

Auburn

Population: 76,347 (Yr 2014)

Region: South King County

Housing Gap Analysis

Income Level	< 30% AMI	30%-50% AMI	50%-80% AMI
Percent of Units Available	3.5%	27.1%	28.7%
County Need	12%	12%	16%
Percentage Point Gap	(8.5) pts	15.1 pts	12.7 pts

Housing Profile

Median Home Sales Price: \$290,800

Zillow Rent Index: \$1,747

Cost burden: Total: 41% / Renter: 56% / Homeowner: 40%

Total Housing Units: 27,869 (Rental: 11,304/Owner: 16,565)

Vacant Housing Units: 5.06%

Unsheltered Homeless Count: 110

Housing Policy Evolution

- Encourages more specific housing types such as townhouses and accessory dwelling units (ADUs)
- Removes commitment to align the number of low- and moderate-income households with the rest of King County
- Emphasizes diversification of housing stock as a means to meet all residents' housing needs, rather than a mechanism to achieve an equal distribution of all income groups in the city

Housing Policies and Implementation

	Fund Source	Zoning and Land Use	Special Population and Inclusive Housing	Incentives and Exemptions	Partnerships and Collaboration	Housing Stock, Preservation and Quality
Commitments	<ul style="list-style-type: none"> • Sale of surplus property 	<ul style="list-style-type: none"> • Locate housing near various transportation modes, mixed use centers, and commercial uses in downtown areas • Encourage infill development 	<ul style="list-style-type: none"> • Prevent displacement • Support aging in-place design standards • Support diverse population 	<ul style="list-style-type: none"> • Relaxed development standards • Multi-family tax exemption (MFTE), parking reductions, expediting permit processing, fee-waivers, and other non-zoning incentives to encourage sub-market-rate development 	<ul style="list-style-type: none"> • Work with King/Pierce Counties and other jurisdictions • Support nonprofits to acquire apartments in order to maintain affordability 	<ul style="list-style-type: none"> • Maintain affordability of affordable units created • Renovate City-owned buildings into affordable housing • Accessory dwelling units • Create a diverse housing stock • Maintenance/repair program • Provide a healthy environment and encourage rehabilitation • Allow manufactured and mobile homes, transitional and multifamily housing
Implementation	<ul style="list-style-type: none"> • Community Economic Development Fund using CDBG for Home Repair Program, \$249,500 in 2016 	<ul style="list-style-type: none"> • Planned unit developments • Flexible development alternatives for mixed-use development near transit • Infill development 	<ul style="list-style-type: none"> • Temporary use permit for homeless encampments • Impact fee waiver for retirement homes & assisted living facilities • Senior and special needs housing criteria in flexible development alternatives 	<ul style="list-style-type: none"> • Flexible development alternatives with density bonuses • MFTE with affordability requirement 	<ul style="list-style-type: none"> • King County Consortium • South King County Housing and Homelessness Partnership 	<ul style="list-style-type: none"> • Accessory dwelling units • Allow manufactured & mobile homes • Housing Repair Program • Cluster/Short subdivisions

* **Bold** items are commitments that were not yet implemented as of June 2016.

Federal Way

Population: 93,425 (Yr 2014)
 Region: South King County

Housing Gap Analysis			
Income Level	< 30% AMI	30%-50% AMI	50%-80% AMI
Percent of Units Available	2.9%	21.1%	37.5%
County Need	12%	12%	16%
Percentage Point Gap	(9.1) pts	9.1 pts	21.1 pts

Housing Profile

Median Home Sales Price: \$278,800
 Zillow Rent Index: \$1,761
 Cost Burden: Total: 42% / Renter: 55% / Homeowner: 42%
 Total Housing Units: 35,105 (Rental: 15,635/ Owner: 19,470)
 Vacant Housing Units: 6.16%
 Unsheltered Homeless count: 263

Housing Policy Evolution
<ul style="list-style-type: none"> Adds three housing goals: plan for and respond to trends in housing demand; develop mixed-income projects and communities; work with other jurisdictions to ensure equitable distribution of affordable housing. Emphasizes importance of public and private partnerships Highlights financial support options such as creating rehabilitation and tax law amendments Deletes policies about administrative review process and innovative housing designs

Housing Policies and Implementation

	Fund Source	Zoning and Land Use	Special Population and Inclusive Housing	Incentives and Exemptions	Partnerships and Collaboration	Housing Stock, Preservation and Quality
Commitments	<ul style="list-style-type: none"> Explore and lobby for funding resources Rehabilitation or land acquisition loan fund 	<ul style="list-style-type: none"> Remove zoning-based barriers Infill development Reduce minimum lot size Cottage housing Incentivize mixed-use in commercial areas Maintain adequate supply of properly-zoned property Equitable distribution Require affordable units in certain-sized developments Utilize transfer of development rights and low- to moderate-density housing types 	<ul style="list-style-type: none"> Fair housing access Limit regulatory barriers to accessing special needs, emergency, and transitional housing Assist special needs housing developers 	<ul style="list-style-type: none"> Remove offsite mitigation and various development fees Streamline and assist with permitting process Multi-family tax exemption (MFTE) Density bonuses and other incentives 	<ul style="list-style-type: none"> Collaborate with other jurisdictions Support nonprofit housing providers Pursue public-private partnerships 	<ul style="list-style-type: none"> Incentivize various housing types Prevent displacement Provide relocation assistance Offer housing rehabilitation Preserve existing affordability Weatherization and energy efficiency program
Implementation	<ul style="list-style-type: none"> Community development block grant funded Housing Repair Loan Program (\$175,000) and Habitat for Humanity partnership (\$140,000) 	<ul style="list-style-type: none"> Mixed-use development in commercial zones High-density residential subdivisions Inclusionary zoning with density bonuses Development agreements 	<ul style="list-style-type: none"> Financially supports nonprofit providers of special needs housing Allows transitional housing, including homeless shelters Development standards for senior housing 	<ul style="list-style-type: none"> MFTE with extensions for affordability Density bonuses for single family homes and cottage developments 	<ul style="list-style-type: none"> Partners with Habitat for Humanity King County Consortium 	<ul style="list-style-type: none"> ADUs, cottage housing, cluster/short subdivisions, and manufactured housing Housing repair loan program Affordability covenants

* **Bold** items are commitments that were not yet implemented as of June 2016.

