



2022

Annual

Housing Report Card

Each year, a Housing Report Card is prepared to show the City’s progress toward implementing the 2017 Housing Strategy Work Plan aimed at achieving the type of housing growth and development patterns that support and help define the community’s quality of life. This Report Card provides a snapshot of where the City’s housing and its residents are for the reporting year, and what has changed over the past year. The Report Card addresses residential growth and development in terms of the four Key Challenges identified in the Housing Strategy Work Plan: **Growth, Evolving Housing Market, Affordability** and **Vulnerable Residents**.

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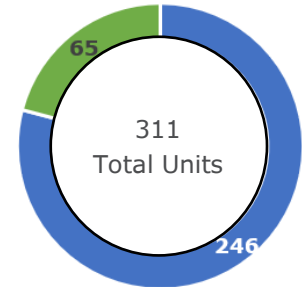
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Where We Are: 2022

Growth

From January 1 through December 31, 2022, 311 housing units were completed. Twenty-one percent of the units were single family and 79 percent were multi-family. Housing was spread relatively equally among the neighborhoods with the exception of Issaquah Highlands and the Westridge development. (See Appendix A) The Squak Mountain neighborhood saw an increase in development through Kelkari.



Units Finaled by Type 2022

■ Multi-Family ■ Single Family

Evolving Housing Market

As has been the pattern over the last few years, the city has seen more multifamily development than single family development; due in large part to the lack of large tracks of land outside the valley floor. Central Issaquah has the greatest amount of development capacity; however, it has yet to see significant development in the Urban Core/Regional Growth Center. The city is and will continue to conduct housing analyses to understand why growth is not happening and will create strategies to spur development.

Affordability

Issaquah has 1,025 affordable housing units that are up to 120% of the King County Area Median Income¹ (AMI). Eight hundred and nineteen units are at or below 80% of the Area Median Income (AMI), which is up from 807 units in 2021. Two-hundred six (206) units, up from 182 in 2021, are from 81% to 120%² of the AMI.

Although there are no covenants attached to them, Accessory Dwelling Units (ADUs) are considered to be affordable housing available at 80% AMI. As of 2022, the city has a total of 80 ADUs with the construction of three new units.

¹ The King County Area Median Income is \$134,600 for a family of four. Units at 80% or below the AMI are considered affordable by King County and Issaquah.

² Units above the 80% threshold are considered workforce housing and are a subset of rental affordable housing; however, it does not count toward Issaquah's affordable housing counts for King County.

Issaquah adopted King County’s target of 40% of its total units affordable at 80% or below the AMI; however, Issaquah is currently only at 4.6%³ of its total units at or below 80%. In 2024, as part of the Comprehensive Plan Periodic Update, the city will be required to include affordable housing targets adopted by the state that are specific by jurisdiction, as opposed to adopting countywide targets. Proposed targets have been incorporated into the King County Countywide Planning Policies which are currently being reviewed by the Growth Management Planning Council.

Issaquah hopes to prompt more affordable housing through implementation of the Housing Strategy Work Plan and the expansion of inclusionary zoning requirements. There are multiple other tools, such as the expansion of a multifamily tax exemption, use of 1406 funds, and donation of City owned surplus land that the City could explore further to incentivize affordable housing.

Vulnerable Residents

The city’s work in 2022 focused on COVID-19 crisis recovery and human services initiatives for the next few years.

The annual allocation for the 2022 Human Services Grants was \$500,000, which provides partial funding for 57 programs within 39 organizations. In addition to grant funding, the City of Issaquah provided the following additional assistance to vulnerable populations, as part of the COVID-19 emergency response and recovery planning.

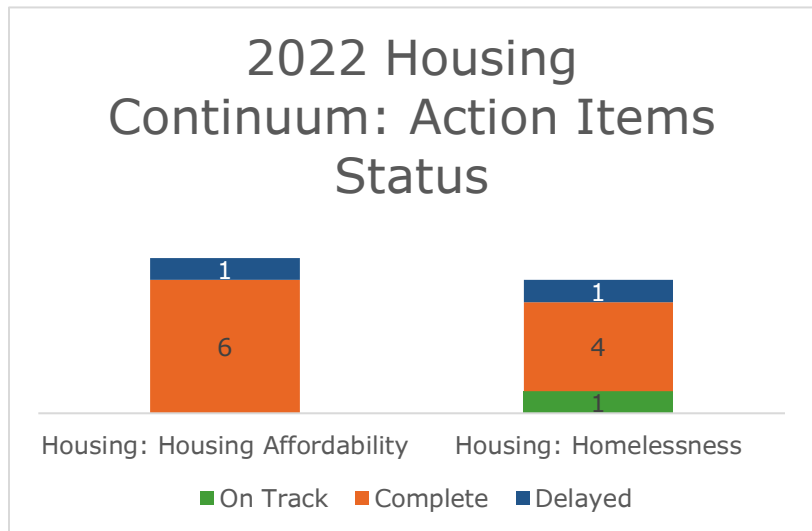
- \$55,000 for landlord-tenant dispute resolution and mediation services (distribution continued from 2021)
- \$46,065.63 for additional emergency housing services and severe weather shelter for individuals experiencing homelessness
- \$500,000 in emergency rental assistance (distribution continued from 2021)
 - \$150,000 contracted directly to Imagine Housing
 - \$350,000 contracted to Hopelink Rental Assistance

Issaquah’s first Human Services Strategic Plan was adopted in March 2022 and implementation of strategic actions followed immediately. The Human Services Strategic Plan is intended to guide the human services initiatives for the next five years and to provide a roadmap for social services investments, policy recommendations, advocacy, and technical assistance needs. The Human Services Strategic Plan Addresses Housing Continuum - affordable housing and homelessness in one of its focus areas. This includes services that help promote housing security for vulnerable populations such as those who are housing cost burdened, low-income community members, seniors, persons with disabilities, and

³ This percentage represents only housing with ARCH restrictive covenants that are built or under construction or permitted. ADUs and market rate housing, because they do not have covenants, are not included in this percentage.

those at risk of becoming homeless, as well as services that directly address and respond to homelessness.

