

Housing Element
2015 Comprehensive Plan Update
City Council
January 5, 2016



A blue square icon containing a white house silhouette on the left and a white grid pattern on the right, representing housing or urban planning.

Housing

1. Introduction – Purpose and Intent
2. Goals and Policies (existing and new)
3. Analysis



Housing

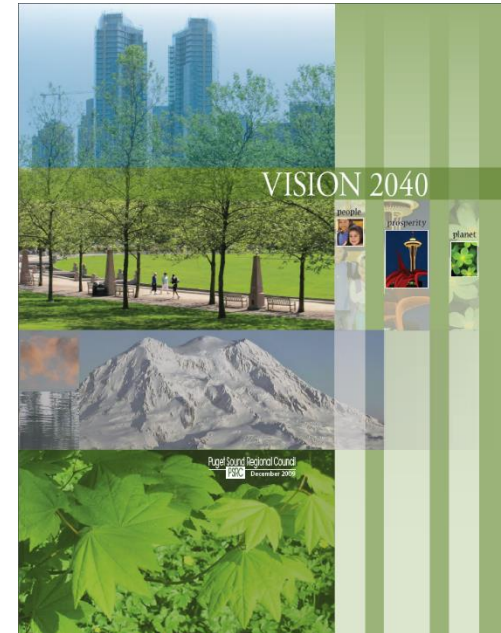
Introduction and Purpose

- Regulatory Framework
 - ✓ King County (KC)
 - ✓ Puget Sound Regional Council (PSRC)
 - ✓ Growth Management Act (GMA)

- Existing Housing Stock
 - ✓ Variety of housing styles and densities

- Goals and Policies
 - ✓ The Goals and Policies provide a framework for meeting short- and long-term housing needs, community preferences, and GMA requirements.

- Analysis
 - ✓ Duvall's historic demographics and related housing characteristics, future trends, and strategies for meeting affordable housing targets.



King County





Housing

Goals and Policies

- ❑ GOAL H1: Preserve, maintain, and enhance existing housing and residential neighborhoods.
- ❑ GOAL H2: Site and building design standards promote high-quality design and neighborhood character in new residential subdivisions and new multifamily structures
- ❑ GOAL H3: Innovative and creative uses of land enable a variety of housing types that accommodate changing design technologies, demands, and preferences, while maintaining Duvall's character and accommodating the 20-year growth targets.
- ❑ GOAL H4: Affordable housing needs are met for low- and moderate-income residents.



Figure H-1. Open Space Urban Subdivision

Source: PSAT, 2005



Figure H-2. Corner Attached Housing

Source: City of Portland Bureau of Planning, 2008



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Goals and Policies

- GOAL H5: Permanent and temporary housing is provided for residents with disabilities, health care needs, or other special needs**
- GOAL H6: Pedestrian-scaled mixed-use development fills a unique and attractive niche in Duvall's overall housing mix. (NEW POLICY)**



Housing

Housing Element Analysis

The section describes Duvall's existing population demographics and household trends, Duvall's population and housing targets based on local plans, policies and inter-jurisdictional coordination efforts, and strategies for meeting affordable housing targets during the planning horizon. The information contained in this section provides a basis for the goals and policies contained in this Element.



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Housing Element Analysis

In 2015, Duvall's population was 7,345, which represented 0.4 percent of the County's total population (Washington State OFM, 2015). Duvall's demographic characteristics differ from the County's as a whole in the following ways:

- Larger average household size of 2.99 people;
- Lower median age, with a higher percentage of total households having members less than 18 years of age;
- Greater percentage of housing units is owner-occupied rather than rented.



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Housing Element Analysis

Duvall is obligated to comply with population and employment targets adopted in the King County Countywide Planning Policies. The targets are for a 20-year planning horizon and are based on countywide allocations. The relationship between demographic conditions in Duvall and the county as a whole establishes the basis for the amount of growth Duvall is required to absorb.



