

# North Bend Affordable Housing Snapshot

Demographic Data		Housing Costs	
<b>Population:</b> 7,136 East King County <b>Owners:</b> 24% <b>Renters:</b> 75% <a href="https://rentcafe.com">RentCafe.com (2020)</a>	<b>Land Zoned Residential:</b> 45% (including mixed-use) <b>Single-Family Zoning:</b> 42% <b>Multifamily Zoning:</b> 1%	<b>Median Estimated Rent:</b> \$1,511 <b>Median Rent Change (2018-19):</b> 1.1% <small>Source: City-Data.com, 2017</small>	<b>Median Estimated Home Value:</b> \$572,812 <b>Median Home Value Change (2018-19):</b> 0.8% <small>Source: City-Data.com, 2017</small>
<b>People Experiencing Homelessness:</b> Sheltered (Northeast County): 35 people Unsheltered (Northeast County): 99 people <small>Sources: <a href="https://www.census.gov/data/tables/2019/other-released-tables/2019-07-1.html">US Census Bureau QuickFacts population estimate for July 1, 2019</a>, Owner-occupied housing unit rate <a href="https://www.census.gov/hhes/housing/owning/2014-2018/all-home-count-us-in-2019-report.html">2014-2018, All Home Count Us In 2019 report</a></small>		<b>Cost burdened</b> - 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"> <li>• <b>33% of rental households are cost burdened</b></li> <li>• <b>22% of owner-occupied households are cost burdened.</b></li> </ul> <small>Source: 2018 American Community Survey estimates, Mortgage Status by Selected Monthly Owner Costs</small>	

	FUND SOURCE	ZONING & LAND USE	SPECIAL POPULATION & INCLUSIVE HOUSING	INCENTIVES & EXEMPTIONS	PARTNERSHIPS & COLLABORATION
COMMITMENTS	<ul style="list-style-type: none"> <li>• Maintain &amp; increase AH through Community Development Block Grant funds for housing repair maintenance, connecting with AH providers.</li> </ul>	<ul style="list-style-type: none"> <li>• Encourage infill development within existing incorporated area to reduce sprawl &amp; create more housing options.</li> <li>• Promote downtown infill housing to supply mix of housing types, prices, and densities.</li> <li>• Provide land capacity for res. growth within limits &amp; Urban Growth Area to promote stable housing prices and choices.</li> <li>• Allow ADUs, MUR, shared &amp; cottage housing, high density infill development in designated areas.</li> <li>• Encourage affordable SF development within infill.</li> <li>• Encourage diversity of housing types, sizes to meet the needs of economic levels, age groups, household make-up.</li> </ul>	<ul style="list-style-type: none"> <li>• Allow people to age in place by encouraging dev. of neighborhoods that provides mix of housing to accommodate range of lifestyles &amp; abilities.</li> <li>• Seek housing assistance to help low-income or special-needs residents, while seeking to preserve the existing AH.</li> <li>• Work to preserve &amp; physically improve existing mobile home parks as AH.</li> </ul>	<ul style="list-style-type: none"> <li>• Maintain &amp; promote Transfer of Dev. Rights Program.</li> <li>• Create incentives for developers to include AH voluntarily in new dev.</li> <li>• Encourage non-profit providers to pursue dev. opportunities that supply high quality AH.</li> <li>• Reduce impact fees for developments including AH.</li> <li>• Work with governmental agencies to develop methods to streamline permit review process.</li> </ul>	<ul style="list-style-type: none"> <li>• Work with KC to develop AH opportunities within Snoqualmie Valley communities</li> <li>• Work with KCHA and AH providers to supply affordable units for at/below 80% AMI by 2022.</li> </ul>
POLICIES		<ul style="list-style-type: none"> <li>• <b>HDR District</b> dedicates for neighborhoods of predominantly MFH structures, but with a mix of housing types including AH units. <a href="#">18.10.020 B1</a></li> <li>• <b>3 parcels within the Tanner Junction Master Plan Overlay</b> shall include no less than 20% AH units for households at/below 80% AMI. <a href="#">18.10.025 C.4.g</a></li> <li>• AH projects not expressly permitted are allowed subject to entering into a development agreement per <a href="#">18.27</a> &amp; <a href="#">18.10.030</a>.</li> <li>• <b>ADUs &amp; cottage housing</b> permitted in several SF areas. See chart <a href="#">18.10.030</a>.</li> <li>• <b>ADUs</b> do not require additional lot area than that required for SF dwelling, except ADUs are not permitted on lots less than 4,000 sq. ft. (<a href="#">18.10.041</a>). Additional parking space required. <a href="#">18.16.090</a></li> </ul>	<ul style="list-style-type: none"> <li>• Utility billing discounts available to low-income seniors and low-income disabled individuals. <a href="#">13.40.190</a> &amp; <a href="#">13.40.192</a></li> </ul>	<ul style="list-style-type: none"> <li>• Fire &amp; park <b>impact fee exemptions</b> for AH. <a href="#">17.34.040</a> &amp; <a href="#">17.36.050</a></li> <li>• <b>Draft Parking Regulation amendments</b> to be considered by Council soon propose that AH units may use on street parking up to 50% to meet parking requirements of <a href="#">18.16</a>.</li> <li>• School District Policy allows <b>waiving of impact fee</b> for units meeting 50% AMI or below.</li> <li>• <b>Development Agreement</b> may enable further cost savings for projects providing AH. <a href="#">18.27.030 E</a></li> </ul>	<ul style="list-style-type: none"> <li>• ARCH</li> <li>• EHSF</li> <li>• SCA</li> <li>• AWC</li> </ul>

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
MF(H)	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 Agency
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

*Production Date: Spring 2020*