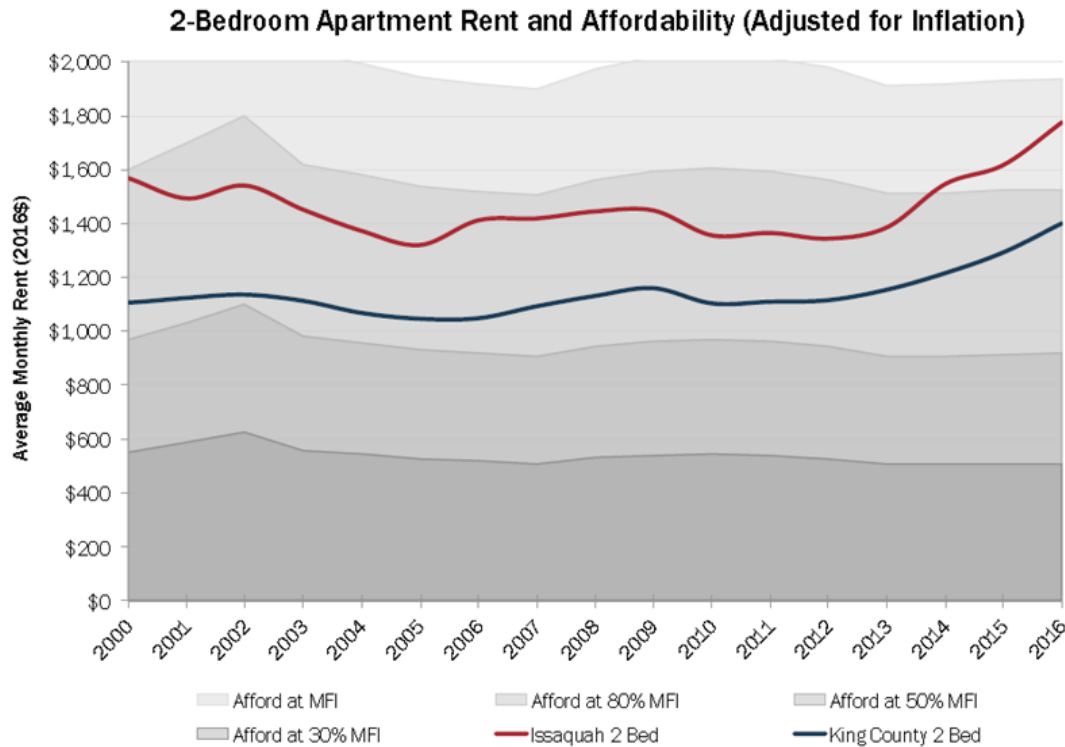


Homes, Townhomes, and Condos by Age and Value

- Just over half of units are less than \$500,000
- The large majority of units less than \$500,000 were built before 2000

1d: Rental Housing

Rents have increased in the last four years



After brief slowdown, Seattle-area rents surge back up again; when will it end?

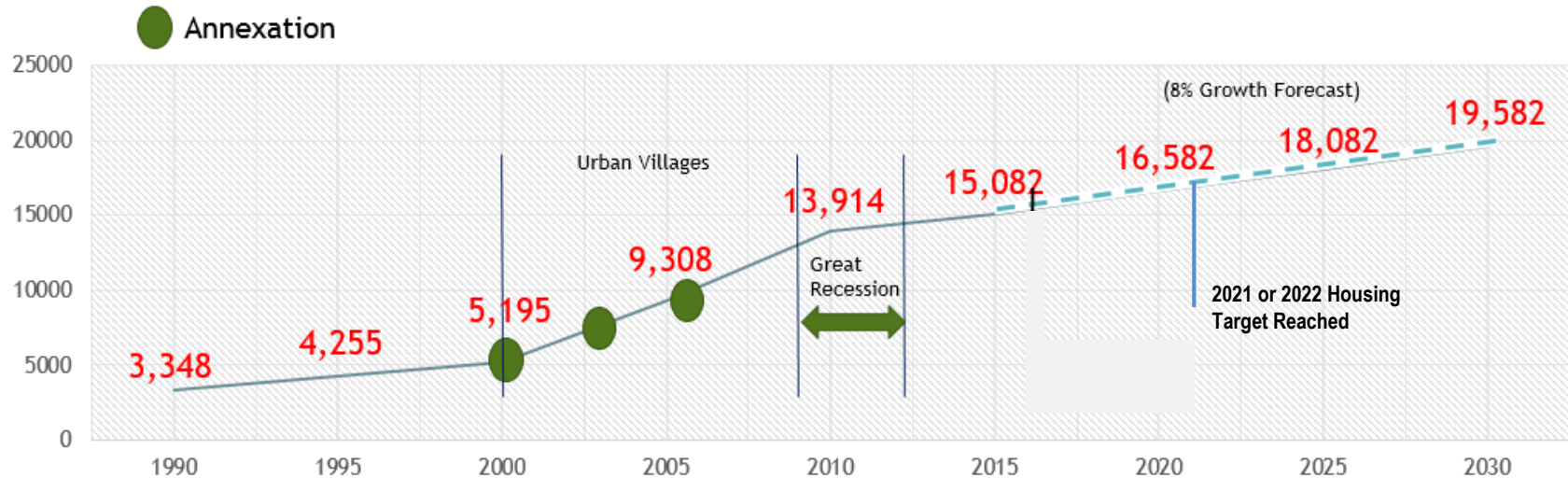
... Rents are highest in downtown Seattle (\$2,173), West Bellevue (\$2,125) and Issaquah and Mercer Island (above \$1,900). Rents are hovering at or just below \$1,800 in several Seattle neighborhoods, including Ballard, Green Lake/Wallingford, Queen Anne and First Hill, as well as in Kirkland and Redmond.

