

Public Dollars Spent for Low Income Housing

OUTCOME: PROVIDE EQUITABLE DISTRIBUTION OF AFFORDABLE LOW-INCOME HOUSING

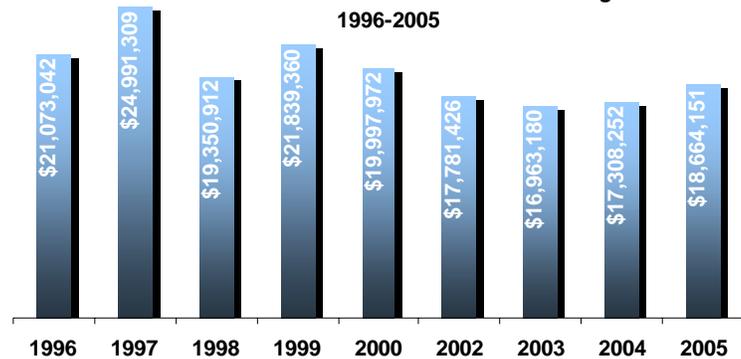
Countywide Planning Policy Rationale

"All jurisdictions shall share the responsibility for achieving a rational and equitable distribution of affordable housing to meet the housing needs of low and moderate-income residents in King County...The distribution shall... recognize each jurisdiction's past and current efforts to provide housing affordable to low and moderate-income households; avoid over-concentration of assisted housing; and increase housing opportunities and choices for low and moderate-income households....Each jurisdiction shall participate in developing Countywide housing resources and programs to assist the large number of low and moderate-income households who currently do not have affordable, appropriate housing. These Countywide efforts will help reverse current trends which concentrate low-income housing in certain communities, and achieve a more equitable participation by local jurisdictions in low income housing...Countywide efforts should give priority to assisting households below 50% of median income...[a GMPC committee]...shall recommend...new Countywide funding sources for housing production and services; participation by local governments, including appropriate public and private financing, such that each jurisdiction contributes on a fair share basis...Each jurisdiction should apply strategies which it determines to be most appropriate to the local housing market. For example, units affordable to low and moderate income households may be developed through new construction, projects that assure long-term affordability or existing housing, or accessory housing units added to existing structures....Small, fully-built cities and towns that are not planned to grow substantially....may work cooperatively with other jurisdictions and/or subregional housing agencies to meet their housing targets." (AH-2) "Each jurisdiction shall evaluate its existing resources of subsidized and low-cost non-subsidized housing and identify housing that may be lost due to redevelopment, deteriorating housing conditions, or public policies or actions. Where feasible, each jurisdiction shall develop strategies to preserve existing low-income housing and provide relocation assistance to low income residents who may be displaced." (AH-3) "Success will require cooperation and support for affordable housing from the state, federal and local governments, as well as the private sector." (AH-6)

In 2005, King County jurisdictions dedicated over \$18.6 million toward the creation, preservation and repair of affordable housing. Local public dollars are funds that are controlled by an individual jurisdiction. These funds include bonds, levies, general fund and in-kind contributions that can be quantified such as waiver of fees or donation of land. Federal dollars include only Community Development Block Grant (CDBG) funds. As identified below, King County jurisdictions dedicated another \$32.6 million in other local, state and federal funds to affordable housing-related activities serving low-income households.

Figure 28.1

Local and Federal CDBG Dollars Dedicated to New and Preserved Low-Income Housing: 1996-2005



source: King County and Small Cities Consortium, Seattle Office of Housing, A Regional Coalition for Housing and individual King County cities

Notes: Data was compiled by King County Department of Community and Human Services/ Community Services Division. Comprehensive data for 2001 is not available or included herein. In addition to those dollars/ efforts specified in Indicator 28, jurisdictions have dedicated other dollars in 2005 including the following. Bellevue provided \$81,246 to support homelessness prevention. An additional 13 units were preserved or created in Federal Way through density bonuses. Kent provided \$24,150 in housing stability grants. Seattle's contribution includes \$21,637,521 in federal and local funds for affordable housing-related activities serving low-income households. Local Levy and CDBG funds (discretionary) include: \$11,504,299 (included above) for 461 units of newly constructed or preserved multifamily housing; Local Levy funds include: \$681,147 for repair of 47 single-family homes and \$786,213 (included above) for operating subsidies for 372 multifamily units. Non-discretionary funds include: \$3,216,507 HOME for newly constructed or preserved multifamily housing (supporting the 461 units aforementioned). Additional discretionary funds for multifamily housing originally funded in previous years include \$1,185,902 Local Levy and \$520,728 transferable development rights proceeds. State and local weatherization funds include: \$790,365 for 700 multifamily units and \$899,360 for 213 single-family units. \$2,053,000 in local Levy and HOME funds for homebuyer assistance for first-time, low-income homebuyers supported 66 loans. In addition, 297 affordable units were provided through Multifamily Tax Exemption Program incentives. On behalf of the King County Consortium \$4,080,000 in HOME funds were dedicated for new units, \$500,000 in HOME funds were dedicated to housing repair, \$300,000 was dedicated to a Housing Stabilization Project, \$194,772 was dedicated to Emergency Shelter grants and \$200,000 was dedicated to Rental Rehabilitation loans. Master Planned Development agreements at Redmond Ridge secured 67 ownership units for households at 80-100% Area Median Income (AMI), 56 ownership units for households at 100-120% AMI and 14 ownership units for households over 120%. An additional \$5,602,112 in Regional Affordable Housing Program (RAHP) funds were awarded through an inter-jurisdictional process for affordable housing development.