Housing

Housing Element Analysis

- The King County growth targets were adopted in 2012 for the period 2006 to 2031. The targets were developed through a process that starts with totals from the OFM and PSRC.
- Population and employment forecasts are allocated to regional geographies based closely on PSRC VISION 2040 baseline forecasts but also account for factors such as recent growth trends and anticipated annexations.
- The County housing target for Duvall for the period 2006 to 2031 is 1,140 additional households. The employment target is 840 jobs.



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Puget Sound Regional Forecasts

PSRC provides employment and population forecasts at the regional and local level for use in regional transportation and land use planning. While these forecasts are not specific targets, they are considered in King County’s allocation process.

Table H-1. Comparison of PSRC Household and Population Growth Target Forecasts King County and Duvall

NOTE: 2010 population base data is derived using PSRC Land Use Target (LUT) methodology and is therefore not identical to 2010 US Census demographic data. Year 2010 US Census demographic data is otherwise used throughout the Comprehensive Plan.

	2010 ¹	2025	2030	2031	2035	2010-2035 % Growth
King County						
Households	789,238	947,143	993,467	1,002,739	1,039,796	31.7%
Household Population	1,931,277	2,196,287	2,290,110	2,308,882	2,383,978	23.4%
Group Quarters ¹	37,139	42,299	44,136	44,505	45,980	23.8%
Duvall						
Households	2,280	2,916	3,137	3,181	3,358	47.3%
Household Population	6,829	8,198	8,838	8,967	9,479	38.8%
Group Quarters ¹	39	48	52	52	55	41.0%

Source: Puget Sound Regional Council, 2013 Forecasts, Land Use Target.

¹Group Quarters: A group living arrangement, which is owned or managed by an entity or organization providing housing and/or services for the residents.



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Population Growth

Table H-2. Population Growth 2000 – 2014

Year	Population April 1	Increase	Annual % Increase	% Increase Since 2000
2000	4,616	-	-	-
2001	4,911	295	6.4	5.3
2002	5,311	400	8.1	15.1
2003	5,667	356	6.7	22.8
2004	5,855	188	3.3	26.8
2005	5,958	103	1.8	29.1
2006	6,134	176	3.0	32.9
2007	6,311	177	2.9	36.7
2008	6,486	175	2.8	40.5
2009	6,613	127	2.0	43.3
2010	6,695	82	1.2	45.0
2011	6,715	20	0.3	45.5
2012	6,900	185	2.8	49.5
2013	7,120	220	3.2	54.2
2014	7,325	205	2.9	58.7

Source: WA State OFM Intercensal Estimates
2000 to 2014



Housing

Household Trends

Table H-3. Household Composition

	2000	2010	% change
Population	4,616	6,695	45
Total Households	1,596	2,224	39.3
Avg. Household Size	2.88	2.99	3.8

Source: 2000 and 2010 U.S. Census Bureau



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Household Trends

Table H-4. Age Composition

Source: 2000 and 2010 U.S. Census Bureau

	2000 (percent of total)	2010 (percent of total)	% change
Total population	4,616	6,695	45
65 and over	147 (3%)	300 (5%)	104
45-64 years	763 (17%)	1,585 (24%)	105
35-44 years	1,153 (25%)	1,381 (21%)	20
20-34 years	971 (21%)	1,028 (15%)	5.9
5-19 years	1,123 (24%)	1,751 (26%)	56
< 5 years	459 (10%)	650 (10%)	42



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Existing Housing Trends

Duvall had 2,577 total housing units as of 2015, as indicated in **Table H-5**. The housing stock consists of 91.7 percent single-family units (includes manufactured housing) and 8.3 percent multifamily units.