Within the Housing Continuum focus area, there are goals that address the identified community needs with multiple strategic actions that follow the SMART model (Specific, Measurable, Achievable, Realistic, Time-based). There were a total of 13 Housing Continuum strategic actions within the Human Services Strategic Plan scheduled for 2022, in which 10 of those actions were completed, one is on track and two have been delayed and prioritized in 2023. Actions delayed were a community wide educational event that addresses the stigma of homelessness/poverty in Issaquah and a training for supportive housing providers on effective interventions to support low-income housing residents. The one strategic action on track and continues development in the following year is advocating and working with local & regional partners to create one local housing program for individuals who are homeless in Issaquah. Progress has been made towards the strategic action in 2022 and will continue until completed.



Housing Strategy Work Plan: 2022 Highlights

In 2021, the city was awarded a Housing Action Plan Implementation grant from the Department of Commerce to implement the strategies and implementing actions listed below. The city hired the consultant group, ECONorthwest, in 2022 to analyze and make recommendations on regarding the three strategies. The work is expected to be completed by June 2023.

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

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

Staff and consultants are looking at inclusionary zoning in existing zones to see why we have not gained affordable housing in this area and looking at extending inclusionary zoning to other multi-family zones including Mixed Use Residential, Multifamily-Medium, and Multifamily-High.

Strategy 7: Mitigate/offset the deterrents to 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.

Most deterrents to condominium construction are due to regulations adopted by the state. However, the city and consultant are looking at possible changes in the city's regulations, as well as issues to lobby at the state level.

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

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.

The consultant and city are looking at alternative forms of housing in the Multifamily-Medium, Mixed Use Residential, Urban Core, and Mixed Use zones. Some uses are currently allowed but are not being developed.

Housing Strategy Work Plan: Status Report

On Hold	In Process/On-Going	Complete
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Strategy	Policy Considerations	Status
Strategy 1 Remove barriers to facilitate the construction of Accessory Dwelling Units (e.g. processing & cost)	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.	Completed 2018. ADU definition amended to say, "A single-family structure with an accessory dwelling unit is not considered to be a duplex."
	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.	Completed in 2018. ADUs are allowed in all neighborhoods where single family housing is allowed.
	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.	Completed in 2018. Separate meter is not required saving about \$12,000. Land Use Review no longer required thereby speeding up the process and reducing costs by \$500. Impact fees still not charged.
	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.	The city has had discussions about allowing and promoting pre-approved ADU plans, but this conversation has been put on hold.
Strategy 2 Provide a variety of approaches to limit and mitigate teardowns of	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 to preserve	On Hold

Strategy	Policy Considerations	Status
residences in established neighborhoods	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?	On Hold
	2.3 Determine if such efforts are citywide, or, for specific neighborhoods and whether regulations would distinguish between existing homeowners and/or developers.	On Hold
	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.	On Hold
	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.	On Hold
Strategy 3 Seek out affordable multifamily projects for retention as affordable housing choices for the community	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.	Completed in 2021. Staff compiled an inventory of market-rate, multifamily housing to potentially be preserved as Affordable Housing.
	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	Conversations were started with the King County Housing Authority but were put on hold while conversations with KCHA focused on the TOD acquisition.

Strategy	Policy Considerations	Status
	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.	On Hold
	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.)	On Hold
Strategy 4 Identify additional funding options for affordable housing	4.1 The City will evaluate current resources committed to the provision of affordable housing; and, explore increasing contributions.	On Hold
	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.	The City voted to accept the State's share of existing sales tax for affordable housing for 20 years as allowed by HB 1406 a sales tax in accordance with HB 1406 and HB 1590. City Council is scheduled to initiate discussion about distribution of these funds in April 2023.
	4.3 The City will monitor and potentially advocate for regional funding strategies that would supplement and leverage local affordable housing efforts.	The city works in partnership with ARCH to fund regional affordable housing. The City contributes annually to support ARCH administratively as well as the ARCH Housing Trust Fund (HTF). In 2022, the City paid \$113,700 for ARCH

Strategy	Policy Considerations	Status
	<p>4.4 The City will update City owned land inventory to evaluate if any parcels could be appropriate for affordable housing.</p>	<p>administrative fees and contributed \$175,000 to the HTF. The ARCH Executive Board recommended, and the City Council approved, allocation of funds toward for five new projects totaling \$7,645,900 in 2022.</p> <p>A policy for the surplus of city-owned properties was discussed at the April 13, 2021, City Council Study Session. The City Council adopted an ordinance September 6, 2022 (Ord 2985) establishing a process for use of surplus real property.</p>
<p>Strategy 5 Facilitate the development of Transit-Oriented Development</p>	<p>5.1 The City should support applications for other funding sources for the potential TOD project.</p> <p>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.</p>	<p>In 2017, the city applied for and received funding from organizations such as ARCH and the King County Housing Authority.</p> <p>MFTE was adopted for this project in December 2017 (Ord 2821) IMC 3.09, Multifamily Housing Property Tax Exemption</p> <p>The city participated in negotiations between Lumen and KCHA with the outcome of KCHA purchasing the property.</p>
<p>Strategy 6 Increase the developer-provided affordable housing in Central Issaquah</p>	<p>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.</p> <p>6.2 The City should evaluate provisions allowing for fee in-lieu and other forms of alternative compliance.</p>	<p>Adopted inclusionary housing regulations for the Urban Core, Vertical Mixed Use, and Mixed Use-Central Issaquah zones in 2019; IMC 18.21.070 Affordable housing – Urban Core and Central Issaquah incentives.</p> <p>The city allows fee in-lieu and alternative compliance in Central Issaquah as part of its Density Bonus Program.</p>