Metropolitan King County Countywide Planning Policies Benchmark Program

Figure 29.1(a)

King County Housing Affordability										
Percent of Home Sales Affordable to Median and Low-Income Households (2007)										
Jurisdiction	Single Family Sales					Condominium Sales				
	Total		Percent Affordable by Income Category			Total		Percent Affordable by Income Category		
	median cost	#	median	<80%	<50%	median cost	#	median	<80%	<50%
Lake Forest Park	\$525,000	149	1.3%	0.0%	0.0%	\$224,900	33	84.8%	24.2%	0.0%
Seattle	\$469,000	7,130	2.7%	0.8%	0.1%	\$325,000	4,752	25.7%	7.9%	0.2%
Shoreline	\$384,138	627	2.7%	1.4%	0.0%	\$235,000	165	60.0%	27.3%	0.0%
SEASHORE	\$459,950	7,906	2.7%	0.8%	0.1%	\$320,000	4,950	27.2%	8.7%	0.2%
Beaux Arts	\$1,330,000	4	0.0%	0.0%	0.0%		0	-	-	-
Bellevue	\$700,000	1,173	0.5%	0.4%	0.0%	\$320,000	961	20.7%	5.3%	0.1%
Bothell	\$470,000	123	1.6%	0.8%	0.0%	\$329,950	177	22.0%	7.3%	0.0%
Clyde Hill	\$1,660,000	48	0.0%	0.0%	0.0%		0	-	-	-
Hunts Point	\$1,080,000	5	0.0%	0.0%	0.0%		0	-	-	-
Issaquah	\$646,500	502	0.2%	0.2%	0.2%	\$316,475	534	28.5%	5.1%	0.0%
Kenmore	\$496,250	236	0.4%	0.4%	0.4%	\$237,750	188	63.3%	35.6%	0.0%
Kirkland	\$660,000	582	0.7%	0.3%	0.0%	\$325,000	627	29.2%	11.0%	0.3%
Medina	\$1,950,000	41	0.0%	0.0%	0.0%		0	-	-	-
Mercer Island	\$994,000	278	0.4%	0.0%	0.0%	\$392,500	45	8.9%	4.4%	0.0%
Newcastle	\$773,490	168	2.4%	1.2%	0.6%	\$287,950	48	37.5%	16.7%	0.0%
Redmond	\$630,000	565	0.2%	0.0%	0.0%	\$306,995	546	29.5%	11.4%	1.5%
Sammamish	\$645,000	714	0.1%	0.0%	0.0%	\$321,975	120	20.0%	2.5%	0.0%
Woodinville	\$576,500	140	0.7%	0.7%	0.0%	\$247,000	54	53.7%	25.9%	0.0%
Yarrow Point	\$1,435,000	16	0.0%	0.0%	0.0%		0	-	-	-
EAST	\$665,000	4,595	0.5%	0.3%	0.1%	\$312,900	3,300	28.1%	9.6%	0.3%
Algona	\$285,000	32	28.1%	3.1%	0.0%	\$216,225	2	100.0%	50.0%	0.0%
Auburn	\$298,000	381	29.7%	4.5%	1.0%	\$214,995	162	66.0%	44.4%	6.2%
Black Diamond	\$342,000	78	10.3%	2.6%	0.0%	\$259,500	2	50.0%	0.0%	0.0%
Burien	\$351,000	333	12.0%	3.9%	1.2%	\$217,000	69	60.9%	43.5%	8.7%
Covington	\$322,500	316	16.1%	1.3%	0.0%	\$326,000	3	0.0%	0.0%	0.0%
Des Moines	\$320,863	270	13.0%	2.2%	0.4%	\$217,950	229	90.8%	29.3%	0.9%
Federal Way	\$331,500	882	11.8%	2.5%	0.0%	\$179,970	430	97.2%	80.9%	9.5%
Kent	\$350,000	739	9.3%	1.4%	0.3%	\$243,500	609	57.6%	30.9%	2.1%
Maple Valley	\$362,950	483	2.3%	0.4%	0.0%	\$304,500	14	0.0%	0.0%	0.0%
Milton	\$298,000	7	0.0%	0.0%	0.0%		0	-	-	-
Normandy Park	\$575,000	83	3.6%	2.4%	0.0%	\$215,500	4	100.0%	25.0%	0.0%
Pacific	\$309,500	100	18.0%	6.0%	0.0%		0	-	-	-
Renton	\$439,000	933	4.2%	0.9%	0.2%	\$221,825	342	66.7%	41.5%	2.6%
Seatac	\$319,700	249	18.1%	4.8%	0.8%	\$258,844	165	49.7%	16.4%	3.0%
Tukwila	\$320,740	144	24.3%	8.3%	2.1%	\$194,975	66	100.0%	60.6%	10.6%
SOUTH	\$350,000	5,030	11.5%	2.3%	0.4%	\$217,970	2,097	72.0%	43.7%	4.4%
Carnation	\$332,500	32	12.5%	3.1%	0.0%		0	-	-	-
Duvall	\$443,950	143	2.1%	0.0%	0.0%	\$255,000	11	54.5%	0.0%	0.0%
Enumclaw	\$300,000	165	27.3%	5.5%	0.0%	\$185,975	14	85.7%	78.6%	7.1%
North Bend	\$479,000	58	0.0%	0.0%	0.0%	\$229,950	20	100.0%	20.0%	0.0%
Skykomish	\$185,000	1	100.0%	100.0%	0.0%		0	-	-	-
Snoqualmie	\$497,000	311	0.3%	0.3%	0.0%	\$204,032	104	65.4%	52.9%	0.0%
RURAL CITIES	\$440,000	710	7.6%	1.7%	0.0%	\$215,699	149	71.1%	47.0%	0.7%
UNINC KING CTY	\$430,000	4,789	5.1%	1.2%	0.2%	\$256,225	720	51.0%	29.9%	2.1%
Totals:	\$455,000	23,030	4.8%	1.2%	0.2%	\$292,000	11,216	38.0%	17.4%	1.1%

