

Existing Senior Housing in East King County

July 2009





SENIOR HOUSING IN EAST KING COUNTY

MARKET FORMS OF HOUSING

- Independent / Assisted Housing
- Nursing Homes
- Adult Family Homes
- Senior Communities
- Mobile Home Communities

Independent / Assisted Housing

	Independent / Assisted Living	
	# Facilities	# Units
Bellevue	10	951
Bothell	4	332
Issaquah	7	535
Kirkland	8	697
Mercer Island	5	447
Newcastle	1	99
Redmond	11	1243
Woodinville	2	296
Total	48	4600

* A number of these facilities use bonds issued through Washington Housing Finance Commission, but have no explicit affordability levels.

Nursing Homes

	Licensed Nursing Homes	
	# Facilities	# Beds
Bellevue	2	183
Bothell	2	199
Issaquah	3	336
Kenmore	0	0
Kirkland	1	190
Mercer Island	2	143
Newcastle	0	0
Redmond	2	195
Sammamish	0	0
Woodinville	2	12
Total	14	1258

Licensed Adult Family Homes

	Licensed Adult Family Homes	
	# Facilities	# Beds
Bellevue	126	721
Bothell	82	468
Issaquah	17	96
Kenmore	22	124
Kirkland	67	377
Mercer Island	7	44
Newcastle	5	30
Redmond	28	155
Sammamish	13	75
Woodinville	16	95
Total	383	2185

Senior Communities

Trilogy at Redmond Ridge

2100+ Units

30% units at up to 120% median income.


210 Rental units at 80% median income.



Providence Point, Issaquah

7 Villages with 1008 Condominium units





SENIOR HOUSING IN EAST KING COUNTY

ASSISTED FORMS OF HOUSING


- o Federally Assisted Affordable Housing
 - Housing Authority Owned Senior Housing
 - 5 properties with 232 housing units
 - Privately Owned Senior Housing
 - 8 properties with 380 housing units
 - Section 8 Vouchers



SENIOR HOUSING IN EAST KING COUNTY

ASSISTED FORMS OF HOUSING

- o Other Assisted Affordable Housing
 - Capital assistance
 - State Bonds (60% Median Income)
2 Projects with 167 Units
 - Combination of Local and State
 - Surplus Land




DIRECT ASSISTANCE

LOCAL FUNDING VIA ARCH TRUST FUND

PROJECTS FUNDED 1993 - 2008

<u>Housing Type</u>	<u># Units/Beds</u>	<u>Funding</u>
Family	1,763	\$18,457,000
Senior	417	\$ 4,631,000
Transitional	163	\$ 5,012,000
Special Needs	111	\$ 1,885,000
TOTAL	2,454	\$29,986,000*

* Leveraged over \$275 million in total project cost



DIRECT ASSISTANCE

LOCAL FUNDING VIA ARCH TRUST FUND

2. Senior Housing

Cambridge Court	Bellevue	Resurrection Housing	20	\$160,000
Ashwood Court	Bellevue *	DASH/Shelter Resources	50	\$1,070,000
Evergreen Court (Assisted Living)	Bellevue	DASH/Shelter Resources	64 /84	\$1,280,000
Vasa Creek	K.C. (Bellevue Sphere)	Shelter Resources	50	\$190,000
Riverside Landing	Bothell **	Shelter Resources	50	\$225,000
Kirkland Plaza	Kirkland	St. Andrews	24	\$610,000
Heron Landing	Kenmore	DASH/Shelter Resources	50	\$65,000
Ellsworth House Apts	Mercer Island	St. Andrews	59	\$900,000
Greenbrier Sr Apts	Woodinville **	DASH/Shelter Resources	50	\$131,192
SUB-TOTAL			417	\$4,631,192

Independent Living

Ashwood Court
Bellevue



**Vasa Creek
(Independent Living)**
UKC / Bellevue



Section 8 Preservation



Ellsworth House, Mercer Island



Kirkland Plaza, Kirkland

Assisted Living



Evergreen Court, Bellevue

- Preservation of Existing congregate care housing
- Congregate Care Services including meals, laundering, transportation, etc.
- 10 Boarding home units



CITY STRATEGIES/TOOLS

□ DIRECT ASSISTANCE

■ SURPLUS LAND

- Different rules apply for different government agencies.
- Donating nice, but sometimes just making available at a reasonable price is helpful.
- Look for underutilized sites that can be partially used for housing (e.g. Park n Ride, Park, Churches).

Direct Assistance: Surplus Land

Riverside Landing - Bothell



- City sold at original cost.
- County exchanged for public trail improvements
- Senior overlay zoning

Direct Assistance: Surplus Land



Portion of larger site.

Site leased at nominal cost.

