

Kenmore Affordable Housing Snapshot

Demographic Data		Housing Costs					
Population: 23,450 (OFM 2020) North King County Owners: 71.6% Renters: 28.4%		Household whose income in the past 12 months is under the Federal Poverty Level: 4.3% Source: ACS Selected Economic Estimates-5 Year 2018		Median Estimated Rent: \$2,594 Median Rent Change (2019-20): -1.02% Source: Zillow, calculated using ZRI from 7/2019 and 7/2020		Median Estimated Home Value: \$715,485 Median Home Value Change (2019-20): 3.2% Source: Zillow, calculated using ZHVI from 6/2019 and 6/2020	
People Experiencing Homelessness: Sheltered (North King County): 192 people Unsheltered (North King County): 85 people Sources: US Census Bureau QuickFacts population estimate for July 1, 2018 & owner-occupied housing unit rate 2013-2017, 2019 AllHome Count Us in report		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. <ul style="list-style-type: none"> • 42% of rental households are cost-burdened • 37% of households with a mortgage are cost-burdened Source: 2011 American Community Survey estimates					
FUND SOURCE		ZONING & LAND USE	SPECIAL POPULATION & INCLUSIVE HOUSING	INCENTIVES & EXEMPTIONS	PARTNERSHIPS & COLLABORATION		
COMMITMENTS	<ul style="list-style-type: none"> • Use local resources to leverage other public & private funding for creation or preservation of AH. • Ensure that AH achieved through public assistance remains affordable for the longest possible term. 	<ul style="list-style-type: none"> • Encourage housing design & development promoting public safety. • Implement standards that respect neighborhood character. • Encourage cluster residential development along with open space. • Ensure zoning for diverse housing types & styles. • Allow manufactured homes on single-family lots. • Allow ADUs in single-family zones. • Encourage private reinvestment in residential areas. • Develop mixed-use, higher density districts, esp. near transit. • Wherever possible, include AH in development of publicly owned properties. 	<ul style="list-style-type: none"> • Ensure development address accessible housing & transit, so residential structures allow for accessibility. • Promote awareness of Universal Design standards. • Permit group living situations, including with supportive services. • Support aging in place. • Support services to help homeless persons & families move to long-term financial independence. • Encourage relocation assistance for low income homes, especially for mobile homeowners. • Promote fair housing. 	<ul style="list-style-type: none"> • Encourage property consolidation in Downtown using density bonuses, transfers, or other incentives. • Support AH by expediting permit process, reducing dev. fees, using regulatory incentives, inclusionary programs, etc. • Pursue regulations that lower dev. costs without loss of public review, environment & design quality, public safety, etc. 	<ul style="list-style-type: none"> • In cooperation with KC, Puget Sound Energy, or other agencies, promote weatherization housing programs. • Collaborate to develop a coordinated, approach to homelessness. • Support efforts of private & NP developers to provide AH. • Collaborate with local govts & through associations on housing strategies, especially related to AH. 		
	POLICIES	<ul style="list-style-type: none"> • MFTE in several residential target areas. 3.65. • Rounding to determined AH units 18.30.020(D). • AH serve only income-eligible for min. of 50 yrs. affordability agreement (18.77.050) or when AH becomes open for occupancy. • Payments in lieu of housing units may be used subsequent AH by city or other provider. 18.77.045. 	<ul style="list-style-type: none"> • 1 ADU is allowed per primary unit. Property must be owner occupied. 1 additional parking space. 18.73. (Under review in 2020) • Incentive-based zoning in TOD overlay. AH required 18.77. 0.6 parking spaces per AH/senior unit. 18.29.070, further reductions available near transit. • MUR & AH in community business zone. 18.77.040. • Required AH in downtown residential & commercial zones for moderate-incomes. 18.77.020. 	<ul style="list-style-type: none"> • Relocation plan for manufactured housing communities. 18.30.290. • Parking reductions available for community residential & senior living. 18.40.050. 	<ul style="list-style-type: none"> • Residential density incentives in several zones. 18.80.020. Projects with AH are subject to reduced parking and recreation space req. • Transfer of density credits. 18.80.090. • Adjacent dev. by affiliated developer will be considered single dev. for compliance thresholds. 18.77.015. • Density bonuses available in Juanita subarea (18.77.040) & TOD overlay (18.77.030) • Manufactured housing eligible for max. zone density by providing the AH benefit (18.80). 18.50.150. • Council may exempt fee for low-income housing. School impact fees waivers determined by district. 20.47.040. • School impact fees waived for transitional & senior housing. 20.47.040. 	<ul style="list-style-type: none"> • ARCH • NUHSA • AWC • SCA 	

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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