

# Burien Affordable Housing Snapshot

Demographic Data		Housing Costs			
<b>Population:</b> 52,300 (OFM 2020) Southwest King County <b>Owners:</b> 52.8% <b>Renters:</b> 47.2%	<b>Land Zoned Residential:</b> 88% (including mixed-use) <b>Single-Family Zoning:</b> 91% <b>Multifamily Zoning:</b> 9%	<b>Average Estimated Rent:</b> \$1,541 <b>Average Rent Change (2019-20):</b> +2% <small>Source: RentCafe, Market Trends February 2020</small>	<b>Median Estimated Home Value:</b> \$506,722 <b>Median Home Value Change (2019-20):</b> +12% <small>Source: Zillow, calculated using ZHV from 9/2019 and 8/2020</small>		
<b>People Experiencing Homelessness:</b> Sheltered (Southwest King County): 802 people Unsheltered (Southwest King County): 1,116 people <small>Source: US Census Bureau QuickFacts on the occupied housing unit rate 2018, 2020 AllHome Count Update report</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>13.3% of rental households</b> are cost-burdened</li> <li>• <b>18.2% of households with a mortgage</b> are cost-burdened</li> </ul> <small>Source: 2018 ACS Housing Characteristics</small>			
<b>Equity and Affordability:</b> Equity and Affordability: A household in Auburn must earn <b>\$61,640/year</b> or <b>\$29/hour</b> to afford the average market-rate rental. <b>2018 King County Median Household Income (Annual by race):</b> <b>Black/African American:</b> \$55,152   <b>Hispanic or Latino:</b> \$66,853   <b>Asian:</b> \$111,609   <b>White:</b> \$100,298 <small>Source: King County Economic Indicators, MHI by Race</small>					
	FUND SOURCE	ZONING & LAND USE	SPECIAL POPULATION & INCLUSIVE HOUSING	INCENTIVES & EXEMPTIONS	PARTNERSHIPS & COLLABORATION
COMMITMENTS	<ul style="list-style-type: none"> <li>• Ensure AH using local public resources retains affordability.</li> <li>• Advocate for funding on all levels to expand home ownership programs by low &amp; moderate income families, and provide assistance.</li> </ul>	<ul style="list-style-type: none"> <li>• Allowing quality designed prefabricated housing &amp; ADUs within SF areas.</li> <li>• Facilitate MFH construction in areas near services &amp; facilities.</li> <li>• Encourage mix of residential &amp; commercial uses within Urban Center accessible transit &amp; range of housing opportunities.</li> <li>• Down town Burien &amp; surrounding areas are designated for sufficient land area &amp; densities to meet needs for housing, employment, etc.</li> <li>• Zone sufficient &amp; buildable land, and allow mix of housing types to accommodate Burien's projected pop. growth over 20 years.</li> <li>• Ensure any rezoning results in an overall increase in residential capacity.</li> <li>• Promote economically diversified housing supply, including low, middle, and upper income levels, to serve a broad range of community needs.</li> </ul>	<ul style="list-style-type: none"> <li>• Existing mobile home parks in the City provide an important affordable housing choice for low-income residents and should be protected from closure without adequate relocation plans.</li> <li>• Develop and preserve variety of housing options for citizens with special needs due to age, disability, or circumstance.</li> <li>• Encourage the dispersal of special needs and senior housing throughout Burien.</li> </ul>	<ul style="list-style-type: none"> <li>• Encourage AH dev. through incentives including density bonuses.</li> <li>• Compile and promote housing and services information to assist low/moderate income families in finding adequate housing and to assist both non and for profit developers locate AH.</li> <li>• Evaluate and modify dev. standards &amp; regulations that unnecessarily add to housing costs.</li> <li>• Encourage redevelopment, development of underutilized &amp; vacant land.</li> </ul>	<ul style="list-style-type: none"> <li>• Coordinate AH analysis with KC Countywide Planning Policies.</li> <li>• Support and plan housing opportunities using federal, state, and county resources in coordination with local/regional agencies.</li> </ul>
POLICIES	<ul style="list-style-type: none"> <li>• MFIE in residential target areas. <a href="#">19.45.030</a>.</li> <li>• As defined by RCW <a href="#">82.14.020</a>, 0.073% of Sales Use Tax will be used to acquire, construct, rehabilitate AH <a href="#">3.10.140</a>. Article III.</li> </ul>	<ul style="list-style-type: none"> <li>• Urban center is a residential target zone for new MFH and rehabilitation of existing vacant and underutilized buildings for MFH. <a href="#">19.45.020 C ii</a>.</li> <li>• Up to <b>two ADUs</b> allowed per single detached house, max of 1,000 sq. ft. <b>One DADU</b> per single house, max of 800 sq. ft. Additional parking spaces per additional dwelling unit. <a href="#">19.17.070</a>.</li> <li>• Through <b>Affordable Housing Demonstration (AHDP) program</b>, facilitate (for trial period), AH construction in all residential zones. <a href="#">19.18</a>. See <a href="#">19.18.040</a> chart for eligible housing types. See <a href="#">19.18.050</a> for affordability req.</li> </ul>	<ul style="list-style-type: none"> <li>• Several utility tax relief programs for low income households. <a href="#">3.12.180</a> and <a href="#">3.12.210</a>.</li> <li>• Several height bonuses and parking reductions for community res. facilities, nursing homes in certain zones. See <a href="#">zone chart</a>.</li> <li>• Height &amp; density bonus, and parking reductions for MFH and senior assisted living. 1.8 spaces per unit. 19.15.010.3. See <a href="#">zone chart</a>.</li> <li>• In lieu parking fee. <a href="#">19.20.030</a></li> </ul>	<ul style="list-style-type: none"> <li>• ADHP's projects granted 2-yr property tax exemption in residential target areas when 20% of units are affordable.</li> <li>• ADHP parking is determined with submittal of a parking demand study. <a href="#">19.20.030</a>.</li> <li>• MFIE available for MUR project if project provides at least 1 complete public benefit feature from Table <a href="#">19.15.025 2)</a> Units are for elderly 3) Project meets min. req. for 12-yr exemption. <a href="#">19.45.030</a>.</li> </ul>	<ul style="list-style-type: none"> <li>• SKHHP</li> <li>• SCA</li> <li>• AWC</li> <li>• King County Consortium</li> </ul>