Strategy	Policy Considerations	Status
	6.3 The City should evaluate the potential for an inclusionary requirement outside Central Issaquah.	The city was awarded a Housing Action Plan and Implementation grant in October 2021. The city hired a consult to assess the existing conditions and propose new regulations to improve housing opportunities and diversity.
Strategy 7 Mitigate/offset the deterrents to condominium construction	7.1 The City should take an interest in its housing having a composition of both ownership and rental, including in Central Issaquah.	Ownership and rental are monitored through the annual PSRC Permit Request.
	7.2 The City should commit its lobbying resources to monitor & support State legislation to address condominium construction.	The state amended its condominium construction laws in 2019. The results of the amendments have yet to be seen.
	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.	The city was awarded a Housing Action Plan and Implementation grant in October 2021. The city hired a consultant to assess the existing conditions and propose new regulations to improve housing opportunities and diversity.
Strategy 8 Incorporate code provisions to increase the potential diversity of housing types built in the City	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.	Research began in 2018. City was awarded the Housing Action Plan and Implementation Grant to explore housing diversity in multi-family zones.
	8.2 Conduct an assessment of potential suitability of alternative forms of smaller housing, including “missing middle” types, in different neighborhoods.	Same as above.
Strategy 9 Support housing options and	9.1 Identify housing options that allow persons with special housing needs and limited income (e.g. group homes and	Elements of this goal have been incorporated in the 5-year Human Services Strategic Plan.

Strategy	Policy Considerations	Status
<p>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)</p>	<p>memory care) and ensure there is accommodation within the City to allow such forms of housing.</p>	<p>Housing Continuum priority areas strategic actions are 85% on track in 2022 with two actions delayed that were educational events on stigmatization of homelessness and for low-income supportive housing.</p>
	<p>9.2 Explore how the city could provide support to housing targeted to those with special housing needs and those with limited income.</p>	<p>This has been incorporated in the 5-year Human Services Strategic Plan, Goal 3A and strategic actions: 3.4. and 3.5.</p> <p>Strategic actions are on track in 2022.</p> <p>3.4. Promoted quarterly aging in place resources 5 accounts. Funded 2023-2024 Human Services Grant Eastside Friends of Seniors.</p> <p>3.5. Provided quarterly support and promotion for emergency financial assistance programs.</p>
	<p>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.</p>	<p>This has been incorporated in the 5-year Human Services Strategic Plan, Goal 3A and strategic actions: 3.1. and 3.2.</p> <p>Strategic actions are on track in 2022.</p> <p>3.1. 2023–2024 Human Services Grant supported five programs for homeless preventative services \$71,000.</p> <p>3.2. 2023–2024 Human Services Grant funding for Hopelink Financial Capabilities and promotion of financial planning services for residents quarterly.</p>

Strategy	Policy Considerations	Status
	<p>9.4 Determine the specific needs of, and support services for homeless and low-income individuals/families through local and regional partnerships.</p>	<p>This has been incorporated in the 5-year Human Services Strategic Plan, Goal 3B.</p> <p>Strategic actions are on track in 2022.</p> <p>2023-24 HS Grants supported \$200,000 in Housing Continuum priority area to address housing affordability and homelessness.</p> <p>Initiatives made towards a new Emergency Housing Program in partnership with Motel 6 to assist transition towards becoming housed for individuals who are homeless in Issaquah that will be included in the City's 2023-2024 biennial budget.</p>
	<p>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.</p>	<p>This has been incorporated in the 5-year Human Services Strategic Plan, Goal3A and strategic action 3.4.</p> <p>Strategic actions are on track in 2022.</p> <p>Identified programs that support home repairs/ weatherization for seniors and low-income house owners. Planned promotion for 2023.</p>
	<p>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</p>	<p>This has been incorporated in the 5-year Human Services Strategic Plan, Goal 3B and strategic actions: 3.6., 3.7, 3.8, and 3.9.</p> <p>Strategic actions are on track in 2022.</p>

Strategy	Policy Considerations	Status
	nonprofits that provide shelter and other services.	Human Services Behavioral Health and Homeless Outreach Program collaborate monthly with Eastside Fire Rescue, Issaquah Police Department, Eastside cities and King County Regional Homeless Authority, non-profit and faith organizations to address homelessness.

Appendix A

Growth

The housing market in Issaquah has grown faster than anticipated. This rapid growth has been a function of zoning changes from Central Issaquah, robust population growth of the Puget Sound region, and larger properties – such as those along Newport Way – commencing with residential redevelopment.