- *The Seattle Times*, 27 March 2017



Part 2: Housing Forecast

Households



See Appendix for Table L-2: Units Toward 2031 Adopted State Housing Target

Type	2015	New	2040 Total
Single-Family	5,773	370	6,143
Townhome	788	780	1,568
Condo	4,049	0	4,049
Low-rise MF	4,354	2,400	6,754
Mid-rise MF	0	1,100	1,100
High-rise MF	0	0	0
Total	14,964	4,650	19,614

Source: ECONW

Low-rise MF = 4 stories or less; Mid-rise MF = 5-9 stories; High-rise MF = 10 stories or more

The forecasts on this page were developed by the City (above) and ECONW (to the left). Both forecasts take the City from roughly 15,000 households today to just shy of 20,000 households by 2040. Thinking about these new households – where they will be located; what will be their size and tenure; whether they will be affordable; is the focus of this Housing Strategy Work Plan.

Key Observations - ECONW

45% of the housing inventory has been built after 2000

Rents and home prices have increased quickly since 2012

The City has a variety of housing types, but over half are 3 bedrooms or more. Just 8% are one bedroom units.

While the City has grown, few people both live and work in the City

Over 60% of all households have 1 or 2 occupants

Development of new affordable units (especially larger units, workforce housing, and those affordable to very low incomes) will require some deliberate action

Despite the City's rapid growth, the City's household characteristics (ownership/rental & bedroom mix) have remained similar since 2000

40% of the housing inventory is affordable to households earning 100% of area median income

Key Observations – Focus Groups & Survey

What is important for housing:

1. Proximity to daily needs
2. Cost
3. Safety
4. Quality schools

Big 4 Issues: Lack of Workforce Housing; lack of housing type diversity; housing for the extremely low income; and, desire to age in place

Single story, 2 bedroom homes for entry level or “down sizing” are virtually nonexistent

66% of survey respondents know someone who has chosen to live outside Issaquah because they could not find housing here

Not matching housing with local incomes contributes to traffic congestion

60% of survey respondents identify a successful housing strategy for the City would result in a range of housing types and prices located throughout the City

Homelessness, emergency shelters and housing for the very poor population is a growing priority for the City

Workforce hiring & retention of employees is impacted by housing availability and price

3 Problem Statements

1. Overall housing affordability in Issaquah (and region) has decreased for households at all levels
2. Individuals and families cannot afford to choose to work and live in Issaquah
3. Housing types are not meeting diversity of demand



9 Housing Strategies

Strategy 1: Remove barriers to facilitate the construction of Accessory Dwelling Units (e.g. processing & cost)

Strategy 2: Provide a variety of approaches to limit and mitigate teardowns of residences in established neighborhoods

Strategy 3: Seek out affordable multifamily projects for retention as affordable housing choices for the community

Strategy 4: Identify additional funding options for affordable housing

Strategy 5: Facilitate the development of Transit-Oriented Development

Strategy 6: Increase the developer-provided affordable housing in Central Issaquah

