

Auburn Affordable Housing Snapshot

Demographic Data		Housing Costs			
Population: 71,960 (OFM 2020) South King County Owners: 52.8% Renters: 47.2%		Single-Family Zoning: 50.3% Multifamily Zoning: 36.1%		Median Estimated Rent: \$2,125 Median Rent Change (2018-19): 2.9% <small>Source: Zillow, calculated using ZRI from 6/2018 and 6/2019</small>	Median Estimated Home Value: \$415,450 Median Home Value Change (2018-19): 7.9% <small>Source: Zillow, calculated using ZHV from 6/2018 and 6/2019</small>
People Experiencing Homelessness: Sheltered (Southwest KC): 880 people Unsheltered (Southwest KC): 1,084 people <small>Sources: US Census Bureau QuickFacts population estimate for July 1 2018 & owner-occupied housing unit rate 2013-2017, 2019 AllHome Count Us In report</small>		Cost burdened - Households that spend over 30% of income on housing and may have difficulty affording other necessities such as food, transportation, and medical care. •40% of rental households are cost-burdened •48% of households with a mortgage are cost-burdened <small>Source: 2011 American Community Survey estimates</small>			
	FUND SOURCE	ZONING & LAND USE	SPECIAL POPULATION & INCLUSIVE HOUSING	INCENTIVES & EXEMPTIONS	PARTNERSHIPS & COLLABORATION
COMMITMENTS	<ul style="list-style-type: none"> Explore available federal, state and local programs & private options for financing AH, reducing risk factors, preserving neighborhoods. Encourage & assist renovation of surplus public, commercial buildings & land into AH. Explore dedicating revenues from sales of publicly owned properties to AH. Ensure that AH created or preserved with public resources or regulation benefits retains its affordability over time. 	<ul style="list-style-type: none"> Provide land use plan/zoning that offers a variety of housing styles & densities for private/nonprofit providers. Provide for housing choices in downtown & other designated mixed-use centers near accessible infrastructure. Allow ADUs units as an AH strategy. Promote home ownership opportunities. Encourage infill dev. of underutilized parcels in zones. Allow manufactured housing parks, transitional housing, and MFH in appropriately zoned but limited areas. Conserve Auburn's housing stock because it is the most affordable form of housing. 	<ul style="list-style-type: none"> Encourage human & health service organizations that offer programs and facilities for people with special needs. Support programs that help people to remain within the community, i.e. veterans, disabled, seniors, single-parent households, and homeless. Assist low-income persons, displaced in redevelopment, find AH. Support aging in place. Provide opportunities for transitional housing, assisted living, retirement communities. Promote universal design principles to ensure housing is usable by all people, regardless age or abilities. 	<ul style="list-style-type: none"> Implement incentives for developing underutilized parcels into new uses to function as accessible, MUR areas. Support healthy preservation strategies, i.e. property tax exemptions to preserve AH & use health workers to offer property owners & residents education & resources to maintain housing. Review & streamline dev. standards & regulations to advance benefit, provide flexibility, minimize additional costs to housing. Explore use of density bonuses, parking reductions, exemptions, fee waivers, & permit expediting to AH. 	<ul style="list-style-type: none"> Work in partnership with King/Pierce to address need for AH for long-term affordability. Partner with SKC to coordinate human, educational, housing needs of diverse cultural communities. Work with jurisdictions for regional approach to homelessness.
POLICIES	<ul style="list-style-type: none"> MFTE in one residential target area. 3.94.050 As defined by RCW 82.14.020, 0.073% of Sales Use Tax will be used to acquire, construct, rehabilitate AH. 3.60.010 Established the "Housing & Community Economic Development Fund" to develop & disburse funds for building demolition or repair, senior citizens' food nutrition, and similar programs. 3.04.470 	<ul style="list-style-type: none"> ADUs are permitted in all residential zones that permit SF homes. Requires owner occupancy. No larger than 950 sq. ft. One additional parking space. 18.31.120 Infill residential development in several zones. 18.25.020 Zone exclusively reserved for mobile home communities. 18.09 Housing concepts of all types limited only by the density allowed in the official Lakeland plan map. 18.76.040 Flexible development for 2 or more housing types in zones. See eligibility matrix 18.49.020. C Mandatory cluster subdivisions for all residential subdivisions short subdivisions located in the urban separator overlay. 17.26.020. 	<ul style="list-style-type: none"> Relocation assistance for mobile home park closures. 14.20.080 Human services committee dedicated to review social needs and appropriate funds. 2.36.010 Senior/disabled citizen rate for several utilities. 13.24.010 	<ul style="list-style-type: none"> Impact fee exemptions for reconstruction or construction of elderly housing projects. 19.02.080 Fire fee exemptions for all dev. activity within downtown plan area. 19.06.070 Density bonuses available 18.49.050. A5 Alternative minimum off-street parking. 18.49.050. B1 Flexible development standards for housing. 18.49.050 	<ul style="list-style-type: none"> SKHHP SCA AWC South Sound Housing Affordability Partners Regional Homelessness Authority South King County Homelessness Action Committee

ADU	Accessory Dwelling Unit
AH	Affordable Housing
AMI	Area Median Income
ARCH	A Regional Coalition for Housing
AWC	Association of Washington Cities
DADU	Detached Accessory Dwelling Unit
devs	Developments (affordable housing developments)
EHSF	Eastside Human Services Forum
EKC	East King County
FAR	Floor Area Ratio
KC	King County
MFH	Multi-Family Housing
MFTE	Multi-Family Tax Exemption
MIZ	Mandatory Inclusionary Zoning
MUR	Mixed-Use Residential
NKC	North King County
NP	Nonprofit
NUHSA	North Urban Human Services Alliance
PHA	Public Housing Authority
PSH	Permanent Supportive Housing
PTE	Property Tax Exemption
RTA	Residential Target Areas
SCA	Sound Cities Association
SF	Single Family
SKC	South King County
SKHHP	South King Housing and Homelessness Partners
TDR	Transfer of Development Rights
TOD	Transit Oriented Development

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