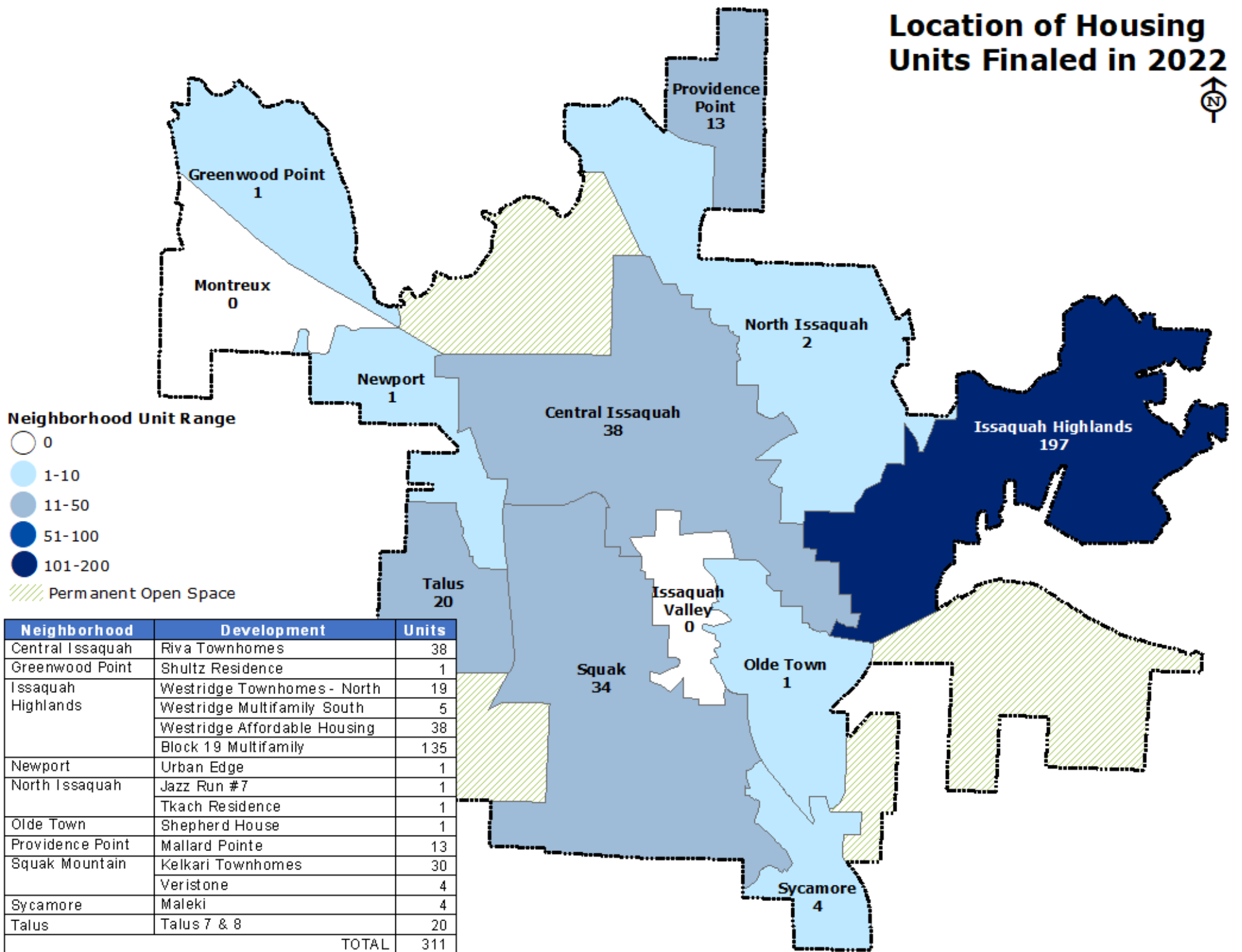
Housing Strategy Action Plan

Year	New Units (Permitted) ¹	Total Units (Citywide) ²	% Change Over Previous Year
2006	581	9,418	
2017	1,016	16,202	72.03%
2018	445	16,647	4%
2019	154	16,801	2.75%
2020	623	17,424	3.70%
2021	315	17,739	1.81%
2022	110	17,849	0.62%

¹ This number includes units that were issued building permits between April 2 of the previous year and April 1 of the report year.

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

Location of Housing Units Finaled in 2022



Neighborhood Unit Range

- 0
- 1-10
- 11-50
- 51-100
- 101-200
- ▨ Permanent Open Space

Neighborhood	Development	Units
Central Issaquah	Riva Townhomes	38
Greenwood Point	Shultz Residence	1
Issaquah Highlands	Westridge Townhomes - North	19
	Westridge Multifamily South	5
	Westridge Affordable Housing	38
	Block 19 Multifamily	135
Newport	Urban Edge	1
North Issaquah	Jazz Run #7	1
	Tkach Residence	1
Olde Town	Shepherd House	1
Providence Point	Mallard Pointe	13
Squak Mountain	Kelkari Townhomes	30
	Veristone	4
		4
Sycamore	Maleki	4
Talus	Talus 7 & 8	20
TOTAL		311

Appendix B

Evolving Housing Market

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, as seen in 2021, 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 multi-family housing.

Housing Strategy Action Plan

Renter v Owner Occupied					
	2010	2018	2019	2020	2021
Owner occupied	66%	59%	61%	60%	60%
Renter occupied	34%	41%	39%	40%	40%

Sources: 2010 US Census and 2014-2018, 2015-2019, 2016-2020, and 2017-2021 ACS (American Community Survey) 5-year Estimates

Household Types					
	2010	2018	2019	2020	2021
Living Alone	30%	29%	26%	26%	26%
Married, Children	26%	26%	27%	25%	25%
Married, No Children	26%	24%	27%	27%	28%
Single Parent, Children	6%	7%	6%	6%	4%
Other Households	12%	14%	14%	16%	16%

Sources: 2006-2010, 2014-2018, 2015-2019, 2016-2020, and 2017-2021 ACS 5-Year Estimates

Household Sizes							
OWNER OCCUPIED							
	1-person	2-person	3-person	4-person	5-person	6-person	7+-person
2010	22%	41%	15%	15%	5%	1%	0%
2018	29%	30%	16%	21%	3%	1%	0%
2019	25%	33%	19%	18%	4%	1%	0%
2020	26%	35%	17%	17%	4%	1%	0%
2021	26%	36%	17%	16%	5%	0%	0%
RENTER OCCUPIED							
2010	43%	30%	15%	8%	2%	2%	1%
2018	29%	39%	15%	10%	6%	1%	1%
2019	28%	39%	15%	11%	6%	1%	1%
2020	26%	42%	12%	15%	4%	0%	1%
2021	27%	41%	13%	13%	4%	0%	1%

Sources: 2010 Census and 2014-2018, 2015-2019, 2016-2020, and 2017-2021 ACS 5-Year Estimates

Appendix C

Affordability

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.