Strategy 7: Mitigate/offset the deterrents to condominium construction

Strategy 8: Incorporate code provisions to increase the potential diversity of housing types built in the City

Strategy 9: Support housing options and services to assist those people experiencing housing insecurity and those with barriers to independent living (e.g. seniors aging in place and adults with disabilities)

Policy Considerations

Strategy 1: Remove barriers to facilitate the construction of Accessory Dwelling Units (ADUs) (e.g. processing & cost)

The City currently allows ADUs and the Issaquah Municipal Code (IMC) addressing ADUs was most recently updated in 2009. There have been limited permits for ADUs (41 thru 2015, or 7 per 1000 single family homes). For comparison, Mercer Island has 32 ADUs per 1000 single family homes. This prompted interest in the strategy to encourage more ADUs in ways that fit into the existing neighborhood character. It is also noted that several other cities in East King County have expressed interest in expanded use of ADUs. There are a variety of ways local action could impact ADU creation.

Policy Considerations (Housing Element Policies: A11, C3):

- 1.1 ADUs are intended to be an accessory unit versus standard housing (i.e. are not creating de-facto duplexes). This distinction should be retained.
- 1.2 The City Code should encourage the creation of ADUs while respecting the general character of single family neighborhoods in which they are located (e.g. parking, Air BnB, unit entrances, etc.). Consider allowing ADUs in all neighborhoods.
- 1.3 The City will seek opportunities to minimize the regulatory costs for the construction of ADUs. Actions could include permitting process; continued exemption of impact fees; and, connection to utilities.
- 1.4 The City will consider ways to promote community awareness of the ability and process for creating ADUs. This includes the City considering ways to cooperate with other cities on increasing community awareness of ADUs.

Policy Considerations (cont.)

Strategy 2: Provide a variety of approaches to limit and mitigate teardowns of residences in established neighborhoods

Many established single family neighborhoods around East King County are seeing, to varying degrees, teardowns of existing homes with redevelopment of single family home properties with either new, larger homes, or in-filled with multiple homes on smaller lots. Issaquah is starting to see early trends in this area. While redevelopment investment in existing neighborhoods is beneficial, there have been concerns expressed regarding the increased cost of the new housing, and impact on costs of other housing in those neighborhoods as well as the changing of character of the neighborhood.

Policy Considerations (Housing Element Policies: A1, A8, A10, A12):

- 2.1 Explore to what extent City regulations limit single-family redevelopment opportunities, for example, limiting size, set-backs, height, and/or density of redevelopment in existing neighborhoods in order to preserve existing housing and neighborhood character.
- 2.2 Should the City explore the enactment of regulations that would limit demolitions, boundary line adjustments or short platting of existing residential property?
- 2.3 Determine if such efforts are citywide, or, for specific neighborhoods and whether regulations would distinguish between existing homeowners and/or developers.
- 2.4 Explore to what extent City regulations limit the design/size of new single family housing in either existing single family neighborhoods and/or all single family neighborhoods.
- 2.5 Encourage the rehabilitation, relocation or reuse, rather than demolition of existing, structurally sound housing. The City could pursue supporting or providing funding to programs designed to preserve and rehabilitate existing single family homes.

Policy Considerations (cont.)

Strategy 3: Seek out affordable multifamily projects for retention as affordable housing choices for the community

Historically, financially-assisted affordable housing has been built through both new construction as well as preserving existing housing. Preservation has included both preserving privately-owned, federally-subsidized housing that could convert to market-rate housing as well as acquiring and rehabbing privately-owned, market-rate housing that is relatively affordable.

Policy Considerations (Housing Element Policies: B3,B4, C4):

- 3.1 The City can work to create a database of potential properties that would be good candidates for preservation opportunities for affordable housing, and to initiate outreach to property owners.
- 3.2 The City can continue to support and partner with organizations that are acquiring existing properties to rehab and preserve for affordable housing (Note: Through ARCH Trust Fund, City has supported such efforts in the past, e.g. Clark Street with Imagine Housing).
- 3.3 The City could monitor and consider supporting State legislation to expand the property tax exemption program to allow for existing housing that sets aside a portion of units for affordable housing.
- 3.4 The City could evaluate using local resources for rehab assistance of existing private housing in exchange for providing some level of affordability. (This would supplement/complement existing County multifamily repair program, which has been used on a limited basis, and not yet used in Issaquah.)

Policy Considerations (cont.)