Kent
 Population: 124,435 (Yr 2013)
 Region: South King County

Housing Gap Analysis			
Income Level	< 30% AMI	30%-50% AMI	50%-80% AMI
Percent of Units Available	3.5%	20.3%	34.1%
County Need	12%	12%	16%
Percentage Point Gap	(8.5) pts	8.3 pts	18.1 pts

Housing Profile
 Median Home Sales Price: \$287,400
 Zillow Rent Index: \$1,792
 Cost Burden: Total: 43% / Renter: 56% / Homeowner: 42.4%
 Total Housing Units: 40,289 (Rental: 18,865 / Owner: 21,424)
 Vacant Housing Units: 6.77%
 Unsheltered Homeless Count: 165

Housing Policy Evolution
<ul style="list-style-type: none"> Includes a policy to promote additional funding for weatherization and rehabilitation programs by supporting legislation at state and federal levels Includes a policy discussing investment in infrastructure improvement projects Adds language to strengthen incentive policies Adds a commitment to work with other South King County cities Reports that the City increased SEPA thresholds but offers exemptions when appropriate

Housing Policies and Implementation

	Fund Source	Zoning and Land Use	Special Population and Inclusive Housing	Incentives and Exemptions	Partnerships and Collaboration	Housing Stock, Preservation and Quality
Commitments	<ul style="list-style-type: none"> Utilize public resources to support housing 	<ul style="list-style-type: none"> Use zoning to encourage variety of housing stock Infill development Flexible development regulations Minimum density requirements 	<ul style="list-style-type: none"> Encourage affordable housing development for target populations Allocate resources for provision of low income, senior, and special population housing 	<ul style="list-style-type: none"> Review fees to ensure they do not constrain affordable development Density bonuses, fee reductions, and other regulatory incentives Streamline development process 	<ul style="list-style-type: none"> Assist nonprofit developers Strengthen public-private partnerships Consider capital infrastructure projects 	<ul style="list-style-type: none"> Facilitate variety of housing stock ADUs, reduced lot size, cottage development, and cluster development Attached single-family within multifamily zones Targeted reinvestment Rental assistance to prevent displacement Preserve existing affordable housing Support rehabilitation of existing housing stock Provide maintenance services
Implementation	<ul style="list-style-type: none"> General funds to Department of Housing and Human services Community Development Block Grant (CDBG): \$686,902 in 2016 	<ul style="list-style-type: none"> Development agreements with affordability targets when applicable Duplex multifamily residential designation Planned unit development 	<ul style="list-style-type: none"> South King County Forum on homelessness South King County Housing and Homelessness Partnership 	<ul style="list-style-type: none"> Offers density bonuses Multi-family tax exemption Offers permit and impact fee exemptions 	<ul style="list-style-type: none"> CDBG funds to nonprofit partners South King County Forum on Homelessness King County Consortium 	<ul style="list-style-type: none"> Accessory dwelling units (ADUs) Cluster or short subdivisions Home repair program

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Renton

Population: 98,678(Yr 2014)
 Region: South King County

Housing Gap Analysis			
Income Level	< 30% AMI	30%-50% AMI	50%-80% AMI
Percent of Units Available	4.1%	13.9%	31.3%
County Need	12%	12%	16%
Percentage Point Gap	(7.9) pts	1.9 pts	15.3 pts

Housing Profile

Median Home Sales Price: \$341,500
 Zillow Rent Index: \$1,974
 Cost Burden: Total: 40% / Renter 48% / Homeowner 43.8%
 Total Housing Units: 37,694 (Rental: 17,190/ Owner: 20,504)
 Vacant Housing Units: 5.25%
 Unsheltered Homeless Count: 160

Housing Policy Evolution
<ul style="list-style-type: none"> Restructures housing goals and policies into larger categories such as “Neighborhood Opportunity” Includes inclusionary zoning provisions and highlights the need for affordable housing projects near employment centers and transportation facilities Adds a new section entitled “Mobility”, which includes a policy about increasing options for transit use, walking, and bicycling between residential areas, schools and commercial development

Housing Policies and Implementation

	Fund Source	Zoning and Land Use	Special Population and Inclusive Housing	Incentives and Exemptions	Partnerships and Collaboration	Housing Stock, Preservation and Quality
Commitments	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> Inclusionary zoning Locate new housing near transportation and employment 	<ul style="list-style-type: none"> Assist low-income residents Aid residents at-risk or homeless 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> Help acquire foreclosed units for affordable housing Work with other jurisdictions and RHA Collaborate to secure more funding 	<ul style="list-style-type: none"> Generate variety of housing stock Increase access to homeownership Accessory dwelling units (ADUs) Regulate manufactured homes Prevent displacement Home repair and energy efficiency program Housing rehabilitation
Implementation	<ul style="list-style-type: none"> Contributed funds to Sunset Area Community Revitalization Project (\$6 million) 	<ul style="list-style-type: none"> Planned urban development regulations 	<ul style="list-style-type: none"> Grants temporary use permits for homeless encampments Equitable distribution of affordable units within multi-building developments 	<ul style="list-style-type: none"> Multi-family tax exemption with affordability requirement Density bonuses Offers impact fee exemptions Offers permit fee exemptions 	<ul style="list-style-type: none"> King County’s Joint Recommendations Committee Collaborate with RHA on Sunset Area Revitalization King County Consortium South King Housing and Homelessness Partnership 	<ul style="list-style-type: none"> ADUs Home repair program Affordability covenant Residential manufactured home park zone

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Bellevue
 Population: 134,400 (Yr 2014)
 Region: East King County

Housing Gap Analysis			
Income Level	< 30% AMI	30%-50% AMI	50%-80% AMI
Percent of Units Available	2.6%	3.3%	19.1%
County Need	12%	12%	16%
Percentage Point Gap	(9.4) pts	(8.7) pts	3.1 pts

Housing Profile
 Median Home Sales Price: \$591,400
 Zillow Rent Index: \$2,666
 Cost Burden: Total: 31% / Renter: 34% / Homeowner: 29%
 Total Housing Units: 52,730 (Rental: 23,155/ Owner: 29,575)
 Vacant Housing Units: 7.15%
 Eastside Unsheltered Homeless Count: 245

Housing Policy Evolution
<ul style="list-style-type: none"> Adds new policies about neighborhood quality: to maintain the character of established single family neighborhoods; to monitor and regulate room rentals in single family areas Includes more policies to support housing for seniors at various income levels Focuses more on low-income households Commits to provide funding to support housing need and to evaluate land use Support stable housing options and services for elderly and disabled residents

Housing Policies and Implementation

	Fund Source	Zoning and Land Use	Special Population and Inclusive Housing	Incentives and Exemptions	Partnerships and Collaboration	Housing Stock, Preservation and Quality
Commitments	<ul style="list-style-type: none"> Generally fund affordable housing ARCH 	<ul style="list-style-type: none"> Equitable distribution of affordable housing Monitor whether zoning produces desired variety of housing Implement and incentivize planned unit developments 	<ul style="list-style-type: none"> Further fair housing Support regional efforts to mitigate homelessness Collaborate to provide emergency homeless shelters Support seniors aging in-place through universal design standards Explore affordable housing for seniors 	<ul style="list-style-type: none"> Explore exempting permit fees and city taxes 	<ul style="list-style-type: none"> Commits to work with ARCH, King County, and other jurisdictions Promote partnerships with developers and nonprofits 	<ul style="list-style-type: none"> ADUs Preserve and maintain existing affordable housing quality and safety Maintain affordability of housing Support displaced residents
Implementation	<ul style="list-style-type: none"> \$824,000 to ARCH Trust Fund in 2015-2016 budget 	<ul style="list-style-type: none"> Planned unit developments Neighborhood business districts Downtown-Multiple Use district Downtown-Residential district Transit oriented development in Downtown district 	<ul style="list-style-type: none"> Outlaws source of income discrimination Prohibits unfair housing practices Relocation assistance for low-income households Endorses <i>Committee to End Homelessness in King County's Strategic Plan 2015-2019</i> Aided purchase of senior affordable housing Lot coverage bonus for senior housing ARCH administers regional approach to homelessness Temporary use permits for homeless encampments 	<ul style="list-style-type: none"> Density bonuses Relaxed design standards including lot size, lot coverage, building height, parking requirements and open space MFTE with affordability requirement Impact fee exemption Flexible regulations 	<ul style="list-style-type: none"> ARCH King County Consortium Eastside Homeless Advisory Committee Eastside Human Services Forum 	<ul style="list-style-type: none"> Accessory dwelling units Manufactured homes Mobile homes Home Repair Program