Housing Strategy Action Plan

Household Incomes								
	Less than \$25,000	\$25,000 to \$49,999	\$50,000 to \$74,999	\$75,000 to \$99,999	\$100,000 to \$124,999	\$125,000 to \$149,999	\$150,000 to \$199,999	\$200,000 or more
Issaquah								
2006-2010 avg	12%	16%	17%	16%	11%	9%	10%	9%
2014-2018 avg	10%	12%	13%	14%	11%	8%	12%	19%
2015-2019 avg	9%	10%	12%	15%	8%	11%	13%	22%
% Change 2018-2019	+2%	-14%	-7%	+22%	+1%	+50%	+63%	+197%
2016-2020 avg	9%	8%	12%	13%	9%	11%	14%	25%
% Change 2019-2020	-1%	-19%	+3%	-11%	+19%	+5%	+10%	+18%
2017-2021 avg	9%	7%	10%	11%	10%	10%	13%	30%
% Change 2020-2021	+1%	-10%	-17%	-14%	+8%	-0%	-1%	+22%
King County								
2006-2010 avg	16%	20%	18%	14%	11%	7%	7%	7%
2014-2018 avg	13%	15%	15%	12%	11%	8%	11%	15%
2015-2019 avg	12%	17%	14%	12%	11%	9%	11%	17%
% Change 2018-2019	-9%	-4%	-10%	-2%	+15%	+44%	+76%	+164%
2016-2020 avg	11%	13%	14%	12%	10%	9%	12%	19%
% Change 2019-2020	-3%	-5%	+1%	-1%	0%	+4%	+6%	+12%
2017-2021 avg	11%	12%	13%	11%	10%	8%	12%	22%
% Change 2020-2021	-6%	-7%	-5%	-5%	-1%	-2%	+5%	+15%

Sources: 2006-2010, 2014-2018, 2015-2019, 2016-2020, and 2017-2021 ACS 5-Year Estimates

Cost burdened households are those that pay more than 30% of their incomes for housing. Households that pay more than 50% of their incomes for housing are considered severely cost burdened.

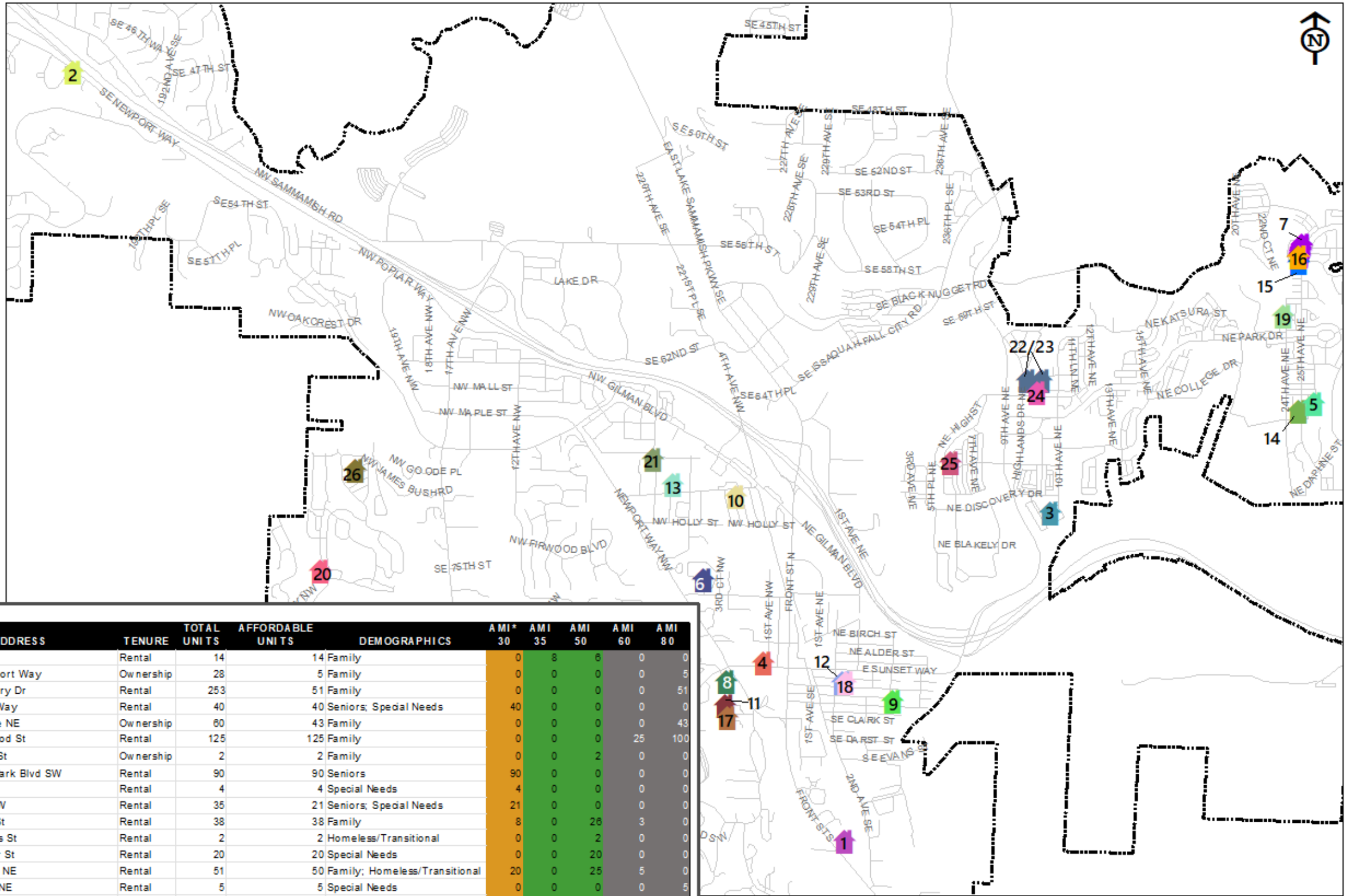
Cost Burdened Households⁴			
	Cost Burdened 31%-50%	Cost Burdened greater than 50%	Not Cost Burdened
≤30% AMI	17%	71%	12%
31%-50% AMI	42%	34%	24%
51%-80% AMI	39%	26%	35%
81%-100% AMI	37%	5%	58%
>100% AMI	8%	1%	90%