Strategy 4: Explore and identify additional funding options for affordable housing

The City has provided direct assistance to a variety of affordable housing opportunities through general funds and federal Community Development Block Grant funds allocated through the ARCH Trust Fund process, fee waivers and making land available (e.g. YWCA Family Village, Habitat Front Street homes, WSDOT Tract D).

Policy Considerations (Housing Element Policies: C5, C6, E4):

- 4.1 The City will evaluate current resources committed to the provision of affordable housing; and, explore increasing contributions.
- 4.2 The City will explore the dedication of non-general fund funding streams for the creation/preservation of affordable housing. These could include: passing a local housing levy or development fee; supporting legislation that would expand funding tools available at the discretion of local jurisdictions, etc.
- 4.3 The City will monitor and potentially advocate for regional funding strategies that would supplement and leverage local affordable housing efforts.
- 4.4 The City will update City owned land inventory to evaluate if any parcels could be appropriate for affordable housing.

Policy Considerations (cont.)

Strategy 5: Facilitate the development of a Transit Oriented Development

For several years the City has been exploring the development of a transit oriented development (TOD) opportunity near or adjacent to the Central Issaquah Transit Center as a demonstration of development envisioned in the Central Issaquah Plan. A year ago King County announced a special TOD affordable housing fund program which includes a \$10 million set-aside for the east I-90 Corridor. Given the City's interest in model TOD project and affordable housing in the Central Issaquah Area, the City has initiated a TOD project on property adjacent to the Transit Center. In the past, Issaquah and other cities that have had site-specific opportunities for affordable housing have used a variety of local resources to support such efforts and to strengthen applications to leverage other public funding sources.

Policy Considerations (Housing Element Policies: A3, A4, B2, B3, C2, C5, C7):

5.1 The City should support applications for other funding sources for the potential TOD project.

5.2 The City will evaluate using existing tools (e.g. Multifamily Tax Exemption (MFTE) etc.) to take more direct action to support/enhance the affordability component of the TOD project and increase competitiveness for other public funding assistance.

Policy Considerations (cont.)

Strategy 6: Increase the developer-provided affordable housing in Central Issaquah

The Central Issaquah Plan, adopted in 2012, includes two approaches for incorporating affordable housing into new residential development. The first approach requires all new residential development in the Urban Core provide 10% affordable housing at mid-moderate income (Inclusionary requirement). The second approach is through the Density Bonus provision. To date, new residential development in the Central Issaquah Plan area, outside the Urban Core, has generally elected not to take advantage of the density bonus provision.

Policy Considerations (Housing Element Policies: B3, C1, C2, C3, C7):

6.1 The City should look to increase the inclusionary requirements in Central Issaquah. Evaluate how many units this could create and would there be unintended consequences.

6.2 The City should evaluate provisions allowing for fee in-lieu and other forms of alternative compliance.

6.3 The City should evaluate the potential for an inclusionary requirement outside Central Issaquah.

Policy Considerations (cont.)

Strategy 7: Mitigate/offset the deterrents to condominium construction

Beginning in the late 1990's, cities in East King County saw increasing new 'condominium' development, including higher density and flat-style ownership units. This resulted in less expensive ownership opportunities as well as creating a balance of types of housing (size, rental vs ownership, etc.) in emerging centers. Since the recession, essentially all new residential development in centers throughout the region, including Issaquah, has been rental housing. A consistent cause cited for this is the State's warranty provisions for condominiums.

Policy Considerations (Housing Element Policies: A2, A10, E1):

7.1 The City should take an interest in its housing having a composition of both ownership and rental, including in Central Issaquah.

7.2 The City should commit its lobbying resources to monitor & support State legislation to address condominium construction.

7.3 The City will commit resources to the research, including use by other cities in the state and in other states (such as Colorado), of local provisions impacting condominium development and evaluating if any local measures, including City Code, can facilitate the construction of new condominium projects.

Policy Considerations (cont.)

Strategy 8: Incorporate code provisions to increase the potential diversity of housing types built in the City

Data developed for the Housing Strategy Work Plan shows that over 60% of all households in Issaquah are one- or two-person households. In addition, there are a significant number of cost burdened and severely cost burdened households in the City. Allowing the market to build smaller forms of housing could help address this need. This has been part of the regional discussion of the “missing middle” housing types, meaning those types that are in between large-lot single family detached and large apartment complexes. Some housing types will provide a more natural fit in certain residential areas more than in other neighborhoods. For example, cottages and duplex units in single family zoned neighborhoods, and micro unit and Single-Room Occupancy (SRO) in multifamily/mixed use neighborhoods would likely not be noticed as out of character. In the last few years, there has been private development of micro units in the core areas of Redmond and Kirkland with rents affordable at less than 70% of median income.

