

Auburn Affordable Housing Snapshot

Demographic Data		Housing Costs	
Population: 71,960 (OFM 2020) Southwest King County Owners: 62.7% Renters: 37.3%	Land Zoned Residential: 67% (including mixed-use) Single-Family Zoning: 70% Multifamily Zoning: 32% *2% shared SF/MF	Average Estimated Rent: \$1,454 Average Rent Change (2019-20): +5% <small>Source: Rent Cafe, Market Trends February 2020</small>	Median Estimated Home Value: \$440,187 Median Home Value Change (2019-20): +14% <small>Source: Zillow, calculated using ZHVI from 9/2019 and 8/2020</small>
People Experiencing Homelessness: Sheltered (Southwest King County): 802 people Unsheltered (Southwest King County): 1,116 people <small>Sources: US Census Bureau QuickFacts owner-occupied housing unit rate, 2018; 2020 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"> • 29.6% of rental households are cost-burdened • 12.9% of households with a mortgage are cost-burdened <small>Source: 2018 ACS Housing Characteristics</small>	
Equity and Affordability: Equity and Affordability: A household in Auburn must earn \$58,160/year or \$36/hour to afford the average market-rate rental. 2018 King County Median Household Income (Annual by race): Black/African American: \$55,152 Hispanic or Latino: \$66,853 Asian: \$111,609 White: \$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"> • Explore available federal, state, local programs & private options for financing AH, reducing risk factors, preserving neighborhoods. • Encourage & assist renovation of surplus public, commercial buildings & land into AH. • Explore dedicating revenues of sold publicly owned properties to AH. • Ensure that AH created or preserved with public resources so it remains affordable. 	<ul style="list-style-type: none"> • Provide land use plan/zoning that offers a variety of housing styles & densities for private/nonprofit providers. • Provide for housing choices in downtown & other designated mixed-use centers near accessible infrastructure. • Allow ADUs units as an AH strategy. • Promote home ownership opportunities. • Encourage infill dev. of underutilized parcels in zones. • Allow manufactured housing parks, transitional housing, and MFH in appropriately zoned but limited areas. • Conserve Auburn's housing stock because it is the most affordable form of housing. 	<ul style="list-style-type: none"> • Encourage human/health service orgs & facilities for people w/ special needs. • Support programs that help people to remain within the community. • Assist low-income people displaced in redevelopment find AH. • Support aging in place. • Provide opportunities for transitional housing, assisted living, retirement communities. • Promote universal design & ensure housing is usable by all, regardless age, abilities. 	<ul style="list-style-type: none"> • Implement incentives for under-utilized parcels into new uses to function as accessible, MUR areas. • Support healthy preservation strategies, i.e. property tax exemptions to preserve AH & use health workers to offer property owners & residents education & resources to maintain housing. • Review & streamline dev. standards & regulations to advance benefit, provide flexibility, mini. additional costs to housing. • Explore AH density bonuses, parking reductions, exemptions, fee waivers, & permit expediting. 	<ul style="list-style-type: none"> • Work in partnership with King/Pierce to address need for AH for long-term affordability. • Partner with SKC to coordinate human, educational, housing needs of diverse cultural communities. • Work with jurisdictions for regional approach to homelessness.
POLICIES	<ul style="list-style-type: none"> • MFTE in one residential target area. 3.94.050 • As defined by RCW 82.14.020, 0.073% of Sales Use Tax will be used to acquire, construct, rehabilitate AH. 3.60.010 • Established the "Housing & Community Economic Development Fund" to develop & disburse funds for building demolition or repair, senior citizens' food nutrition, and similar programs. 3.04.470 	<ul style="list-style-type: none"> • ADUs are permitted in all residential zones that permit SF homes. Requires owner occupancy. No larger than 950 sq. ft. One additional parking space. 18.31.120 • Infill residential development in several zones. 18.25.020 • Zone exclusively reserved for mobile home communities. 18.09 • Housing concepts of all types limited only by the density allowed in the official Lakeland plan map. 18.76.040 • Flexible development for 2 or more housing types in zones. See eligibility matrix 18.49.020. C • Mandatory cluster subdivisions for all residential subdivisions short subdivisions located in the urban separator overlay. 17.26.020 	<ul style="list-style-type: none"> • Relocation assistance for mobile home park closures. 14.20.080 • Human services committee dedicated to review social needs and appropriate funds. 2.36.010 • Senior/disabled citizen rate for several utilities. 13.24.010 	<ul style="list-style-type: none"> • Impact fee exemptions for construct of elderly housing projects. 19.02.080 • Fire fee exemptions for all dev. activity within downtown plan area. 19.06.070 • Density bonuses available 18.49.050. A5 • Alternative minimum off-street parking. 18.49.050. B1 • Flexible development standards for housing. 18.49.050 	<ul style="list-style-type: none"> • SKHHP • SCA • AWC • South Sound Housing Affordability Partners • Regional Homelessness Authority • 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

Production date: Summer 2020