source: King County Department of Assessments, American Community Survey

February 2009 Affordable Housing

Figure 29.1(b)

King County Housing Affordability										
Percent of Home Sales Affordable to Median and Low-Income Households (2007 Summary)						Percent of Rental Housing Affordable to Moderate- and Low Income Households (2008)				
Jurisdiction	Total Home Sales					Rental Units				
	Total		Percent Affordable by Income Category			Estimated Total		Percent Affordable by Income Category		
	median cost	#	median	<80%	<50%	median rent	#	<80%	<50%	<40%
Lake Forest Park	\$475,000	182	16.5%	4.4%	0.0%	\$866	1,022	94.5%	31.6%	9.8%
Seattle	\$409,000	11,882	11.9%	3.6%	0.1%	\$945	152,534	81.6%	33.7%	7.4%
Shoreline	\$365,000	792	14.6%	6.8%	0.0%	\$855	6,996	94.0%	42.3%	13.3%
SEASHORE	\$405,000	12,856	12.1%	3.8%	0.1%	\$930	160,552	82.8%	34.6%	7.7%
Beaux Arts	\$1,330,000	4	0.0%	0.0%	0.0%	\$1,950	5	0.0%	0.0%	0.0%
Bellevue	\$490,000	2,134	9.6%	2.6%	0.0%	\$1,140	20,620	79.0%	9.9%	0.5%
Bothell	\$433,572	300	13.7%	4.7%	0.0%	\$1,040	2,424	95.6%	16.8%	6.3%
Clyde Hill	\$1,660,000	48	0.0%	0.0%	0.0%	\$2,600	43	0.0%	0.0%	0.0%
Hunts Point	\$1,080,000	5	0.0%	0.0%	0.0%	\$3,800	27	0.0%	0.0%	0.0%
Issaquah	\$445,000	1,036	14.8%	2.7%	0.1%	\$1,127	5,077	72.7%	2.0%	0.7%
Kenmore	\$357,500	424	28.3%	16.0%	0.2%	\$975	2,422	97.1%	17.6%	5.1%
Kirkland	\$479,950	1,209	15.5%	5.9%	0.2%	\$1,200	10,387	64.0%	6.9%	0.4%
Medina	\$1,950,000	41	0.0%	0.0%	0.0%	\$2,695	98	16.7%	0.0%	0.0%
Mercer Island	\$900,000	323	1.5%	0.6%	0.0%	\$1,216	1,832	60.0%	3.5%	0.2%
Newcastle	\$673,975	216	10.2%	4.6%	0.5%	\$1,060	913	80.2%	17.1%	0.0%
Redmond	\$454,000	1,111	14.6%	5.6%	0.7%	\$1,190	10,357	68.5%	2.6%	0.0%
Sammamish	\$610,000	834	3.0%	0.4%	0.0%	\$1,181	1,412	70.9%	0.0%	0.0%
Woodinville	\$514,450	194	15.5%	7.7%	0.0%	\$1,061	1,133	90.4%	9.3%	0.6%
Yarrow Point	\$1,435,000	16	0.0%	0.0%	0.0%	\$3,000	18	0.0%	0.0%	0.0%