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Issaquah
 Population: 34,056 (Yr 2014)
 Region: East King County

Housing Gap Analysis			
Income Level	< 30% AMI	30%-50% AMI	50%-80% AMI
Percent of Units Available	3.1%	3.3%	14.7%
County Need	12%	12%	16%
Percentage Point Gap	(8.9) pts	(8.7) pts	(1.3) pts

Housing Profile
 Median Home Sales Price: \$515,100
 Zillow Rent Index: \$2,487
 Cost Burden: Total: 38% / Renter: 41% / Homeowner: 34.4%
 Total Housing Units: 13,535 (Rental: 5,230/ Owner: 8,305)
 Vacant Housing Units: 6.70%
 Eastside Unsheltered Homeless Count: 245

Housing Policy Evolution
<ul style="list-style-type: none"> Adds a new policy about monitoring all housing and reporting effectiveness of housing policies and regulations Creates a Housing Strategy Plan to identify resources and actions for affordable housing Highlights the adequate supply of zoned land for housing needs and the impact of other factors Incorporates new language into special needs housing section and adds two policies about homelessness

Housing Policies and Implementation

	Fund Source	Zoning and Land Use	Special Population and Inclusive Housing	Incentives and Exemptions	Partnerships and Collaboration	Housing Stock, Preservation and Quality
Commitments	<ul style="list-style-type: none"> Housing Strategy Plan Increase local and regional funds Leverage other public and private funds 	<ul style="list-style-type: none"> Promote various housing and mixed-use zoning Walkable and accessible communities Building height and lot size flexibility Place high-density housing near transportation and economic hubs Encourage affordable housing in high-opportunity areas Consider transfer of development rights Ensure construction standards revisions don't unnecessarily increase housing costs 	<ul style="list-style-type: none"> Provide housing for all protected classes Prioritize surplus property for low income housing Allow and provide incentives for various special needs housing Support regional homelessness prevention efforts Help seniors age in place Encourage accessible housing for residents with disabilities 	<ul style="list-style-type: none"> Tax incentives Fee reductions Flexibility in development standards such as parking, density, building dimensions and lot coverage Transfer of development rights 	<ul style="list-style-type: none"> Partner with local jurisdictions Partner with nonprofits to preserve subsidized housing Balance special needs housing throughout the region 	<ul style="list-style-type: none"> ADUs Reuse buildings to preserve affordable housing opportunities
Implementation	<ul style="list-style-type: none"> \$50,000 to ARCH Trust Fund in 2015-2016 budget 	<ul style="list-style-type: none"> Inclusionary zoning in the Central Issaquah urban core with affordability covenant Urban Village District and overlay zone Affordable housing agreement 	<ul style="list-style-type: none"> Equitable distribution, design features, and availability of affordable units within developments Incentives for senior housing development ARCH administers regional approach to homelessness 	<ul style="list-style-type: none"> Offers density bonuses Enforces development review standards Offers impact fee exemptions 	<ul style="list-style-type: none"> ARCH Eastside Homeless Advisory Committee Eastside Human Services Forum 	<ul style="list-style-type: none"> Accessory dwelling units Manufactured homes and subdivisions Cluster housing developments

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Kirkland

Population: 85,763 (Yr 2014)

Region: East King County

Housing Gap Analysis

Income Level	< 30% AMI	30%-50% AMI	50%-80% AMI
Percent of Units Available	1.9%	6.1%	16.7%
County Need	12%	12%	16%
Percentage Point Gap	(10.1) pts	(5.9) pts	0.7 pts

Housing Profile

Median Home Sales Price: \$477,200

Zillow Rent Index: \$2,381

Cost Burden: Total: 37% / Renter: 36% / Homeowner: 39%

Total Housing Units: 38,344 (Rental: 13,389 / Owner: 24,955)

Vacant Housing Units: 6.71%

Eastside Unsheltered Homeless Count: 245

Housing Policy Evolution

- Adds new policies to strengthen commitment to provide an adequate supply of housing to all residents through appropriate land use development
- Incorporates new demographic data into its assessment of residents' housing needs and highlights special populations
- Includes commitments to create flexible development standards and site planning approaches
- Increases funding and regulatory flexibility to produce additional special needs housing

Housing Policies and Implementation

	Fund Source	Zoning and Land Use	Special Population and Inclusive Housing	Incentives and Exemptions	Partnerships and Collaboration	Housing Stock, Preservation and Quality
Commitments	<ul style="list-style-type: none"> • ARCH • Regional cooperation towards increasing support for affordable housing 	<ul style="list-style-type: none"> • Zone for housing variety of housing types • Redevelop to increase density • Distribute affordable housing in high-opportunity areas • Require affordability when rezoning 	<ul style="list-style-type: none"> • Meet share of countywide affordable housing needs • Monitor regulations' effect on special needs housing • Support regional homelessness efforts • Distribute special needs housing throughout city • Prohibit housing discrimination 	<ul style="list-style-type: none"> • Flexible development standards 	<ul style="list-style-type: none"> • Support private and nonprofit organizations, housing authorities and social service agencies in their creation and acquisition of affordable housing 	<ul style="list-style-type: none"> • Accessory dwelling units (ADUs) • Range of housing and site planning in single-family areas • Assist in the maintenance of affordable housing
Implementation	<ul style="list-style-type: none"> • \$790,000 to ARCH Housing Trust Fund 	<ul style="list-style-type: none"> • Inclusionary zoning with in-lieu payment option • Planned unit developments with density bonuses for senior citizen households and affordable housing units • Promotes infill development in certain zones 	<ul style="list-style-type: none"> • ARCH administers regional homeless approach • Temporary use permits for homeless encampments • Lodging excise tax exemption for homeless shelters • Participates on Committee to End Homelessness 	<ul style="list-style-type: none"> • Density bonuses • Permit Fee exemptions • Impact fee exemptions • Multi-family tax exemption with affordability requirements 	<ul style="list-style-type: none"> • ARCH • King County Consortium • Eastside Homeless Advisory Committee • Eastside Human Services Forum 	<ul style="list-style-type: none"> • ADUs • Short subdivisions • Cottage housing, carriage units, and two/three unit homes with inclusionary zoning and affordability covenant

* **Bold** items are commitments that were not yet implemented as of June 2016.

