Hi Chris-Here are responses to your questions. We'll add to I-legislate.

Thanks

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From: Rachael Markle
Sent: Monday, May 06, 2013 2:24 PM
To: Julie Underwood
Subject: FW: GTC Corridor Study - Response to Deputy Mayor Eggen

Below is the response to Deputy Mayor Eggen's questions.

From: Miranda Redinger
Sent: Monday, May 06, 2013 1:14 PM
To: Rachael Markle
Subject: RE: GTC Corridor Study

HOUSING ISSUES

Affordable Housing

The GMA requires CPPs to address the distribution of affordable housing, including housing for all income groups. The 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 (earning between 50% and 80% AMI) and low-income households (earning below 50% AMI). 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 14% is affordable to low income households (King County Comprehensive Plan, Technical Appendix B).

Assessing affordable housing needs requires an understanding of the economic conditions of Shoreline households and the current stock of affordable housing. Estimated percentage of households at each income level is presented in Figure HA-8, and a separate chart assigning specific dollar amounts to AMI percentages is included as Figure HA-9.

Figure HA-8
Household Income

	Shoreline	King County
Very Low Income (<30% AMI)	3,154 (15%)	53,784 (13%)
Low Income (30%-50% AMI)	2,580 (12%)	52,112 (11%)
Moderate Income (50%-80%AMI)	3665 (17%)	76,279 (16%)
80%-120% AMI	4,443 (21%)	97,116 (19%)
>120% AMI	7,520 (35%)	216,821 (41%)

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

Figure HA-9
Conversion of Percent AMI to Household Income

Percent Area Median Income	Income Level for King County Average Household (2.4 Persons)
30% AMI	$21,620
40% AMI	$28,776
50% AMI	$35,970
60% AMI	$43,164
70% AMI	$50,358
80% AMI	$54,140
100% AMI	$71,940
120% AMI	$86,328

Source: Housing and Urban Development (HUD), 2010

Rachel,

I have been looking at the King County CPP's to contrast current affordable housing policy with that in the GTC strategy.

Some questions:

1. Is it true that the current county policy has no specific affordable housing targets, just a general policy that our housing strategy should ultimately result in some overall percentages of housing suitable for moderate, low, and very low income individuals. In other words, do the current goals apply to total housing or to new housing?

As explained above, GMA growth targets for new housing should follow percentages identified in the CPPs: 16% affordable to those with moderate income, 22.5% affordable to low income. This was the compromise worked out by King County Planning Directors who felt that a "one-size fits all" target that didn't take into account existing stock was not fair.

2. The current strategy requires analysis of current housing needs in Shoreline. Is that analysis in a separate document or is it in the comp plan. Could I get a link?

The information is in the Housing Supporting Analysis of the Comprehensive Plan (www.shorelinewa.gov/compplan)

3. The current separation between Moderate, Low, and Very Low Income are stated in the strategy and in current policy as a

percentage of Area Median Income. Could you put the separation in terms of income in Dollars?

See chart HA 9 above

Thanks, Chris Eggen