Senior Overlay Zoning

Brandenwood - Bellevue

Direct Assistance: Surplus Land

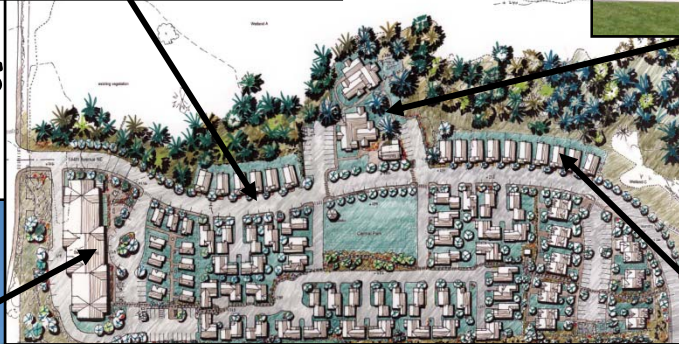
Greenbrier Heights - Woodinville



Ownership
(Incl. Cottages)



Family Rental



Senior
Rental



Ownership

Direct Assistance: Surplus Land

Cambridge Court - Bellevue



Underutilized Portion of Congregation Property

Archdiocesan leases property to non-profit.
Lease rate based on cash flow.



CITY STRATEGIES/TOOLS

- LAND USE REGULATIONS
 - SENIOR HOUSING REGULATIONS
 - ACCESSORY DWELLING UNITS
 - COTTAGE HOUSING



CITY STRATEGIES/TOOLS

- LAND USE REGULATIONS
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SENIOR HOUSING REGULATIONS

Bothell

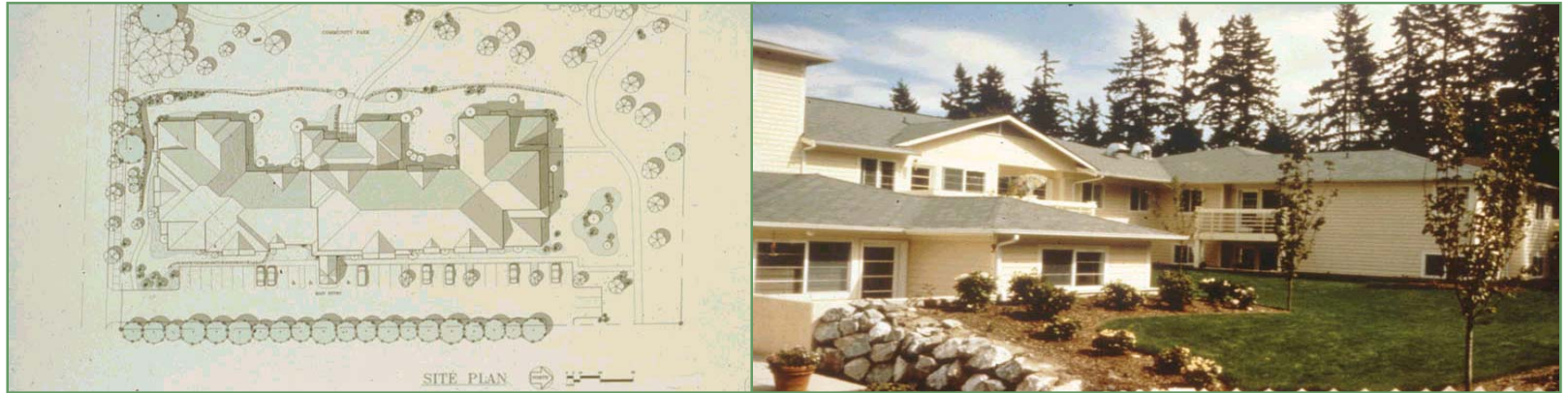
- Senior Overlay Zone - near location of senior center and downtown
 - No explicit limit on density.
 - Size of structure based on height and bulk regulations.
 - Reduced Parking Requirements



Riverside Landing: Bothell

SENIOR HOUSING REGULATIONS

Brandenwood: Bellevue



Bellevue

- ❑ Allow prescribed amount of additional density.
(Bellevue: each unit <600 sq ft = $\frac{1}{2}$ unit)
- ❑ Reduced Parking Requirements
- ❑ Allowed in multifamily zones, not single family zones

SENIOR HOUSING REGULATIONS

Emerald Heights, Redmond



Redmond

Retirement Residences

In R-4/R-6 zones allow 3X density if:

- 25% affordable at 80% median
- 10% - 25% of units licensed assisted living.
- Comply with development standards of zone.



CITY STRATEGIES/TOOLS

- LAND USE REGULATION
 - SENIOR HOUSING REGULATIONS
 - ACCESSORY DWELLING UNITS

ACCESSORY DWELLING UNITS (ADU's)

Accessory Dwelling Units Permitted 1994 - 2007

CITY	TOTAL
Bellevue	95
Bothell	2
Issaquah	29
Kirkland	108
Mercer Island	196
Redmond	11
Woodinville	1
Newcastle	10
Clyde Hill	3
Medina	1
Kenmore	23
Total	479





CITY STRATEGIES/TOOLS

- LAND USE REGULATIONS
 - SENIOR HOUSING REGULATIONS
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COTTAGE HOUSING

Danielson Grove (Kirkland)



COTTAGE HOUSING

Connover Commons (Redmond)