Table H-5. Housing by Type

Type of Housing Unit	2000 ¹	% of total	2010 ²	% of total	2015 ³	% of total
Single-family*	1,415	88.7	2,161	93.3	2,374	91.7
Multifamily	181	11.3	154	7.7	213	8.3
Total Units	1,596	-	2,315	-	2,587	-

* Including mobile/manufactured homes

¹ 2000 U.S. Census Bureau

² OFM Forecasting Division, Postcensal Estimates of Housing Units, April 1, 2010 to April 1, 2013.

³ City of Duvall, 2016.



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Growth Target and Residential Capacity

Duvall's **housing growth targets** are assigned by King County (King County, see Population and Household Allocation section above). The King County housing growth target for the period from 2006-2031 is **1,140** new housing units.

Residential capacity is generally defined as the amount of existing housing units plus new housing a city can accommodate based on city rules (e.g., residential density requirements in the zoning code) and land available for new development. Residential capacity relates to residential growth targets in a number of ways.



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Growth Target and Residential Capacity

Residential capacity relates to residential growth targets in a number of ways.

The city is required to plan for at least the residential growth target when determining residential capacity.

Capacity relates to the actual physical landscape while a target is a minimum number of housing units allocated to Duvall by King County, irrespective of actual capacity.

Capacity is in part driven by requirements for urban levels of development. For example, a minimum net density of 4 units per acre is required in urban areas (Washington State Legislature, 1995).

Capacity is a result of the citizens' vision for what level of development they want in their city.



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Growth Target and Residential Capacity

Based on calculations completed by the City of Duvall in 2005 and 2006, Duvall's total residential growth capacity was estimated to be 2,650 new housing units within city limits and UGA/UGAR areas. The total residential growth capacity was used as the basis by King County for establishing a target of 1,140 new housing units by 2031 (King County, 2007). King County maintained this target for their 2014 Buildable Lands Report (King County GMPC, 2014) and Countywide Planning Policies (King County GMPC, 2012) for Duvall.



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Growth Target and Residential Capacity

Throughout the course of the 2015 Comprehensive Plan update, Duvall completed an updated buildable lands and capacity analysis based on the 2016 Future Land Use Map and 2016 Zoning Map, and future land use designations for urban growth areas (see the Land Use Element for more detail) (City of Duvall, 2015). The updated buildable lands and capacity analysis is consistent with this adopted Comprehensive Plan



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Growth Target and Residential Capacity

Table H-6. Duvall Residential Housing Unit Target and Capacity

	King County Growth Target (2006-2031)	Housing Units Built in Duvall (2006-2014)	Remaining King County Growth Target (2015-2031)	Capacity for New Housing Units (2015-2031)	Growth Target Surplus	Total Residential Capacity
Duvall	1,140 ¹	352	788	1,293 ²	505	3,880 ³

¹King County developed this target in 2006 based on the assumption that Duvall had the capacity for 2,650 net new residential units within city limits and adjacent Urban Growth Areas (King County, 2007).

²This value identifies the anticipated number of new housing units that could be accommodated within city limits consistent with the City's Future Land Use Map (see Land Use Element) and Zoning Map along with the North UGA, two parcels in the UGA-Reserve South, and the Southwest UGA should they be annexed (City of Duvall, 2016).

³This value identifies the number of new housing units anticipated within areas described in Footnote 2 plus 2,587 existing housing units as of 2015 (City of Duvall, 2015).



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Employment vs Housing Growth

Duvall was traditionally a rural service center for the Snoqualmie River Valley and surrounding area. However, with a significant increase in housing and slow economic growth, including limited job growth, the city has become a bedroom community. Most residents commute to nearby cities including Seattle, Redmond, Woodinville, and Bellevue for employment. The Economic Development Element provides further information describing employment characteristics.



Housing

Income and Housing Costs

According to the 2010 U.S. Census Bureau, median household income in Duvall was \$111,300, and the median family income was \$124,400, a dramatic increase over 2000 figures, when the median household income was \$37,537 and the median family income was \$38,773.