Redmond
 Population: 59,285 (Yr 2014)
 Region: East King County

Housing Gap Analysis			
Income Level	< 30% AMI	30%-50% AMI	50%-80% AMI
Percent of Units Available	2.6%	5.2%	17.9%
County Need	12%	12%	16%
Percentage Point Gap	(9.4) pts	(6.8) pts	1.9 pts

Housing Profile
 Median Home Sales Price: \$523,200
 Zillow Rent Index: \$2,567
 Cost Burden: Total: 31% / Renter: 31% / Homeowner: 28%
 Total Housing Units: 23,725 (Rental: 11,305/ Owner: 12,420)
 Vacant Housing Units: 5.44%
 Eastside Unsheltered Homeless Count: 245

Housing Policy Evolution
<ul style="list-style-type: none"> Greater emphasis on increasing and maintaining housing variety, and new sustainability goals Adds four new policies regarding housing for seniors and people with special needs Includes a policy about physical infrastructure that is inclusive of all residents Overall, Housing Element expresses greater commitment to affordable housing and inclusiveness

Housing Policies and Implementation

	Fund Source	Zoning and Land Use	Special Population and Inclusive Housing	Incentives and Exemptions	Partnerships and Collaboration	Housing Stock, Preservation and Quality
Commitments	<ul style="list-style-type: none"> City Housing Trust Fund Use available programs at different levels of government Pursue creative methods within existing programs Prioritize surplus public land development 	<ul style="list-style-type: none"> Equitable distribution of affordable housing Zone for varied housing types and enough residential capacity Manufactured homes Inclusionary zoning in rezones Dispersal of affordable and special needs housing Prohibit reduction in residential capacity without replacement capacity 	<ul style="list-style-type: none"> Promote fair and equal access Support emergency and transitional housing development Support securing grants and loans for special needs housing Dispersal of special needs housing Encourage and support accessible design Regional approach to homelessness Promote housing that is affordable to all levels of low-income residents 	<ul style="list-style-type: none"> Review process priority Density bonuses Flexible design standards Incentivize varied development types Impact fee exemptions or reductions Bonuses and incentives to minimize costs to developers 	<ul style="list-style-type: none"> Cooperate with ARCH and King County Cooperate with nonprofit housing agencies and social service and health agencies Work with regional housing agencies, developers, social service and health agencies 	<ul style="list-style-type: none"> Support efforts to preserve low cost housing Zone for varied housing types Promote opportunities for homeownership Ensure necessary supply and mix of housing, especially near employment centers Create and preserve affordable housing
Implementation	<ul style="list-style-type: none"> \$489,815 to ARCH (2015/2016) 	<ul style="list-style-type: none"> Inclusionary zoning requirement Residential innovative zones Zero lot lone development Zones for varied housing types (See <i>Housing Stock</i>) 	<ul style="list-style-type: none"> Supports multiple nonprofit organizations through cash donations totaling \$151,578 (2015/2016) Density bonus for senior housing ARCH administers regional approach to homelessness Eastside Homeless Advisory Committee 	<ul style="list-style-type: none"> Offers density Bonuses Offers impact fee exemptions 	<ul style="list-style-type: none"> ARCH King County Consortium Eastside Homeless Advisory Committee Eastside Human Services Forum 	<ul style="list-style-type: none"> Affordability covenant: 50 year minimum Zones for varied housing types: cottage housing, zero lot line development, accessory dwelling units, and manufactured homes

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Sammamish
 Population: 51,229 (Yr 2014)
 Region: East King County

Housing Gap Analysis			
Income Level	< 30% AMI	30%-50% AMI	50%-80% AMI
Percent of Units Available	0.2%	1.1%	4.6%
County Need	12%	12%	16%
Percentage Point Gap	(11.8) pts	(10.9) pts	(7.4) pts

Housing Profile
 Median Home Sales Price: \$684,800
 Zillow Rent Index: \$2,900
 Cost Burden: Total: 32% / Renter: 36% / Homeowner: 27%
 Total Housing Units: 15,399 (Rental: 1,699/ Owner: 13,700)
 Vacant Housing Units: 4.72%
 Eastside Unsheltered Homeless Count: 245

Housing Policy Evolution
<ul style="list-style-type: none"> Focuses more on housing supply and variety, and adds five new policies about developing housing capacity Commits to maintain a record of publicly owned land Adds a policy that supports ways for senior housing and special needs housing development Includes a commitment to support a coordinated regional approach to homelessness

Housing Policies and Implementation

	Fund Source	Zoning and Land Use	Special Population and Inclusive Housing	Incentives and Exemptions	Partnerships and Collaboration	Housing Stock, Preservation and Quality
Commitments	<ul style="list-style-type: none"> Maintain ARCH membership 	<ul style="list-style-type: none"> Allow manufactured homes Support residential and mixed use developments Distribute senior and special needs housing near transit Support housing in high-opportunity areas 	<ul style="list-style-type: none"> Aging in place and universal design standard Variety of housing for seniors and population with special needs Ensure fair housing practices Incentivize low-income and senior housing Support organizations that provide housing for low-income persons Support a regional approach to homelessness prevention 	<ul style="list-style-type: none"> Incentivize low-income and senior housing development Incentivize affordable housing during rezones Adopt procedures to lower the cost of housing construction 	<ul style="list-style-type: none"> Provide financial or technical assistance to affordable housing providers Support region-wide affordable housing strategies and provisions Support regional approach to homelessness Maintain membership in inter-jurisdictional agencies that promote affordable housing 	<ul style="list-style-type: none"> Support various housing types Consider the impacts of land use policy on housing capacity Support smaller housing types such as ADUs, cottages, duplexes, townhouses, and efficiency studios Modify existing housing Maximize tenure of housing affordability
Implementation	<ul style="list-style-type: none"> \$20,000 to ARCH in 2015-2016 budget 	<ul style="list-style-type: none"> Inclusionary zoning with affordability covenant and fee in-lieu option Unified zone development review Reviews rezones for compliance with community needs such as affordable housing, etc Zero lot line development Transfer of development rights program 	<ul style="list-style-type: none"> Parking requirement reduction ARCH administers regional approach to homelessness Temporary use permits for homeless encampments 	<ul style="list-style-type: none"> Offers density and height bonuses Offers impact fee exemptions 	<ul style="list-style-type: none"> ARCH member 	<ul style="list-style-type: none"> Accessory dwelling units (ADUs) Mobile home parks Subdivisions and short subdivisions Duplexes Cottage housing

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Shoreline
 Population: 55,174 (Yr 2014)
 Region: North King County

