

Kent Affordable Housing Snapshot

Demographic Data		Housing Costs			
<p>Population: 131,730 South King County Owners: 64.4% Renters: 36.6%</p> <p>People Experiencing Homelessness: Sheltered (Southwest KC): 880 people Unsheltered (Southwest KC): 1,084 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</p>		<p>Median Estimated Rent: \$2,242 Median Rent Change (2018-19): 0.97% Source: Zillow, calculated using ZRI from 6/2018 and 6/2019</p>		<p>Median Estimated Home Value: \$437,750 Source: Zillow, 2020 Median Home Value Change (2018-19): 8.9% Source: Zillow, calculated using ZHVI from 6/2018 and 6/2019</p>	
<p>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.</p> <ul style="list-style-type: none"> • 40% of rental households are cost-burdened • 48% of households with a mortgage are cost-burdened <p>Source: 2011 American Community Survey estimates</p>					
	FUND SOURCE	ZONING & LAND USE	SPECIAL POPULATION & INCLUSIVE HOUSING	INCENTIVES & EXEMPTIONS	PARTNERSHIPS & COLLABORATION
COMMITMENTS	<ul style="list-style-type: none"> • Use public resources for low-income households, seniors, & special needs groups. • Provide rental & homeownership assistance to expand housing opportunities. • Support the preservation of MFH, gov. subsidized homes & other AH sources. • Further public-private partnerships to develop, rehabilitate, maintain AH. • Consider investments in AH projects to reduce construction costs by nonprofit housers. 	<ul style="list-style-type: none"> • Kent will provide adequate land & densities accommodating the 20-yr housing target of 10,858 new units. • Provide opportunities for a variety of housing types & densities to meet changing demographics. • Revise dev. regulations to encourage SF & MFH dev. that's flexible & innovative in terms of building design standards. • Allow & encourage a variety of MFH forms & densities within designated commercial MUR land use areas. • Allow diversity of SF housing in all residential districts (e.g., ADUs, reduced lot size, cottage/cluster housing). • Adopt minimum density requirements for residential development. • Support achievement of allowable density in SF devs. by flexible site design. 	<ul style="list-style-type: none"> • Facilitate and encourage the development of AH for seniors, large families and other identified special housing needs. • Assist private & nonprofit developers in providing affordable housing to low-income residents and special needs groups. 	<ul style="list-style-type: none"> • Locate housing opportunities with a variety of densities within proximity to employment, transit, human services. • Allow more flexibility in SF & MFH residential setbacks, parking, particularly on small lots, to encourage more compact infill dev. and innovative site design. • Develop regulatory incentives to encourage infill development in existing commercial areas. 	<ul style="list-style-type: none"> • Maintain a list of AH units in Kent. Housing & Human Services Division will continue to pursue partnerships with NPs to preserve & expand AH. • Further public-private partnerships to develop, rehabilitate, maintain AH. • Explore partnerships with SKC jurisdictions to assess housing needs, coordinate funding, increase capacity.
POLICIES	<ul style="list-style-type: none"> • MFTE in two residential target zones. 3.25 • AH for 50% AMI concurrency req. exempt for up to 10% total units. 12.11.040 • Imposition of sales & use tax for AH. Adopted HB 1406 state sales tax pass-through for affordable housing. Resolution 1995 	<ul style="list-style-type: none"> • One ADU per primary lot is allowed within all residential zones. Requires owner occupancy. 800 sq. ft. limit (15.08.350). One required parking space for ADU in addition to primary unity parking. 15.05.040 • Planned Unit Development to promote diversity and creativity in site design. 15.08.400 • Several zones for MFH & MUR. 15.04.020 	<ul style="list-style-type: none"> • Relocation assistance for mobile homes. 12.05.320 through 12.05.370. • Utility rate reduction available to low-income people older than 62, unable to work due permanent disability, or care to child with disability. 7.01.070 	<ul style="list-style-type: none"> • Concurrency req. exemption for low-income housing (below 50% AMI). 10% of unit limit are exempt under this subsection. 12.11.040 • Negotiable targets & requirements through development agreements regarding AH. 15.08.450 C7 • Low-income housing construction exempt from school impact fees. 12.13.040 • 2% density bonus available if a dev. features a mix of residential housing types. 15.08.400 D6 	<ul style="list-style-type: none"> • AWC • SCA • SKHHP • 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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