

Duvall Affordable Housing Snapshot

Demographic Data		Housing Costs			
Population: 8,061 North King County Owners: 92.2% Renters: 7.8%		Land Zoned Residential: 1323.41 acres (including mixed-use) Single-Family Zoning: 60.7%. Multifamily Zoning: 3%	Median Estimated Rent: \$1,580 <small>Source: City-Data.com, 2017</small>	Median Estimated Home Value: \$665,972 Median Home Value Change (2018-19): 6.4% <small>Source: Zillow, calculated using ZHVI from 6/2018 and 6/2019</small>	
People Experiencing Homelessness: Sheltered (North King County): 192 people Unsheltered (North King County): 85 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. <ul style="list-style-type: none"> • 47% of rental households are cost-burdened • 31% 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"> • Promote preservation & rehabilitation of existing AH stock. • Develop a MFTE to encourage developers to include AH units in new housing. • Consider requiring a portion of AH units in pre-annexation agreements. • Identify & promote use of surplus public owned land for AH. 	<ul style="list-style-type: none"> • Consider requiring a portion of AH units as part of any rezone to increase residential capacity. • Allow manufactured homes in all residential zones. • Encourage mixed-use development. • Promote variety of housing types to accommodate diverse needs/income levels. • Consider allowing residential dev. on upper floors of buildings in all zones. • Consider including AH requirements in pre-annexation agreements. • Encourage infill dev. within existing neighborhoods compatible with surroundings. • Allow variety of housing types & lot sizes consistent with land use. • Implement minimum for lot sizes/units per acre to achieve growth & density targets. • Evaluate alternatives to gross density when calculating allowed for each zone. • Allow ADUs on SF lots with minimal requirements. 	<ul style="list-style-type: none"> • Identify & promote programs to assist low income citizens in maintaining/repairing homes. • Encourage dev. of senior housing & assisted-living through H 3.1 and H 3.2, & other available means. • Identify & promote financial housing assistance for low/mod income households. • Support integration of special-needs housing in I neighborhoods, considering proximity to relevant services. 	<ul style="list-style-type: none"> • Consider developing a density bonus ordinance to allow increased density for senior, workforce, affordable housing. • Encourage cottage, attached, affordable, senior, workforce housing by developing a program that considers density bonuses & economic incentives. • Develop and implement, where compatible with underlying zoning and adjacent developed properties, a density bonus program and other incentives to increase open space and park areas and provide affordable housing for seniors, low income families, or other special-needs residents. • Create incentives to dev. of AH in both residential & commercial zones, including height & density increases & large floor-area ratios. 	<ul style="list-style-type: none"> • Collaborate with KC to provide AH in line with the countywide needs. • Develop partnerships with federal, state, and regional housing agencies, like ARCH, to provide AH. • Encourage dev. of AH by private developers & public-private partnerships, which incorporate cottages, duplexes, etc. into proposals.
	POLICIES	<ul style="list-style-type: none"> • Imposition of sales & use tax for AH. Adopted HB 1406 State sales tax pass-through for AH. 3.06.040 	<ul style="list-style-type: none"> • One ADU is permitted to an existing SF lot in R4, R4.5, R6 zones. Requires owner occupancy. DADUs not exceed 800 sq. ft. "Carriage Units" (ADUs that sit above garage) can be constructed in the R8. 14.48 • R12 provides compact SF, MF and cottage units. Density of 12 units/gross acre. Development of AH in R12 zone. 14.14.010 • R20 encourages dev. of workforce, rental housing. 14.16.010 • MUR in several zones. 14.18, 14.19, 14.22, & 14.26 	<ul style="list-style-type: none"> • Senior citizen assisted living facilities in several areas. 14.28.020, 14.18.020, 14.16.020 14.14.020, 14.19.020. 	<ul style="list-style-type: none"> • ADUs shall not be required to pay impact fees for roads and parks. 14.48.045 • Any form of senior housing is exempt from school impact fees. 14.58.030 B • Hearing Examiner grant specific impact fee exemption/credit. 14.58.060 E • Parking reductions in specific zones based on housing types. 14.44.040

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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