EAST	\$500,000	7,895	12.0%	4.2%	0.2%	\$1,156	56,768	74.3%	7.4%	0.7%
Algona	\$279,950	34	32.4%	5.9%	0.0%	\$1,395	180	40.0%	0.0%	0.0%
Auburn	\$275,000	543	40.5%	16.4%	2.6%	\$750	11,096	99.2%	71.9%	25.9%
Black Diamond	\$337,225	80	11.3%	2.5%	0.0%	\$660	171	100.0%	57.1%	57.1%
Burien	\$340,000	402	20.4%	10.7%	2.5%	\$727	6,102	98.9%	72.7%	18.9%
Covington	\$324,000	319	16.0%	1.3%	0.0%	\$1,050	537	95.1%	0.0%	0.0%
Des Moines	\$261,090	499	48.7%	14.6%	0.6%	\$800	4,627	98.3%	59.8%	23.2%
Federal Way	\$289,975	1,312	39.8%	28.2%	3.1%	\$845	15,390	98.4%	47.9%	13.6%
Kent	\$319,950	1,348	31.2%	14.7%	1.1%	\$817	18,424	98.7%	55.7%	11.1%
Maple Valley	\$360,000	497	2.2%	0.4%	0.0%	\$1,200	844	87.3%	0.0%	0.0%
Milton	\$298,000	7	0.0%	0.0%	0.0%	NA	133	NA	NA	NA
Normandy Park	\$565,000	87	8.0%	3.4%	0.0%	\$780	597	98.1%	78.0%	21.5%
Pacific	\$309,500	100	18.0%	6.0%	0.0%	\$780	1,061	100.0%	79.4%	0.0%
Renton	\$385,000	1,275	20.9%	11.8%	0.9%	\$900	17,746	89.8%	33.9%	7.6%
Seatac	\$292,500	414	30.7%	9.4%	1.7%	\$733	4,828	99.9%	74.5%	36.5%
Tukwila	\$269,500	210	48.1%	24.8%	4.8%	\$776	4,582	99.8%	63.2%	17.3%
SOUTH	\$319,950	7,127	29.3%	14.5%	1.6%	\$825	86,318	96.4%	51.1%	14.0%
Carnation	\$332,500	32	12.5%	3.1%	0.0%	\$663	141	85.7%	85.7%	85.7%
Duvall	\$432,500	154	5.8%	0.0%	0.0%	\$800	228	80.0%	56.0%	40.0%
Enumclaw	\$295,000	179	31.8%	11.2%	0.6%	\$831	1,644	99.9%	56.3%	0.8%
North Bend	\$390,750	78	25.6%	5.1%	0.0%	\$1,370	809	7.0%	2.9%	0.4%
Skykomish	\$185,000	1	100.0%	100.0%	0.0%	NA	36	NA	NA	NA
Snoqualmie	\$459,950	415	16.6%	13.5%	0.0%	\$870	1,204	67.5%	9.3%	0.0%
RURAL CITIES	\$410,000	859	18.6%	9.5%	0.1%	\$1,295	4,062	51.5%	24.2%	2.8%
UNINC KING CTY	\$401,500	5,509	11.1%	5.0%	0.4%	\$980	26,545	85.6%	25.1%	5.5%
Totals:	\$397,000	34,246	15.7%	6.5%	0.5%	\$940	334,245	85.4%	33.8%	8.3%

source: King County Department of Assessments, American Community Survey, Dupre + Scott Apartment Advisors, Inc.