Policy Considerations (Housing Element Policies: A1, A2, A3, A10, B3, D5):

8.1 The Administration should research regulatory and permit provisions incorporated by other peer jurisdictions in East King County and the region, for smaller forms of alternative housing that would fit in Issaquah.

8.2 Conduct an assessment of potential suitability of alternative forms of smaller housing, including “missing middle” types, in different neighborhoods.

Policy Considerations (cont.)

Strategy 9: Support housing options and services to assist people experiencing housing insecurity and those with barriers to independent living (e.g. seniors aging in place and adults with disabilities)

Another trend identified during the data collection and focus groups is the growing number of people who need either services or physical modification to their housing. This can be for aging residents, persons with disabilities or persons experiencing homelessness. There also appears to be increased interest in being able to do so by either remaining in their existing housing or staying in their neighborhood or community. For those with limited or fixed income, there can be economic challenges with moving to other housing or housing with services.

Policy Considerations (Housing Element Policies: D1, D2, D3, D4, D5, D6):

9.1 Identify housing options that allow persons with special housing needs and limited income (e.g. group homes and memory care) and ensure there is accommodation within the City to allow such forms of housing.

9.2 Explore how the City could provide support to housing targeted to those with special housing needs and those with limited income.

9.3 Identify types and availability of services that enable residents with special needs to remain in their housing or community. Help to increase awareness of existing programs and explore how the City could provide further assistance to agencies providing support.

9.4 Determine the specific needs of, and support services for homeless and low income individuals/families through local and regional partnerships.

9.5 Consider a City funded programs for home repair and weatherization for existing housing. Promote energy efficiency and other measures of sustainability in design and construction of affordable units to reduce costs for residents.

9.6 Enhance efforts to address homelessness by continuing to work with neighboring jurisdictions and King County on multiple efforts to address homelessness, including the King County All Home initiative, and supporting faith organizations and nonprofits that provide shelter and other services.

Actions

1. Develop implementation plans and timelines for each of the Strategies (April 2018)
2. For the policy considerations that require additional analyses, provide white papers; additional data; or, other information to the Council Services & Safety Committee (2018- 2019)
3. Adopt necessary Code revisions (2018-2019)
4. Monitor success of Strategies & provide the City Council with success metrics annually beginning December 2018
5. Revisit Housing Strategy Work Plan in 2022



Appendix A: Comprehensive Plan Vision & Goals

Comprehensive Plan – Housing Element:

VISION. Preserve and enhance neighborhoods while improving housing opportunities for the City’s diverse population and local workforce.

Goal A. Achieve a variety of neighborhoods, housing types, and densities throughout the City, while maintaining the character of the city’s neighborhoods and environment.

Goal B. Realize livable ownership and rental opportunities throughout the City for households of all income levels.

Goal C. Encourage the development of affordable housing through innovative incentives and use of regulations.

Goal D. Achieve housing opportunities for residents with disabilities or other special housing needs.

Goal E. Cooperate with other jurisdictions to address the region’s housing needs.

Goal F. Measure the effectiveness and success of the Comprehensive Plan in achieving community visions, goals and policies.

Central Issaquah Plan – Urban Community

VISION. Inspire an animated and connected urban community where pedestrians are priority, where buildings and open space are openly inter-related, where the site and design make a positive contribution to the public realm, and ultimately, where people are drawn to live, work and play.

Urban Community Goal A. Create a compact, attractive, mixed use, urban community that prioritizes pedestrian safety and comfort and enhances the quality of life.

Central Issaquah Plan – Housing

VISION. Nurture a community that accommodates a diversity of income levels, activities, amenities, open spaces, gathering places, recreation and mobility options that all contribute to a 24/7 self-sustaining community where people aspire to live, work and play.

Housing Goal A. Amend the Land Use Code to encourage residential developers to locate the majority of Issaquah’s anticipated housing growth in Central Issaquah.

Housing Goal B. Incentivize affordable housing for persons of low and moderate income.

Housing Goal C. Encourage housing growth and affordability, especially in the Urban Core, by supporting a variety of mobility options to and from other communities.

Housing Goal D. Incorporate amenities into both site and building design for livable and identifiable neighborhoods.

