

# 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 owner-occupied housing unit rate 2018, 2020; AllHome Count Us In 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>23% of rental households</b> are cost-burdened</li> <li>• <b>33.4% of households with a mortgage</b> are cost-burdened</li> </ul> <small>Source: 2018 ACS Housing Characteristics</small>	

**Equity and Affordability:** A household in Enumclaw must earn **\$62,520/year** or **\$30/hour** to afford the average market-rate rental.  
**2018 King County Median Household Income** (Annual by race): **Black:** \$55,152 | **Hispanic or Latino:** \$66,853 | **Asian:** \$111,609 | **White:** \$100,298  
Source: King County Economic Indicators, MHI by Race

	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 over-concentration.</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, four-plexes 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 healthcare &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>
POLICIES	<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	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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