

# Enumclaw Affordable Housing Snapshot

Demographic Data		Housing Costs			
<b>Population:</b> 12,610 <small>(OFM 2020)</small> Southeast King County <b>Owners:</b> 50.4% <b>Renters:</b> 49.6% <small>(Source: US Census Bureau)</small>		<b>Land Zoned Residential:</b> 56.67% (including mixed-use) <b>Single-Family Zoning:</b> 92% <b>Multifamily Zoning:</b> 8%		<b>Median Estimated Rent:</b> \$1,563 <b>Median Rent Change (2019-20):</b> +9% <small>Source: RentCafe.com (2020)</small> <b>Median Estimated Home Value:</b> \$425,993 <b>Median Home Value Change (2019-20):</b> 10.6% <small>Source: Zillow, calculated using ZHVI from 5/2019 and 5/2020</small>	
<b>People Experiencing Homelessness:</b> Sheltered (Southeast King County): 56 people Unsheltered (Southeast King County): 65 people <small>Sources: US Census Bureau QuickFacts on owner-occupied housing units in 2018, 2020 AllHome Count Up 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. • <b>23% of rental households</b> are cost-burdened • <b>33.4% of households with a mortgage</b> are cost-burdened <small>Source: 2018 ACS Housing Characteristics</small>			
<b>Equity and Affordability:</b> A household in Enumclaw must earn <b>\$62,520/year</b> or <b>\$30/hour</b> to afford the average market-rate rental. <b>2018 King County Median Household Income</b> (Annual by race): <b>Black:</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>• Monitor stability AH options to determine sustainability.</li><li>• Support CDBG &amp; other programs effort to maintain &amp; repair existing housing.</li><li>• Preserve AH by educating residents on loans &amp; grants through programs, including KC Housing Repair Program.</li></ul>	<ul style="list-style-type: none"><li>• Blend AH throughout community to avoid overconcentration.</li><li>• Consider zone for housing above retail in town center/downtown.</li><li>• Ensure dev. regulations continue to allow ADUs as AH method.</li><li>• Encourage duplexes, triplexes, forplexes within designated areas to provide increased densities &amp; AH.</li><li>• Encourage use of small lots and/or MFH that will promote opportunities for affordable homeownership.</li></ul>	<ul style="list-style-type: none"><li>• Support social/health service orgs. for those with special needs, especially that help people stay in area.</li><li>• Consider senior community zoning code to encourage housing specifically designed for elderly population.</li><li>• Designated manufactured homes should be treated the same &amp; allowed in zones as SFH.</li></ul>	<ul style="list-style-type: none"><li>• Promote opportunities for AH ownership through zoning code provisions/incentives.</li><li>• Consider bonus program in which developers receive “credit” in additional units (beyond zone allows) if AH units integrated into new projects. Bonus program should not result in projects that consist primarily of AH units.</li></ul>	<ul style="list-style-type: none"><li>• Coordinate with state &amp; local health care &amp; housing programs.</li><li>• Work collaboratively with jurisdictions, KC, private/NP developers, &amp; residents for AH need.</li><li>• Participate in the creation of a regional funding entity, like ARCH.</li></ul>
	<ul style="list-style-type: none"><li>• <a href="#">SHB 1406</a> Authorizing use of sales tax revenue for acquisition, production and/or preservation of AH. <a href="#">3.50.010</a></li></ul>	<ul style="list-style-type: none"><li>• Cottage housing in R-4 zones. <a href="#">19.40.120</a></li><li>• Duplexes in R-2, R-3, R-4 zones. <a href="#">19.40.090</a></li><li>• Townhome in R-4 zones. <a href="#">19.40.150</a></li><li>• Residential Manufactured Home Park District. <a href="#">18.16</a></li><li>• 1 ADUs/DADUs permitted on SF lots of any size. Req. owner occupancy. ADUs not exceed 800 sq. ft. No more than 2 bedrms. Administrator can increase size up to 50% of principal unit's floor area to efficiently use all area. <a href="#">19.34.030</a></li><li>• CB1 &amp; CB2 zones allow for MUR (housing units above first floor essentially). <a href="#">19.12.060</a></li></ul>	<ul style="list-style-type: none"><li>• Utility discount for low-income disabled and senior residents. <a href="#">14.90</a></li></ul>	<ul style="list-style-type: none"><li>• Developments including at least 1 AH unit may increase in allowable density. <a href="#">19.38.340</a></li><li>• Density for horizontal mixed-use dev. with at least 1 AH calculated at 20 units/acre or 2,200 sq. ft./unit. <a href="#">19.38.340</a></li><li>• Reduced parking req. to 1.5 space per AH unit. No guest parking for AH units required. <a href="#">19.38.340</a></li><li>• Devs. with AH may encroach up to 5 ft into any req. yard. <a href="#">19.38.340</a></li><li>• Park/transit impact fee exemptions for dev. with AH. <a href="#">19.38.340</a></li><li>• Administrator can consider non-listed incentives if demonstrated incentives result in additional AH. <a href="#">19.38.340</a></li></ul>	<ul style="list-style-type: none"><li>• King County Housing Authority</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*