Appendix B: Comprehensive Plan - Land Use Element

(Ord 2796, effective date 3/29/17)

Table L-2: Units Toward 2031 Adopted State Housing Target

YEAR	NEW UNITS ¹ (CONSTRUCTED)	TOTAL UNITS (CITYWIDE) ^{2, 3}
2006	581	9,418
2007	498	11,481
2008	686	12,168
2009	274	12,442
2010	131	13,914 ⁴
2011	104	14,018
2012	235	14,253
2013	431	14,684
2014	231	14,915
2015	167	15,082
2016	104	15,186
2031 Housing Target	5,750	
New Units Constructed	3,442	
Units Needed to meet Target	2,308	



¹ This number includes units that were completed between April 1 and March 31 of each year. It does not include annexed units.

2000 North Issaquah (481 units)*

2003 Providence Point/Hans Jensen (1,154 units)

2006 Greenwood Point/South Cove (1,565 units)*

2008 Highlands Drive (1 unit)

*Housing units not included in OFM counts until the year after they were annexed

² Source: Office of Financial Management *Postcensal Estimates of April 1 Housing Units 1980, 1990 to Present*

³ This number includes annexed housing units.

⁴ OFM added 1,341 housing units to Issaquah as an adjustment based on the 2010 Census.

Appendix C: Issaquah's 2015 Affordable Housing Report Card

Number of Affordable Housing Units in Issaquah

Affordability Level	Number of Units
Very Low (<30%)	246
Low (30%-50%)	220
Moderate (51%-80%)	294
TOTAL	760



Local Kiwanians at Habitat project - Issaquah Highlands (2011 Issaquah Reporter)

Target Share v Existing Share

Issaquah's total housing stock (with 14,915 total units) is affordable at approximately the following levels:

Affordability Level	Target Share	Existing Share
Very Low-Income: 30% AMI	12% of total housing supply	3% of total housing supply
Low-Income: 31% – 50% AMI	12% of total housing supply	3% of total housing supply
Moderate-Income: 51% – 80% AMI	16% of total housing supply	15% of total housing supply

AMI = Average Median Income

Appendix C: Issaquah's 2015 Affordable Housing Report Card (continued)