Housing Gap Analysis			
Income Level	< 30% AMI	30%-50% AMI	50%-80% AMI
Percent of Units Available	4.0%	8.4%	22.4%
County Need	12%	12%	16%
Percentage Point Gap	(8.0) pts	(3.6) pts	6.4 pts

Housing Profile
 Median Home Sales Price: \$398,900
 Zillow Rent Index: \$2,076
 Cost Burden: Total: 39% / Renter: 50% / Homeowner: 44.8%
 Total Housing Units: 21,649 (Rental: 7,395/ Owner: 14,254)
 Vacant Housing Units: 4.39%
 North King Unsheltered Homeless Count: 135

Housing Policy Evolution
<ul style="list-style-type: none"> • Adds three new goals about housing and community development • Adds a policy that commits to improve coordination among the County and other jurisdictions, housing and service providers and funders to increase housing opportunities • Includes seven new policies to promote affordable housing opportunities

Housing Policies and Implementation

	Fund Source	Zoning and Land Use	Special Population and Inclusive Housing	Incentives and Exemptions	Partnerships and Collaboration	Housing Stock, Preservation and Quality
Commitments	<ul style="list-style-type: none"> • Explore Housing Trust Fund • Explore various fund sources • Assist local organizations that apply for funding 	<ul style="list-style-type: none"> • Transit-focused development • Inclusionary zoning in transit-rich zones 	<ul style="list-style-type: none"> • Support housing for homeless • Support regional homelessness prevention 	<ul style="list-style-type: none"> • Multi-family tax exemption (MFTE) with tiered affordability requirement • Exemptions from certain development standards 	<ul style="list-style-type: none"> • Partner with nonprofits, private companies, Housing Authorities and other municipalities • Direct residents to other resources 	<ul style="list-style-type: none"> • Accessory dwelling units (ADUs)/ Cottage housing • Long lasting affordability requirements • Rehabilitation of housing stock for health and safety
Implementation	<ul style="list-style-type: none"> • Funds for exploring procedures for administering an affordable housing program (\$35,000) 	<ul style="list-style-type: none"> • Inclusionary zoning in mixed-use residential zones • Inclusionary zoning in light rail sub area zones • High density residential • Development agreements • Setback waivers 	<ul style="list-style-type: none"> • Bans segregating affordable units from market-rate units • Provides funds to an eviction prevention program 	<ul style="list-style-type: none"> • MFTE with tiered affordability requirement • Offers height and density bonuses • Parking requirement exemptions • Impact fee exemptions • Development fee waivers 	<ul style="list-style-type: none"> • King County Consortium 	<ul style="list-style-type: none"> • ADUs • Major home repair program • All affordable housing created in mandatory zones include an affordable housing covenant for 99 years • Mobile/manufactured home parks

* **Bold** items are commitments that were not yet implemented as of June 2016.

Bothell

Population: 36,567 (Yr 2014)
Region: North King County

Housing Gap Analysis

Income Level	< 30% AMI	30%-50% AMI	50%-80% AMI
Percent of Units Available	1.9%	11.1%	22.8%
County Need	12%	12%	16%
Percentage Point Gap	(10.1) pts	(0.9) pts	6.8 pts

Housing Profile

Median Home Sales Price: \$411,700
Zillow Rent Index: \$2,221
Cost Burden: Total: 37% / Renter: 47% / Homeowner: 29%
Total Housing Units: 7,060 (Rental: 2,505/ Owner: 4,555)
Vacant Housing Units: 4.63%
North King Unsheltered Homeless Count: 135

Housing Policy Evolution

- Adds a policy that advocates to encourage the use of environmentally sensitive housing development practices
- Includes three new policies about housing affordability and special needs housing development
- Highlights the efforts for homelessness and senior housing practices
- Emphasizes the importance of monitoring regulations, the housing cost impacts and other infrastructure funding methods on affordable housing

Housing Policies and Implementation

	Fund Source	Zoning and Land Use	Special Population and Inclusive Housing	Incentives and Exemptions	Partnerships and Collaboration	Housing Stock, Preservation and Quality
Commitments	<ul style="list-style-type: none"> • ARCH • Consider infrastructure funding to reduce housing costs 	<ul style="list-style-type: none"> • Distribute residential development near commercial districts • Promote variety and supply of housing near transportation and jobs • Distribute affordable housing throughout city and in high-opportunity areas 	<ul style="list-style-type: none"> • Support regional efforts to mitigate homelessness • Distribute equitably special needs housing regionally • Encourage development of low-income senior housing • Promote universal design standards • Promote variety of specialized senior housing 	<ul style="list-style-type: none"> • Generally use market and public incentives to encourage affordable housing 	<ul style="list-style-type: none"> • Work with regional agencies and jurisdictions • Support private and nonprofit development of affordable housing 	<ul style="list-style-type: none"> • ADUs • Preserve existing affordable housing quality and safety
Implementation	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • Mobile Home Park Overlay Zone • Planning Commission examines affordability requirement • Planned Unit Development • Development Agreements 	<ul style="list-style-type: none"> • Specialized Senior Housing Overlay Zone • Reasonable accommodations for special needs housing 	<ul style="list-style-type: none"> • Impact fee exemption 	<ul style="list-style-type: none"> • ARCH • King County Consortium 	<ul style="list-style-type: none"> • Minimum density • Mobile/Manufactured Homes

* **Bold** items are commitments that were not yet implemented as of June 2016.

Kenmore
 Population: 21,839 (Yr 2014)
 Region: North King County

Housing Gap Analysis			
Income Level	< 30% AMI	30%-50% AMI	50%-80% AMI
Percent of Units Available	1.9%	8.7%	19.0%
County Need	12%	12%	16%
Percentage Point Gap	(10.1) pts	3.3 pts	3.0 pts

Housing Profile
 Median Home Sales Price: N/A
 Zillow Rent Index: \$2,279
 Cost Burden: Total: 38% / Renter: 42% / Homeowner: 34%
 Total Housing Units: 8,059 (Rental: 2,185/ Owner: 5,874)
 Vacant Housing Units: 6.51%
 North King Unsheltered Homeless Count: 135

Housing Policy Evolution
<ul style="list-style-type: none"> Includes a policy that emphasizes planning for residential neighborhood development Adds three new policies regarding special needs housing Revises its goal of housing affordability to be more comprehensive and highlights providing affordable housing for the countywide needs at all income levels, instead of only for low-income households Adds three new policies about maintaining and encouraging housing affordability