Source: 2015-2019 CHAS 5-Year Estimates

Note: Housing and Urban Development no longer reports "no/negative income" and has been removed from the table.

⁴ Cost-burdened households are those that pay more than 30% of their incomes for housing. Households that pay more than 50% of their incomes for housing are considered severely cost burdened.

Affordable Housing Since 1980
80% and Below, with Covenants
819 Total Units

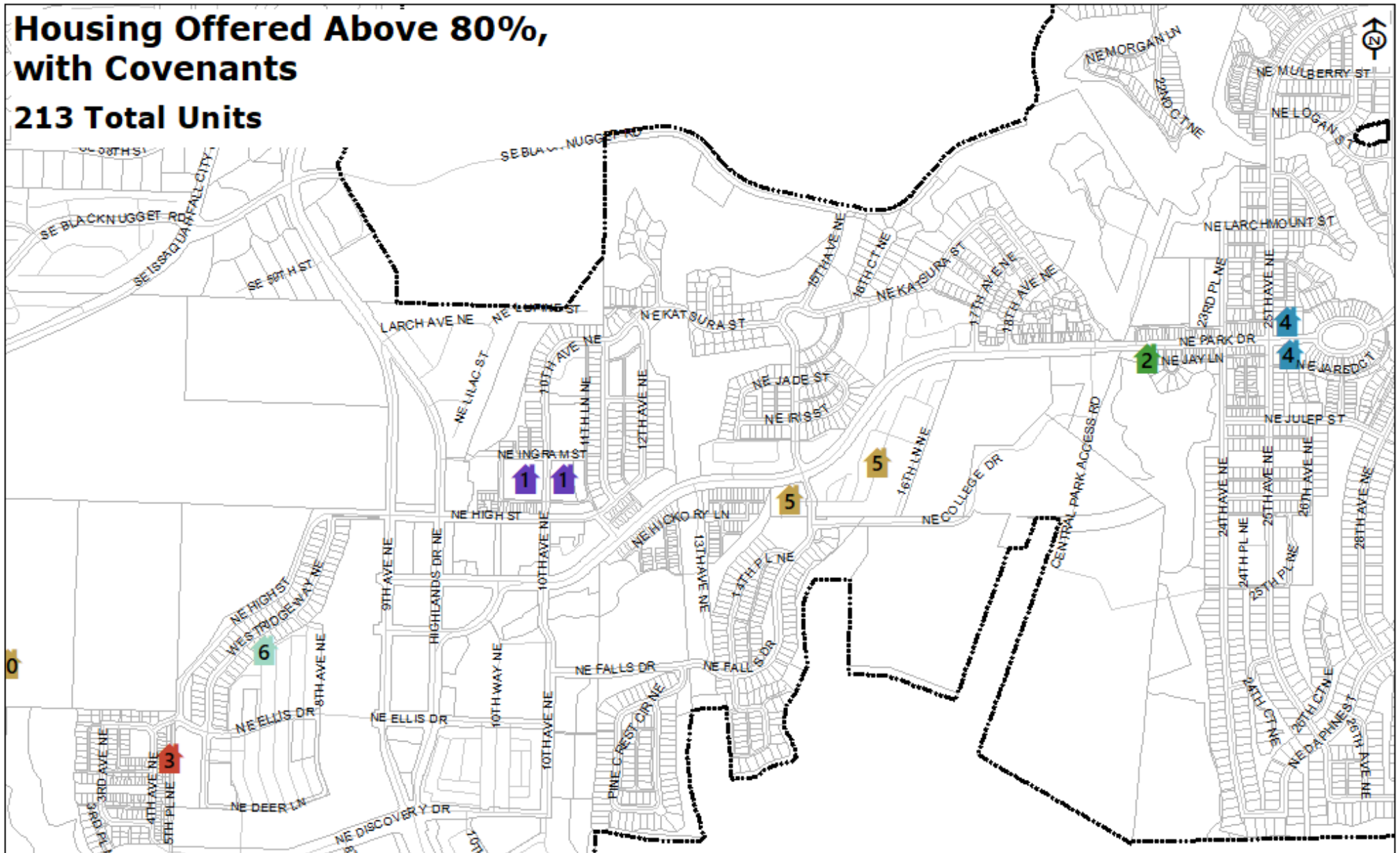


MAP ID	NAME	DATE	ADDRESS	TENURE	TOTAL UNITS	AFFORDABLE UNITS	DEMOGRAPHICS	AMI 30	AMI 35	AMI 50	AMI 60	AMI 80
1	Andrew's Arms	1990	820 Front St S	Rental	14	14	Family	0	8	6	0	0
2	Copper Leaf	2005	18809 SE Newport Way	Ownership	28	5	Family	0	0	0	0	5
3	Discovery Heights	2010	989 NE Discovery Dr	Rental	253	51	Family	0	0	0	0	51
4	Eastridge House apartments	1972	120 W Sunset Way	Rental	40	40	Seniors; Special Needs	40	0	0	0	0
5	Endave at Issaquah Highlands	2003	1696 25th Place NE	Ownership	60	43	Family	0	0	0	0	43
6	Gilman Square Apartments	2014	380 NW Dogwood St	Rental	125	125	Family	0	0	0	25	100
7	Habitat for Humanity Issaquah	1993	930-940 Front St	Ownership	2	2	Family	0	0	2	0	0
8	Hutchison House	1982	105 Mountain Park Blvd SW	Rental	90	90	Seniors	90	0	0	0	0
9	Inland Empire 520 Bush (Mountain House)	2001	520 SE Bush St	Rental	4	4	Special Needs	4	0	0	0	0
10	Issaquah Gardens Apartments	1980	885 2nd Ave NW	Rental	35	21	Seniors; Special Needs	21	0	0	0	0
11	Johnson Hill Apartments	2006	280 SW Clark St	Rental	38	38	Family	8	0	26	3	0
12	Julia L Pritt House (Compassion House II)	2010	280 SE Andrews St	Rental	2	2	Homeless/Transitional	0	0	2	0	0
13	Juniperwood Apartments	1992	650 NW Juniper St	Rental	20	20	Special Needs	0	0	20	0	0
14	Lauren Heights	2003	1657 25th Ave NE	Rental	51	50	Family; Homeless/Transitional	20	0	26	5	0
15	LEO House III	2010	2495 25th Ave NE	Rental	5	5	Special Needs	0	0	0	0	5
16	Magnolia Village	2007	2500 NE Magnolia St	Ownership	10	10	Family	0	0	10	0	0
17	Mine Hill Apartments	2005	245 SW Clark St	Rental	28	27	Family	14	0	9	5	0
18	Monti House (Compassion House I)	2005	250 SE Andrews St	Rental	2	2	Homeless/Transitional	0	0	2	0	0
19	Outlook at Issaquah Highlands	2004	1957 23rd Place NE	Ownership	40	38	Family	0	0	0	0	38
20	Rose Crest	2006	341 Shangri-la Way NW	Rental	50	50	Family; Homeless/Transitional	25	0	15	10	0
21	Vale	2019	995 7th Ave NW	Rental	110	11	Family	0	0	11	0	0
22	YWCA Family Village Issaquah Phase I	2008	930 NE High St	Rental	98	98	Family; Homeless/Transitional	39	0	50	8	0
23	YWCA Family Village Issaquah Phase II	2009	920 NE High St (949 NE Ingram Way)	Rental	47	47	Family	0	0	36	11	0
24	Z Home	2016	1715 9th Pl NE	Ownership	10	1	Family	0	0	0	1	0
25	Westridge	2022	957 8th Ave NE	Ownership	342	25	Family; Special Needs	0	0	0	10	15
26	Forest Heights	2020	2107 NW Lynx Loop	Ownership	25	1	Family	0	0	0	0	1
								261	8	214	78	258

% of Area Median Income (AMI)