Table H-7. Comparative Income Categories in 2010

Income Category	Duvall			King County		
	\$	Total Households	%	\$	Total Households	%
Median Household Income	111,300	2,157	-	53,157	711,235	-
Median Family Income	124,400	1,688	-	65,035	423,511	-
Income \$35,000 or less	-	108	6.0	-	257,932	36.3
Income \$40,000 - \$74,999	-	252	15.0	-	223,254	31.4
Income above \$75,000	-	1,328	79.0	-	230,049	32.3

Source: 2010 U.S. Census Bureau



Housing

Housing Costs

As of 2012 there were 318 occupied rental units (15 percent of all occupied units) including single-family and multifamily units. Although this number is up from the 2000 Census (181 units, 13 percent), it is still far below the total number of units in comparable cities near Duvall.



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Housing Affordability

Historically, Duvall offered housing that was affordable for moderate-income and low-income families. (Moderate income in King County is defined as 50 percent to 80 percent of the County median income; low-income is defined as up to 50 percent of County median income). Prices for single-family homes, which were lower than homes in most Eastside communities, have become more expensive, making them out of reach for many first-time home buyers.



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Household Income

Table H-8. Household Income

Household Income	Percent of Median*
Less than \$10,000	1.9
\$10,000 -14,999	0
\$15,000 – 24,999	4.6
\$25,000 – 34,999	3.6
\$35,000 – 49,999	3.8
\$50,000 – 74,999	13.4
\$75,000 – 99,999	13.5
\$100,000 – 149,999	34.4
150,000 – 199,999	13.4
\$200,000 or more	11.5

* Median household income is \$111,356

Source: U.S. Census Bureau, 2008-2012 American Community Survey, Selected Economic Characteristics.



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Monthly Housing Costs

Table H-9. Monthly Housing Costs

* Percent of Median Income

Source: U.S. Census Bureau, 2008-2012 American Community Survey, Selected Housing Characteristics

Owner Costs*	Number of Units (%)
Less than 20 percent	484 (29.5)
20.0 – 24.9 percent	285 (17.4)
25.0 – 29.9 percent	318 (11.6)
30.0 – 34.9 percent	185 (11.3)
35 percent or more	366 (22.3)
Rental Costs*	Number of Units (%)
Less than 15 percent	52 (16.4)
15.0 – 19.9 percent	59 (18.6)
20.0 – 24.9 percent	68 (21.4)
25.0 – 29.0 percent	41 (12.9)
30.0 – 34.9 percent	11 (3.5)
35 percent or more	87 (27.4)



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Housing Affordability Index

The HAI has a value of 100 when the median-income household has sufficient income to purchase a home, with a higher HAI indicating increased affordability.

Table H-10. Duvall Housing Affordability Index

	June 2007	Sept 2010	March 2014
Affordable Home Price			
Estimated Annual Income*	\$111,531	\$111,356	\$119,841
30 Fixed Mortgage Rate	6.15%	4.46%	4.30%
Affordable Monthly Principal & Int. (@25%)	\$2,324	\$2,320	\$2,497
Affordable Mortgage	\$381,396	\$460,017	\$504,512
Affordable Home Price (80% Mortgage)	\$476,745	\$575,021	\$630,640
Median Sale Price	\$474,000	\$361,000	\$417,000
Housing Affordability Index*	100.6	159.3	151.2



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Affordable Housing

Table H-11. Housing Affordability Targets 2001-2022

	Total Housing Units	Very-Low Income Target (Up to 30% of median income) (12% of total units) ¹	Low Income Target (30-50% of median income) (12% of total units) ¹	Moderate Income Target(50-80% of median income) (16% of total units) ¹
Growth Target	1,140	137	137	182



Housing

Affordable Housing Strategies

Development of Innovative Housing Techniques

Accessory Dwelling Units (ADUs)

Manufactured Homes

Flexible Subdivision Standards/New Street Design Standards

Infill Development

Mixed-use Development

Development Incentives

Participation in a Regional Housing Agency

Questions