Housing Policies and Implementation

	Fund Source	Zoning and Land Use	Special Population and Inclusive Housing	Incentives and Exemptions	Partnerships and Collaboration	Housing Stock, Preservation and Quality
Commitments	<ul style="list-style-type: none"> Ensure public and private funding sources 	<ul style="list-style-type: none"> Support mixed-use, high-density districts Zone for variety of housing Address housing accessibility 	<ul style="list-style-type: none"> Support regional homelessness efforts Eliminate housing discrimination Increase services and access for special needs and senior housing 	<ul style="list-style-type: none"> Density bonuses and transfers General public incentives Inclusionary programs 	<ul style="list-style-type: none"> Work with regional agencies and jurisdictions ARCH Regional homelessness prevention Encourage private reinvestment Coordinate with social service providers Support private affordable housing developers Weatherization partnership 	<ul style="list-style-type: none"> Accessory dwelling units (ADUs) Relocation assistance and displacement prevention Incentivize preservation of long-term affordability
Implementation	<ul style="list-style-type: none"> \$30,000 to ARCH in 2016 ARCH membership fee: \$26,000 \$55,957 dedicated to affordable housing in 2016 Development Services Department budgeted \$5,632 and \$5,875 to "ARCH" in 2015 and 2016 	<ul style="list-style-type: none"> Inclusionary zoning Transit oriented development program Planned unit development Community business zone Development agreements 	<ul style="list-style-type: none"> ARCH administers regional approach to homelessness for Eastside Equitable location and treatment of affordable units 	<ul style="list-style-type: none"> Offers impact fee exemption Offers density bonuses Multi-family tax exemption with affordability covenant 	<ul style="list-style-type: none"> ARCH King County Consortium 	<ul style="list-style-type: none"> ADUs Short subdivisions Manufactured homes, mobile homes Minimum density requirements

* **Bold** items are commitments that were not yet implemented as of June 2016.

Lake Forest Park

Population: 13,184 (Yr 2014)

Region: North King County

Housing Gap Analysis

Income Level	< 30% AMI	30%-50% AMI	50%-80% AMI
Percent of Units Available	1.2%	4.1%	12.5%
County Need	12%	12%	16%
Percentage Point Gap	(10.8) pts	(7.9) pts	(3.5) pts

Housing Profile

Median Home Sales Price: \$531,200

Zillow Rent Index: \$2,386

Cost Burden: Total: 34% / Renter: 45% / Homeowner: 39%

Total Housing Units: 5,200 (Rental: 870/ Owner: 4,330)

Vacant Housing Units: 5.36%

North King Unsheltered Homeless Count: 135

Housing Policy Evolution

- Includes a robust section of goals committed to encouraging sufficient quantity of various housing types
- Adds a commitment to promote distribution of affordable housing near transit hubs
- Focuses more on specific exemptions and incentives, and on housing opportunities for persons with special needs

Housing Policies and Implementation

	Fund Source	Zoning and Land Use	Special Population and Inclusive Housing	Incentives and Exemptions	Partnerships and Collaboration	Housing Stock, Preservation and Quality
Commitments	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • Transit-focused location of affordable housing • Flexible zoning 	<ul style="list-style-type: none"> • Encourage housing for residents with special needs and the homeless 	<ul style="list-style-type: none"> • Density bonuses • Height increases • Tax incentives • Simplify design requirements • Consider the impacts of regulations on housing cost and supply 	<ul style="list-style-type: none"> • Support nonprofits that provide affordable housing • Connect residents to information on affordable housing • Collaborate with regional municipal partners to address housing affordability and special needs housing 	<ul style="list-style-type: none"> • Accessory dwelling units (ADUs) • Invest in existing neighborhoods • Encourage energy efficient new affordable housing units
Implementation	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • Allows planned unit development 	<ul style="list-style-type: none"> • Senior housing is a permitted use in multiple zones 	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • King County Consortium 	<ul style="list-style-type: none"> • ADUs • Manufactured housing • Short subdivisions

* **Bold** items are commitments that were not yet implemented as of June 2016.

Mercer Island
 Population: 24,326 (Yr 2014)
 Region: East King County

Housing Gap Analysis			
Income Level	< 30% AMI	30%-50% AMI	50%-80% AMI
Percent of Units Available	2.5%	2.6%	5.2%
County Need	12%	12%	16%
Percentage Point Gap	(9.5) pts	(9.4) pts	(10.8) pts

Housing Profile
 Median Home Sales Price: \$978,000
 Zillow Rent Index: \$4,277
 Cost Burden: Total: 30% / Renter: 40% / Homeowner: 36%
 Total Housing Units: 9,720 (Rental: 2,510/ Owner: 7,210)
 Vacant Housing Units: 7.65%
 Eastside Unsheltered Homeless Count: 245

Housing Policy Evolution
<ul style="list-style-type: none"> Adds three new policies about neighborhood quality to promote housing stock development Includes three new policies regarding increasing housing supply, allowing accessory dwelling units and encouraging infill development Adds a policy that improves housing opportunities for elderly and special needs population Includes five new implementation policies about affordable housing to ensure the effectiveness and comprehensiveness of housing goals and policies

Housing Policies and Implementation

	Fund Source	Zoning and Land Use	Special Population and Inclusive Housing	Incentives and Exemptions	Partnerships and Collaboration	Housing Stock, Preservation and Quality
Commitments	<ul style="list-style-type: none"> Increase the base of public and private dollars for affordable housing Community development block grant (CDBG) 	<ul style="list-style-type: none"> Provide adequate development capacity Consider expanding the City's recent Code revision 	<ul style="list-style-type: none"> Review and revise fair housing regulations Use resources to support special needs housing Zone to provide housing opportunities Encourage permanent supportive housing Identify regulatory methods and coordinated assistance 	<ul style="list-style-type: none"> Density bonuses, fee waivers, and property tax reductions Incentivize first-time and affordable ownership opportunities Provide non-cash subsidies Waive, defer, or reduce building, planning, or mitigation fees Encourage residential development in mixed use zones through incentives 	<ul style="list-style-type: none"> Cooperate with King County, ARCH, and other Eastside jurisdictions Cooperate with countywide efforts on housing market analysis Cooperate with private and not-for-profit developers Leverage other public and private funding 	<ul style="list-style-type: none"> Emphasize housing opportunities to increase supply and diversity of housing Develop an innovative housing program Preserve affordable housing Promote continued use of existing affordable apartments Encourage volunteer housing rehabilitation programs Encourage maintenance and revitalization of existing housing stock
Implementation	<ul style="list-style-type: none"> Contributes \$40,000 to ARCH Housing Trust Fund in 2015-2016 budget 	<ul style="list-style-type: none"> Residential focus area within Town Center 	<ul style="list-style-type: none"> Funds Youth and Family Services Committee to End Homelessness ARCH administers regional approach to homelessness for Eastside Allows special needs and transitional housing in all zones Grants temporary permits for homeless encampments 	<ul style="list-style-type: none"> Height bonuses MFTE with affordability covenant Impact fee exemptions Permit fee waivers 	<ul style="list-style-type: none"> ARCH King County Consortium Eastside Human Services Forum 	<ul style="list-style-type: none"> Permits accessory dwelling units Housing repair program Affordability covenant: minimum of 30 years Allows short subdivisions

* **Bold** items are commitments that were not yet implemented as of June 2016.