Housing Offered Above 80%, with Covenants

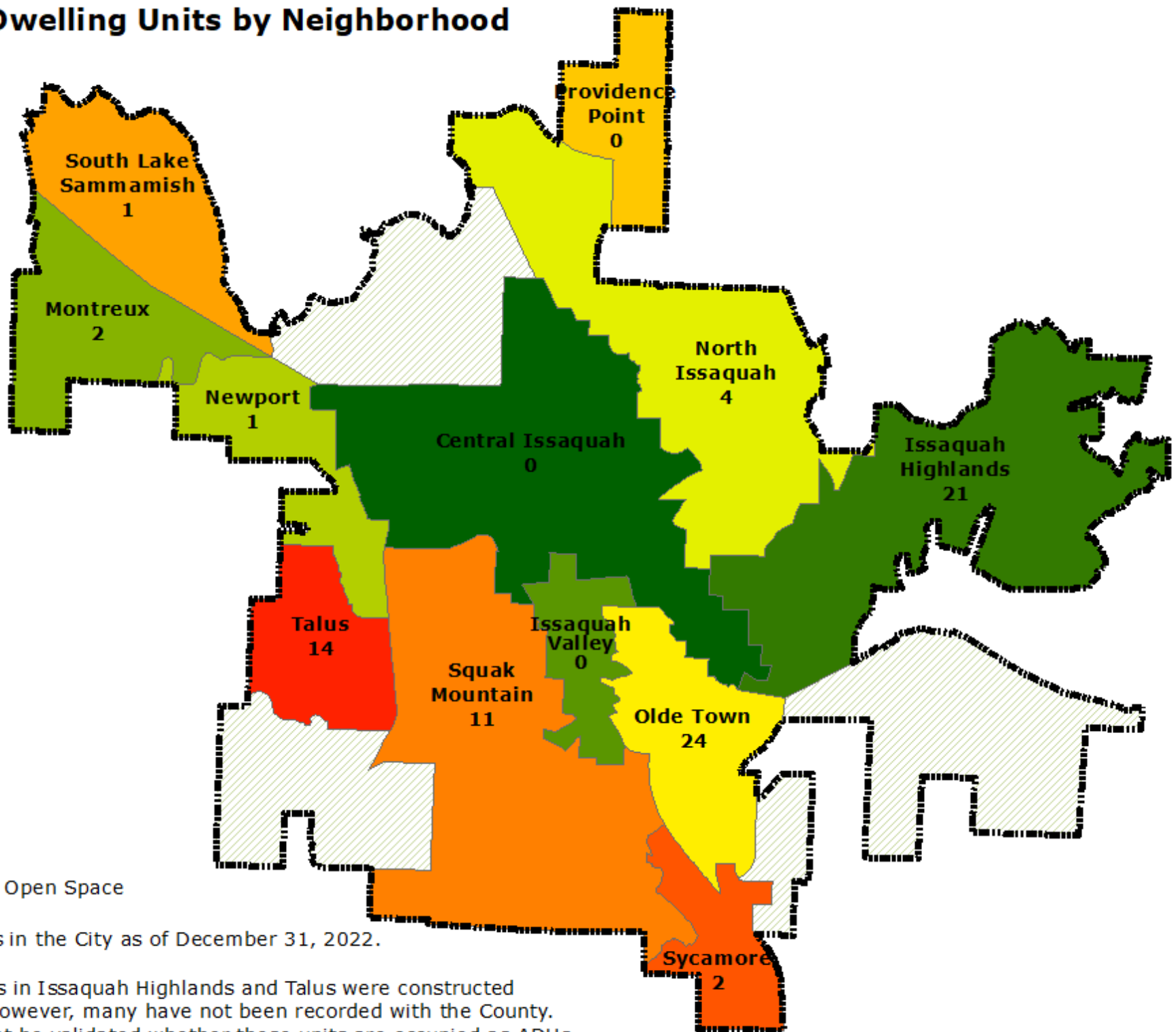
213 Total Units



MAP ID	NAME	DATE	ADDRESS	TENURE	TOTAL UNITS	AFFORDABLE UNITS	DEMOGRAPHIC	AMP'85	AM11 00	AM11 20
1	Ashford at Vista Park	2006	1731 10th Ave NE	Ownership	114	8	Family	0	92	8
2	Crofton Springs II - IH Village Green	2004	2301 NE Park Drive	Ownership	20	1	Family	0	1	0
3	Highlands at Wynhaven	1997	1460 NE Hawthorne St	Rental	260	33	Family	0	0	33
4	Highlands Square Townhomes	2005	941 5th Place NE	Ownership	189	37	Family	0	37	
5	Starpoint	2005	2520 NE Park Dr	Ownership	92	11	Family	0	11	0
6	Westridge	2022		Ownership	342	24	Family	0	24	7
								0	165	48

*% of Area Median Income

Accessory Dwelling Units by Neighborhood



Neighborhood
of ADUs
Permanent Open Space

There are 80 ADUs in the City as of December 31, 2022.

Note: Several units in Issaquah Highlands and Talus were constructed to include ADUs, however, many have not been recorded with the County. Therefore, it cannot be validated whether these units are occupied as ADUs.

Appendix D

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.

Housing Strategy Action Plan

In the past, King County and its jurisdictions spent one night counting the homeless population through the Point in Time (PIT) Count, however, in 2022 the King County Regional Housing Authority received a methodological exception to conduct the count in a different way that aligned with the [Understanding Unsheltered Homelessness Project](#), to gather more qualitative data. Due to the change in data collection, specific East King County data was not provided. The information provided is for all King County that reports there are a total of 13,368 individuals experiencing homelessness in 2022, of which 57% are unsheltered, 51% self-identify as having a disability, 31% self-identify as having a mental health disorder and 37% self-identify as having a substance use disorder.