ADU	Ac c e s s o r y D w e l l i n g U n i t
AH	A f f o r d a b l e H o u s i n g
AMI	A r e a M e d i a n I n c o m e
ARCH	A R e g i o n a l C o a l i t i o n f o r H o u s i n g
AWC	A s s o c i a t i o n o f W a s h i n g t o n C i t i e s
DADU	D e t a c h e d A c c e s s o r y D w e l l i n g U n i t
Devs	D e v e l o p m e n t s ( a f f o r d a b l e h o u s i n g d e v e l o p m e n t s )
EHSF	E a s t s i d e H u m a n S e r v i c e s F o r u m
EKC	E a s t K i n g C o u n t y
FAR	F l o o r A r e a R a t i o
KC	K i n g C o u n t y
MFH	M u l t i - F a m i l y H o u s i n g
MFIE	M u l t i - F a m i l y T a x E x e m p t i o n
MZ	M a n d a t o r y I n c l u s i o n a r y Z o n i n g
MUR	M i x e d - U s e R e s i d e n t i a l
NKC	N o r t h K i n g C o u n t y
NP	N o n p r o f i t
NUHSA	N o r t h U r b a n H u m a n S e r v i c e s A l l i a n c e
PHA	P u b l i c H o u s i n g A u t h o r i t y
PSH	P e r m a n e n t S u p p o r t i v e H o u s i n g
PTE	P r o p e r t y T a x E x e m p t i o n
RTA	R e s i d e n t i a l T a r g e t A r e a s
SCA	S o u n d C i t i e s A s s o c i a t i o n
SF	S i n g l e F a m i l y
SKC	S o u t h K i n g C o u n t y
SKHHP	S o u t h K i n g H o u s i n g a n d H o m e l e s s n e s s P a r t n e r s
TDR	T r a n s f e r o f D e v e l o p m e n t R i g h t s
TOD	T r a n s i t O r i e n t e d D e v e l o p m e n t

*Production date: Summer 2020*