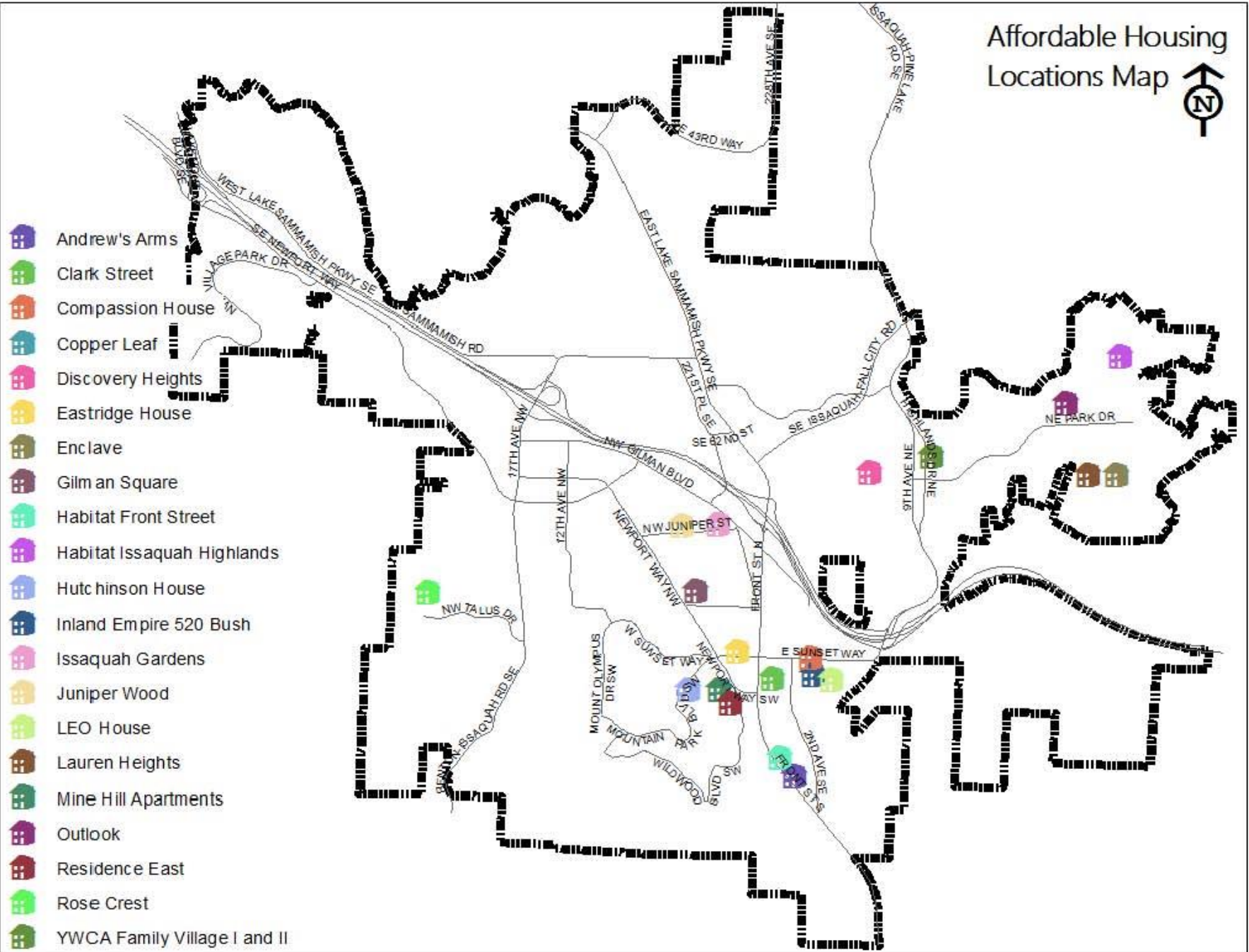
Issaquah's Affordable Housing Projects

These "Affordability Level" percentages include market-rate units as well as developments which, by funding or land use covenants, have agreed to maintain a certain number of units affordable for given household incomes, and include the following:

Project Name	Very Low <30%	Low 30%-50%	Moderate 51%-80%
Andrew's Arms	0	14	0
Clark Street	0	26	3
Copper Leaf	0	0	5
Discovery Heights	0	0	51
EASTRIDGE HOUSE	39	0	0
Enclave	0	0	50
Gilman Square	0	0	62
Habitat Issaquah Highlands	0	10	0
Habitat Front Street	0	2	0
HUTCHINSON HOUSE	90	0	0
Inland Empire 520 Bush	4	0	0
Issaquah Gardens	21	0	0
Juniper Wood	0	20	0
Lauren Heights (Issaquah Highlands)	20	20	5
LEO House	0	0	5
Mine Hill	0	23	5
Monti and Pritt houses (Compassion House)	0	4	0
Outlook	0	0	40
Residence East	8	0	0
Rose Crest (Talus)	25	15	10
YWCA Family Village Issaquah Phase I	39	50	8
YWCA Family Village Issaquah Phase II	0	36	11
ADUs*			39
TOTAL	246	220	294



*ADUs are market-rate units; i.e., they do *not* have restrictive covenants for affordability, but are included here as a land use program. Evidence suggests they typically at or below 80% AMI.



Comparison with Other Cities

Tools	Bellevue	Bothell	Issaquah	Kenmore	Kirkland	Mercer Is.	Newcastle	Redmond	Sammamish	Woodinville
Land Use										
ADUs ¹					•	•	•			
Increase Development Capacity										
<i>Voluntary Approaches</i>	•		•			•			•	•
<i>Mandatory Approaches</i>			•	•	•	•	•	•	•	
Development Agreements										
<i>On-site affordable units</i>			•			•	•			
<i>Site Control / In-lieu</i>	•		•							
Dimension Standards Flexibility	•		•		•					
Reduce Parking Requirement ²	•				•					
Reduce Open Space Requirement			•							
Smaller Ownership Housing ³					•		•	•	•	
Mobile Home Park Preservation		•								
Micro Units (renter housing)							•			
SEPA - Planned Action EIS										

¹ All cities allow ADUs. This indicates cities that have permitted 10 or more ADUs per 1,000 single-family homes.

² Only lists cities with explicit reduced standards for affordable housing. Many cities allow special studies to reduce parking.

³ E.g., cottages, multi-plexes.