Newcastle

Population: 11,201 (Yr 2014)

Region: East King County

Housing Gap Analysis

Income Level	< 30% AMI	30%-50% AMI	50%-80% AMI
Percent of Units Available	1.5%	2.5%	15.5%
County Need	12%	12%	16%
Percentage Point Gap	(10.5) pts	(9.5) pts	(0.5) pts

Housing Profile

Median Home Sales Price: \$577,100

Zillow Rent Index: \$2,682

Cost Burden: Total: 30% / Renter: 35% / Homeowner: 30%

Total Housing Units: 4,029 (Rental: 1,039/ Owner: 2,990)

Vacant Housing Units: 3.64%

Eastside Unsheltered Homeless Count: 245

Housing Policy Evolution

- Adds a policy that encourages public & private partnerships
- Includes stronger commitments to preserve affordable housing and diversify housing stock
- Includes robust policy to develop strategy to meet Newcastle's proportionate amount of countywide need for affordable housing

Housing Policies and Implementation

	Fund Source	Zoning and Land Use	Special Population and Inclusive Housing	Incentives and Exemptions	Partnerships and Collaboration	Housing Stock, Preservation and Quality
Commitments	<ul style="list-style-type: none"> • Housing Trust Fund • Work with cities and community representatives on funding sources 	<ul style="list-style-type: none"> • Focus on multi-family housing development close to Community Business Center 	<ul style="list-style-type: none"> • Support the dispersal of special needs housing throughout the community • Promote opportunities for assisted housing • Make accommodations in rules and policies for persons with special needs • Facilitate special needs housing development 	<ul style="list-style-type: none"> • Provide financial or technical assistance such as funding and waivers • Density bonuses • Improve development standards 	<ul style="list-style-type: none"> • Explore working with other cities and King County • Use available regional and federal funding programs • Cooperate with not-for-profit developers • Seek partnerships with public and private parties • Participate in inter-jurisdictional organizations 	<ul style="list-style-type: none"> • Provide a mix of housing types and densities • Stimulate mixed-use and mixed-income developments • Encourage innovative housing development • Maintain current inventory of surplus and underutilized public lands • Housing repair and rehabilitation programs • Promote housing preservation
Implementation	<ul style="list-style-type: none"> • \$25,000 to ARCH Housing Trust Fund in 2015-2016 budget 	<ul style="list-style-type: none"> • Inclusionary zoning • Infill development • Planned unit development • High density residential in mixed-use commercial zone • TOD • Development agreements 	<ul style="list-style-type: none"> • ARCH administers regional approach to homelessness for Eastside • Equitable treatment and distribution of affordable units 	<ul style="list-style-type: none"> • Offers density bonuses • Offers school impact fee exemptions 	<ul style="list-style-type: none"> • ARCH • King County Consortium 	<ul style="list-style-type: none"> • Allows accessory dwelling units, cottage housing development, and mobile homes • Enforces minimum density requirements

* **Bold** items are commitments that were not yet implemented as of June 2016.

Woodinville

Population: 11,372 (Yr 2014)

Region: East King County

Housing Gap Analysis

Income Level	< 30% AMI	30%-50% AMI	50%-80% AMI
Percent of Units Available	3.0%	5.7%	23.8%
County Need	12%	12%	16%
Percentage Point Gap	(9.0) pts	(6.3) pts	7.8 pts

Housing Profile

Median Home Sales Price: \$545,100

Zillow Rent Index: \$2,645

Cost Burden: Total: 39% / Renter: 52% / Homeowner: 21%

Total Housing Units: 4,799 (Rental: 1,870/ Owner: 2,929)

Vacant Housing Units: 8.14%

Eastside Unsheltered Homeless Count: 245

Housing Policy Evolution

- Adds a section illustrating the city's diversifying and aging housing stock
- Expands special needs housing section by adding more housing types for seniors and highlights an effective human service delivery system
- Includes tools such as inclusionary zoning provisions, first-time homebuyer programs and impact fee waivers
- Adds a policy that uses federal and state fair housing laws to ensure equal and fair access

Housing Policies and Implementation

	Fund Source	Zoning and Land Use	Special Population and Inclusive Housing	Incentives and Exemptions	Partnerships and Collaboration	Housing Stock, Preservation and Quality
Commitments	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • Develop a land use plan to address housing growth targets • Encourage mixed-use projects in areas near transportation • Focus growth in compact and inviting mixed-use centers 	<ul style="list-style-type: none"> • Encourage a diversity of housing types and affordability levels • Support affordable housing to seniors at all income levels • Support programs by remodeling homes • Permanent supportive housing for homeless • Enforce fair and equal access to housing 	<ul style="list-style-type: none"> • Height and density bonuses • Sponsor first-time homebuyer programs • Permit and fee waivers for affordable units • Implement user-friendly and coordinated development standards • Support flexible and predictable development standards 	<ul style="list-style-type: none"> • Collaborate with King County and other cities • Align with regional policies • Support state, county and federal legislation • Continue membership in inter-jurisdictional agencies • Establish funding and collaborative partnerships • Encourage public and private investments 	<ul style="list-style-type: none"> • Promote various housing types • Require affordability covenants • Seek financial and other assistance resources • Support sustainable development • Revise and update development regulations
Implementation	<ul style="list-style-type: none"> • \$6,000 to ARCH Housing Trust Fund in February 2016 • Total contribution unclear 	<ul style="list-style-type: none"> • Development agreements • Mixed use development • High density and pedestrian-oriented zones • TOD 	<ul style="list-style-type: none"> • Lodging excise tax exemptions for homeless shelters • Impact fee exemptions for long-term care and transitional housing facilities • ARCH administers regional approach to homelessness for Eastside 	<ul style="list-style-type: none"> • Offers density bonuses • Flexible design standards • Impact fee exemptions • Park fee exemptions 	<ul style="list-style-type: none"> • Three year (2015-2017) membership with Regional Affordable Housing Program • ARCH • King County Consortium 	<ul style="list-style-type: none"> • Allows for subdivisions • Minimum density requirements • Permits accessory dwelling units and mixed-use types

* **Bold** items are commitments that were not yet implemented as of June 2016.

Burien
 Population: 50,188 (Yr 2014)
 Region: South King County

Housing Gap Analysis			
Income Level	< 30% AMI	30%-50% AMI	50%-80% AMI
Percent of Units Available	5.8%	19.2%	31.3%
County Need	12%	12%	16%
Percentage Point Gap	(6.2) pts	7.2 pts	15.3 pts

Housing Profile
 Median Home Sales Price: \$320,300
 Zillow Rent Index: \$1,784
 Cost Burden: Total: 42% / Renter: 56% / Homeowner: 48.6%
 Total Housing Units: 16,867 (Rental: 8,065/ Owner: 8,802)
 Vacant Housing Units: 5.31%
 SW King Co. Unsheltered Homeless Count: 315

Housing Policy Evolution
<ul style="list-style-type: none"> Adds policies that encourage affordable housing through incentives including density bonuses Encourages mixed-use development Commits to collaborate to lobby or seek external funds Commits to consider demonstration projects and housing targets, and evaluate development standards

