



HOUSING
DEVELOPMENT
consortium

EXHIBIT 15
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June 4, 2014

Woodinville Planning Commission
City of Woodinville
17301 133rd Avenue NE
Woodinville, WA 98072

Dear Commission Members,

On behalf of the Housing Development Consortium of King County (HDC), thank you for this opportunity to comment on your comprehensive plan update.

HDC is a nonprofit membership organization which represents more than 100 private businesses, nonprofit organizations, and public partners who are working to develop affordable housing in King County. HDC's members are dedicated to the vision that all people should be able to live in a safe, healthy, and affordable home in a community of opportunity. In other words, we believe all people, regardless of income, deserve the opportunity to thrive in a safe neighborhood with good jobs, quality schools, strong access to transit, and plenty of parks and open space for a healthy lifestyle.

We very much appreciate Woodinville's work toward achieving this vision, particularly through the City's provision of development incentives that leverage the power of the private market to create affordable homes and through the City's allocations to the ARCH Housing Trust Fund. This comprehensive plan update provides you an ideal opportunity to explore what additional actions are necessary to create a diverse, inclusive, and affordable community for all of Woodinville's residents. To that end, we would like to provide the following comments to help guide your work over the next many months on the issues of public funding, homelessness, and implementation.

❖ Public Funding

The Countywide Planning Policies (CPPs) state that 24% of our regional housing supply should be affordable to individuals and families earning less than 50% of Area Median Income (AMI). Unfortunately, the most recent data from King

- HDC's Affordable Housing Members:
- Low-income Housing Organizations
 - Community Development Corporations
 - Special Needs Housing Organizations
 - Public Housing Authorities
 - Community Action Agencies
 - Workforce Housing Organizations
 - Public Development Authorities
 - Government Agencies and Commissions
 - Architects and Designers
 - Development Specialists
 - Certified Public Accountants
 - Regional Funders and Lenders
 - National Funders and Lenders
 - Community Investment Specialists
 - Property Managers
 - Law Firms
 - Contractors

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County estimates that only 10% of Woodinville's rental and owner-occupied homes are affordable to this income bracket. This gives rise to the 15% of Woodinville residents paying more than 50% of their income for housing costs. The supply of affordable homes remains insufficient in Woodinville.

Public subsidy is critical to building homes affordable at this income level. The ARCH Housing Trust Fund is an ideal way to achieve this work. Since its inception, ARCH funding has contributed to the creation of more than 2,900 homes across the Eastside, leveraging \$9 of external funding for every \$1 of ARCH funding. With this funding, HDC members like Imagine Housing, Hopelink, and Friends of Youth are doing great work to build homes for low-income families.

Woodinville has made a strong commitment to providing direct support for affordable housing. Policy HHS-2.6 states that the City will "continue to support the Regional Housing Trust Fund." However, since the adoption of your current comprehensive plan, ARCH funding has remained relatively flat while housing costs on the Eastside have continued to rise. In order to truly address the need for affordable housing, we need a long-term, sustainable revenue source for the ARCH Housing Trust Fund. **We ask that the City fully implement HHS-2.6 by bolstering its own support of the ARCH Housing Trust Fund and by working with ARCH member cities to increase regional funding for the Trust Fund, pursuant to HHS-2.3.**

❖ Homelessness

Homelessness is very real in East King County. And while the Eastside has made several big steps forward to address the needs of homeless individuals and families, more must be done. The 2014 One Night Count of homeless individuals identified 178 unsheltered people on the Eastside. **We ask that the City continue to partner with other Eastside cities and non-profit organizations to improve opportunities to site housing and services that address this special housing need. We also ask that you work to educate the public and build awareness of homelessness on the Eastside.**

❖ Implementation

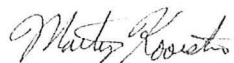
A detailed Housing Strategy Plan as well as strong implementation and monitoring measures will be critical to realizing the housing policies in your comprehensive plan. We encourage you to strengthen your Housing Element by fully implementing your commitments to affordability.

Thank you for your consideration. We at HDC look forward to working with you as you continue to update your comprehensive plan to create a future where Woodinville's workers can afford housing and still have enough money for the basics like groceries, gas, and child care. We would be happy to discuss these comments with you and provide technical assistance as you make updates to your Housing Element. We hope you will contact us at (206) 682-9541 or hdc@housingconsortium.org with any questions.

Best,



Kayla Schott-Bresler
Policy Associate



Marty Kooistra
Executive Director