Comparison with Other Cities

Tools	Bellevue	Bothell	Issaquah	Kenmore	Kirkland	Mercer Is.	Newcastle	Redmond	Sammamish	Woodinville
Cost Savings										
MFTE ⁴				•	•	•				
Impact Fee Waivers	•		•	•	•		•		•	
Permit Fee Waivers	•		•		•		•		•	
Direct Support										
ARCH Trust Fund ⁵	•		•	•	•	•	•	•	•	•
Underutilized Land										
<i>City Land, Market Value</i>	•	•		•				•		
<i>City Land, Donation</i>	•		•		•			•	•	
<i>Other Public Agencies</i>	•			•	•			•		
<i>Private Land ⁶</i>	•		•		•					
Other Strategies										
Community Outreach										
<i>Eductation: Class / Tours</i>					•			•	•	
<i>Neighborhood Plans</i>				•	•			•		
<i>Media/City Newsletters</i>										
<i>[others?]</i>										
Preserve Existing Housing										
<i>Preserve Federally assisted ⁷</i>	•	•	•		•	•		•		
<i>Sending¹ TDR credit</i>										
<i>Proactive outreach to owners</i>					•					
Section 8 Anti-discrimination	•				•			•		

⁴ Multifamily Property Tax Exemption.

⁵ All cities have contributed CDBG funds. This indicates cities that have also given from general funds.

⁶ E.g., churches, private donations to non-profits.

⁷ Funding to preserve privately owned federally (HUD) assisted project-based housing that could convert to market rate.

Affordable Housing Tools

Tools	Issaquah
Land Use	
ADUs ¹	35 permitted ADUs, or about 1 for every 6.4 single-family detached homes; about same as EKC overall.
Increase Development Capacity	
<i>Voluntary Approaches</i>	CIP Outside Urban Core, 20% of bonus area to be affordable at "low income" (50% of median income (AMI) if rental, 60% AMI if ownership).
<i>Mandatory Approaches</i>	MPD's: Issaquah Highlands, Talus, CIP Urban Core,
Development Agreements	
<i>On-site affordable units</i>	Issaquah Highlands, Lakeside
<i>Site Control / In-lieu</i>	Talus, Issaquah Highland, Rowley, Lakeside
Dimension Standards Flexibility	Accounted for in underlying zoning
Reduce Parking Requirement ²	Not specific for affordable housing, allow special study.
Reduce Open Space Requirement	50% of the rate required for market-rate housing.
Smaller Ownership Housing ³	
Mobile Home Park Preservation	
Micro Units (renter housing)	
SEPA - Planned Action EIS	
Cost Savings	
MFTE ⁴	
Impact Fee Waivers	Compassion House, Discovery Heights, Rose Crest, Lauren Heights, Habitat, and YWCA Family Village.

¹ All cities allow ADUs. This indicates cities that have permitted 10 or more ADUs per 1,000 single-family homes.

² Only lists cities with explicit reduced standards for affordable housing. Many cities allow special studies to reduce parking.

³ Example: cottages, multi-plexes.

⁴ Multifamily Property Tax Exemption.

Affordable Housing Tools (continued)

Tools	Issaquah
Cost Savings	
MFTE ⁴	
Impact Fee Waivers	Compassion House, Discovery Heights, Rose Crest, Lauren Heights, Habitat, and YWCA Family Village.
Permit Fee Waivers	Compassion House, Discovery Heights, Rose Crest, Lauren Heights, Habitat, and YWCA Family Village.
Direct Support	
ARCH Trust Fund ⁵	Provided approximately \$1.5 million of General funds and CDBG. Within Issaquah: Clark Street/Mine Hill, IERR home, Rose Crest, Lauren Heights, YWCA Family Village, Habitat.
Underutilized Land	
<i>City Land, Market Value</i>	
<i>City Land, Donation</i>	Habitat
<i>Other Public Agencies</i>	
<i>Private Land ⁶</i>	YWCA Family Village, Compassion House
Other Strategies	
Community Outreach	
<i>Education: Class / Tours</i>	
<i>Neighborhood Plans</i>	
<i>Media/City Newsletters</i>	
<i>[others?]</i>	
Preserve Existing Housing	
<i>Preserve Federally assisted ⁷</i>	Mine Hill
<i>Sending TDR credit</i>	
<i>Proactive outreach to owners</i>	
Section 8 Anti-discrimination	

⁴ Multifamily Property Tax Exemption.

⁵ All cities have contributed CDBG funds. This indicates cities that have also given from general funds.

⁶ Examples: churches, private donations to non-profits.

⁷ Funding to preserve privately owned federally (HUD) assisted project-based housing that could convert to market rate.

Housing for Our Community's Future