Housing Policies and Implementation

	Fund Source	Zoning and Land Use	Special Population and Inclusive Housing	Incentives and Exemptions	Partnerships and Collaboration	Housing Stock, Preservation and Quality
Commitments	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> Multi-family development near commercial nodes Mixed use development Demonstration housing program 	<ul style="list-style-type: none"> Nondiscrimination Dispersal of special needs and senior housing throughout the City 	<ul style="list-style-type: none"> Density bonuses Evaluate and modify development standards 	<ul style="list-style-type: none"> Coordinate with King County Connect residents with information on affordable housing 	<ul style="list-style-type: none"> Promote diverse housing supply Facilitate homeownership and rental opportunities Conserve and improve existing housing stock Existing mobile home parks Retain affordability Provide assistance for repair, rehabilitation, energy efficiency, and weatherization programs/services
Implementation	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> Planned unit development Mixed use development Multi-family near commercial Zero lot lone development 	<ul style="list-style-type: none"> Anti-discrimination policy Utility tax relief program for low-income households Awards funds to organizations that provide services for homelessness, transitional housing, and emergency assistance Shares funds for nonprofit's eviction prevention program 	<ul style="list-style-type: none"> Multi-family tax exemption with affordability requirement 	<ul style="list-style-type: none"> Regional Affordable Housing Program King County Forum on Homelessness South King County Housing and Homelessness Partnership 	<ul style="list-style-type: none"> Allows accessory dwelling units, mobile home parks, and short subdivisions Offers home repair program Enforces design standards to ensure quality and safety of housing

* **Bold** items are commitments that were not yet implemented as of June 2016.

SeaTac
 Population: 28,126 (Yr 2014)
 Region: South King County

Housing Gap Analysis			
Income Level	< 30% AMI	30%-50% AMI	50%-80% AMI
Percent of Units Available	3.7%	25.6%	35.6%
County Need	12%	12%	16%
Percentage Point Gap	(8.3) pts	13.6 pts	19.6 pts

Housing Profile
 Median Home Sales Price: \$292,800
 Zillow Rent Index: \$1,663
 Cost Burden: Total: 43% / Renter: 55% / Homeowner: 50%
 Total Housing Units: 10,430 (Rental: 4,825/ Owner: 5,605)
 Vacant Housing Units: 8.14%
 SW King Co. Unsheltered Homeless Count: 315

Housing Policy Evolution
<ul style="list-style-type: none"> Includes a new policy that promotes a variety of housing types and options in all neighborhoods Adds four policies to the Housing Affordability section, which suggests that SeaTac is more committed to encouraging, maintaining and preserving housing affordability Adds four more policies to address affordable needs through partnerships

Housing Policies and Implementation Score

	Fund Source	Zoning and Land Use	Special Population and Inclusive Housing	Incentives and Exemptions	Partnerships and Collaboration	Housing Stock, Preservation and Quality
Commitments	<ul style="list-style-type: none"> Establish a transit-oriented development property acquisition fund 	<ul style="list-style-type: none"> Transit-focused location of affordable housing Equitable distribution of affordable housing 	<ul style="list-style-type: none"> Equitable distribution of special needs housing 	<ul style="list-style-type: none"> Use land use and construction-related codes to encourage affordable housing Offer incentive programs for affordable housing developers Multi-family tax exemption (MFTE) 	<ul style="list-style-type: none"> Support regional funding to promote housing goals 	<ul style="list-style-type: none"> No net loss of affordable units near transit Retain safe and sanitary affordable units Safe and quality mobile homes
Implementation	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> Urban high density zones Inclusionary zoning in high density single-family Overlay Zone Planned unit development Development agreements Transit oriented development Angle Station Overlay design standards Infill development 	<ul style="list-style-type: none"> Displacement assistance Temporary permitting for homeless encampments Exceptions to its zoning code for persons with disabilities Affirmatively market affordable units to racial minorities and handicapped persons Density and height bonuses for senior housing 	<ul style="list-style-type: none"> Offers density and height bonuses MFTE with affordability benefits 	<ul style="list-style-type: none"> Committee to End Homelessness South King County Housing and Homelessness Partnership King County Consortium 	<ul style="list-style-type: none"> Accessory dwelling units Minor home repair program Mobile/manufactured home zone and parks Short subdivisions

* **Bold** items are commitments that were not yet implemented as of June 2016.

Tukwila
 Population: 19,920 (Yr 2014)
 Region: South King County

Housing Gap Analysis			
Income Level	< 30% AMI	30%-50% AMI	50%-80% AMI
Percent of Units Available	2.8%%	22.1%	44.5%
County Need	12%	12%	16%
Percentage Point Gap	(9.2) pts	10.1 pts	28.5 pts

Housing Profile
 Median Home Sales Price: \$210,000
 Zillow Rent Index: \$1,660
 Cost Burden: Total: 50% / Renter: 55% / Homeowner: 50.2%
 Total Housing Units: 7,579 (Rental: 4,695/ Owner: 2,884)
 Vacant Housing Units: 6.84%
 SW King Co. Unsheltered Homeless Count: 315

Housing Policy Evolution
<ul style="list-style-type: none"> Includes a policy to work with residents and property owners to address affordable housing needs Adds new commitments to support very low-, low- and moderate-income housing and assist underserved persons Adds four commitments to ensure safe, healthy and affordable housing Includes four policies to increase long-term residency

Housing Policies and Implementation

	Fund Source	Zoning and Land Use	Special Population and Inclusive Housing	Incentives and Exemptions	Partnerships and Collaboration	Housing Stock, Preservation and Quality
Commitments	<ul style="list-style-type: none"> Support equitable distribution of regional funds 	<ul style="list-style-type: none"> Revise zoning map and development codes Provide zoning for all types of housing 	<ul style="list-style-type: none"> Adapt housing design standards to address the needs of all populations Provide residents human services, economic development and transportation needed to increase access to housing options Develop relationships with populations that have been historically underserved 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> Emphasize the equitable distribution of regional funding Utilize regional efforts and regional housing development Cooperate with new and existing permanent housing managers Work as a facilitator between property owners and affordable housing groups 	<ul style="list-style-type: none"> Provide zoning for various types of housing Develop preservation programs Implement Residential Rental Licensing and Inspection program Support the maintenance, weatherization, rehabilitation and long-term preservation of existing housing resources Work as a facilitator between property owner and affordable housing groups
Implementation	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> High density residential district Transit-oriented development, but with limited code provisions to incentivize TOD Planned residential development 	<ul style="list-style-type: none"> Provide areas for family and group residential uses Increased density and reduced parking requirements for senior housing Community Connectors program 	<ul style="list-style-type: none"> Impact fee exemptions Multi-family tax exemption (MFTE) with affordability Offers height bonuses Reduced parking requirements 	<ul style="list-style-type: none"> King County Consortium Initial conversations with KCHA, DASH, Bellwether 	<ul style="list-style-type: none"> Manages Residential rental business license and inspection Program Minor home repair program Accessory dwelling units Short subdivisions

* **Bold** items are commitments that were not yet implemented as of June 2016.