

Mercer Island Affordable Housing Snapshot

Demographic Data		Housing Costs	
Population: 22,699 East King County Owners: 92% Renters: 8%	Land Zoned Residential: N/A (including mixed-use) Single-Family Zoning: 87% Multifamily Zoning: N/A	Median Estimated Rent: \$4,566 Median Rent Change (2018-19): 0.9% <small>Source: Zillow, calculated using ZRI from 6/2018 and 6/2019</small>	Median Estimated Home Value: \$1,664,068 Median Home Value Change (2018-19): 2.6% <small>Source: Zillow, calculated using ZHVI from 6/2018 and 6/2019</small>
People Experiencing Homelessness: Sheltered (East King County): 569 people Unsheltered (East King County): 337 people <small>Sources: US Census Bureau 2010 Census & 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"> • 43% of rental households are cost-burdened • 30% 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"> • Maintain housing developed or preserved using local public resources as affordable for the longest term possible. 	<ul style="list-style-type: none"> • Ensure zoning & code provisions protect neighborhood character. • Encourage maintenance & revitalization of housing stock. • Emphasize diverse housing opportunities (like mixed-use development, affordable housing, accessible housing, and senior housing) in the Town Center. • Promote ADUs in SF zones. • Encourage infill development on vacant/under-utilized sites. • Consider development of innovative housing projects to examine different housing types. • Evaluate city-owned surplus property for its suitability for AH. 	<ul style="list-style-type: none"> • Support aging in place. • Promote awareness of Universal Design standards. • Meet requirements of the Federal Fair Housing Act and WA Fair Housing Law. • Encourage development of emergency, transitional, and permanent supportive housing with appropriate on-site services for special needs populations. 	<ul style="list-style-type: none"> • Encourage residential development in mixed use zones. • Use regulatory incentives/exemptions to encourage the creation of AH. • Provide incentives for first-time and affordable ownership housing opportunities. (such as condominiums/compact courtyard homes. Consider establishing a means to provide non-cash subsidies such as credit enhancements and city bonding to support the development of affordable housing) • Explore ways to incentivize the creation or modification of residential housing accessible to people with disabilities. 	<ul style="list-style-type: none"> • Collaborate regionally to assess the need for, and to create, affordable and accessible housing. • Meet Mercer Island's proportionate amount of county-wide projected housing needs, particularly for affordable housing. • Coordinate housing goals and policies with regional growth, transit, and employment policies.
POLICIES	<ul style="list-style-type: none"> • Adopted HB 1406 state sales tax pass-through for AH. 4.15.010. • Affordable units in the Town Center must be maintained for minimum of 50 years, or no less than 30 year with approval. 19.11.040. 	<ul style="list-style-type: none"> • Multi-Family properties are permitted in 3 zones are subject to design review in 19.15.220. 19.03.010. • Voluntary inclusionary zoning 19.11.040. • One ADU allowed on single family zoned lots, requires owner occupancy. Maximum of 900 square feet. 19.02.030. No additional parking requirement. 19.02.020 G. 	<ul style="list-style-type: none"> • Retirement homes must provide one off-street parking space for every two dwelling units. 19.03.010. • Nursing homes shall provide one off-street parking space for every four beds. • Rooming houses are permitted in multifamily zones and Town Center. 19.06.080 C. • Temporary encampments are allowed at a place of worship practicing or not with permit. 19.06.090. • Special needs group housing is permitted in all zones 19.06.080 as well as transitional housing if authorized by a conditional use permit (CUP). 19.06.080 B. • Additional lot coverage allowed for homes designed to be wheelchair accessible. 19.02.020 F3e. 	<ul style="list-style-type: none"> • Height bonus available in Town Center. 19.11.040. • Affordable housing may be exempt various impact fees. 19.11.040. • Social service transitional housing, as provided in 19.06.080. • Exemptions/partial exemptions from school, park, and transit impact fees for varied housing types including AH. 19.17.090, 19.18.070, 19.19.070. 	<ul style="list-style-type: none"> • ARCH • EHSF • SCA • AWC

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
MUD	Mixed-Use Development
MUR	Mixed-Use Residential
NKC	North King County
NP	Nonprofit
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