Self-Identified Health Care Needs in King County - 2022



The Point in Time Count analyses highlights that homelessness continues to have a disproportionate impact of communities of color. For example, 25% of people experiencing homelessness in King County identify as Black/African American, but only 7% of King County's population identifies as Black/African American. Similarly, 9% of people experiencing homelessness identify as American Indian, Alaskan Native, or Indigenous, but that group makes up only 1% of King County's population.

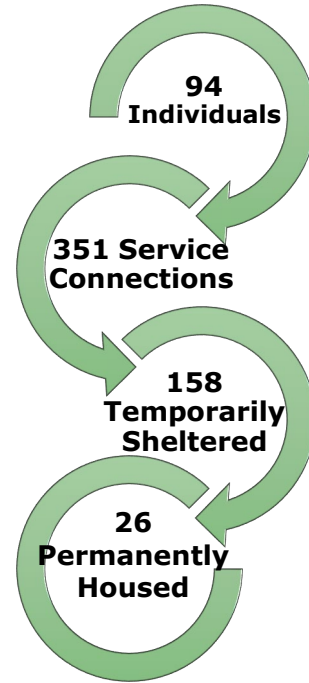
According to the McKinney-Vento 2022 data, there are 198 homeless students experiencing homelessness in the Issaquah School District, which is a 15% increase from last year's count.

The City of Issaquah Human Services Division continues to develop the [Behavioral Health and Homeless Outreach Program](#), to better support vulnerable communities who are experiencing homelessness or behavioral health concerns.

In 2022, the Homeless Outreach program has made connections with 94 individuals who are homeless in Issaquah providing 351 total service connections, temporarily housing 158 people during emergency weather or crisis response, and permanently housing 26 individuals.

Of those in the Homeless Outreach program, 50% reside outside in camps or streets, 27% in vehicles and 20% in temporary shelter and/or couch surfing. With no shelter options in Issaquah, many persons do not want to leave the area when offered transportation to go to shelters and if an individual is willing to go to shelter, most local shelters are at capacity, making it challenging to secure a bed.

2022 Issaquah Homeless Outreach



Type of Homelessness Experienced by Individuals Served in 2022 in Issaquah

