

# Kent Affordable Housing Snapshot

Demographic Data		Housing Costs					
<b>Population:</b> 130,500 ( <a href="#">OFM 2020</a> ) Southwest King County <b>Owners:</b> 94.5 % <b>Renters:</b> 5.5%		<b>Land Zoned Residential:</b> 70 % (including mixed-use) <b>Single-Family Zoning:</b> 80% <b>Multifamily Zoning:</b> 20% (including MHP zones)		<b>Average Estimated Rent:</b> \$1,546 <b>Average Rent Change (2019-20):</b> +7% <small>Source: <a href="#">RentCafe, Market Trends February 2020</a></small>		<b>Median Estimated Home Value:</b> \$463,565 <b>Median Home Value Change (2019-20):</b> +11.7% <small>Source: Zillow, calculated using ZHVI from 8/2019 and 8/2020</small>	
<b>People Experiencing Homelessness:</b> Sheltered (Southwest King County): 802 people Unsheltered (Southwest King County): 1,116 people <small>Source: <a href="#">US Census Bureau QuickFacts</a> on owner-occupied housing units 2018, 2020 <a href="#">Alaska Census Data</a> 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>12.6% of rental households</b> are cost-burdened • <b>34.6% of households with a mortgage</b> are cost-burdened <small>Source: 2018 ACS Housing Characteristics</small>			
<b>Equity and Affordability:</b> Equity and Affordability: A household in Kent must earn <b>\$61,840 / year</b> or <b>\$30/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: <a href="#">King County Economic Indicators, MHI by Race</a></small>							
	FUND SOURCE	ZONING & LAND USE	SPECIAL POPULATION & INCLUSIVE HOUSING	INCENTIVES & EXEMPTIONS	PARTNERSHIPS & COLLABORATION		
COMMITMENTS	<ul style="list-style-type: none"><li>• Use public resources for low-income households, seniors, &amp; special needs groups.</li><li>• Provide rental &amp; homeownership assistance to expand housing opportunities.</li><li>• Support the preservation of MFH, gov. subsidized homes &amp; other AH sources.</li><li>• Further public-private partnerships to develop, rehabilitate, maintain AH.</li><li>• Consider investments in AH projects to reduce construction costs by nonprofit house users.</li></ul>	<ul style="list-style-type: none"><li>• Kent will provide adequate land &amp; densities accommodating the 20-yr housing target of 10,858 new units.</li><li>• Provide opportunities for a variety of housing types &amp; densities to meet changing demographics.</li><li>• Revise dev. regulations to encourage SF &amp; MFH dev. that's flexible &amp; innovative in terms of building design standards.</li><li>• Allow &amp; encourage a variety of MFH forms &amp; densities within designated commercial MUR land use areas.</li><li>• Allow diversity of SF housing in all residential districts (e.g., ADUs, reduced lot size, cottage/culster housing).</li><li>• Adopt minimum density requirements for residential development.</li><li>• Support achievement of allowable density in SF devs. by flexible site design.</li></ul>	<ul style="list-style-type: none"><li>• Facilitate and encourage the development of AH for seniors, large families and other identified special housing needs.</li><li>• Assist private &amp; nonprofit developers in providing affordable housing to low-income residents and special needs groups.</li></ul>	<ul style="list-style-type: none"><li>• Locate housing opportunities with a variety of densities within proximity to employment, transit, human services.</li><li>• Allow more flexibility in SF &amp; MFH residential setbacks, parking, particularly on small lots, to encourage more compact infill dev. and innovative site design.</li><li>• Develop regulatory incentives to encourage infill development in existing commercial areas.</li></ul>	<ul style="list-style-type: none"><li>• Maintain a list of AH units in Kent. Housing &amp; Human Services Division will continue to pursue partnerships with NPs to preserve &amp; expand AH.</li><li>• Further public-private partnerships to develop, rehabilitate, maintain AH.</li><li>• Explore partnerships with SKC jurisdictions to assess housing needs, coordinate funding, increase capacity.</li></ul>		
	<ul style="list-style-type: none"><li>• <b>MFIE</b> in two residential target zones. <a href="#">3.25</a></li><li>• <b>AH for 50% AMI concurrency req.</b> exempt for up to 10% of total units. <a href="#">12.11.040</a></li><li>• <b>Imposition of sales &amp; use tax</b> for AH. Adopted <a href="#">HB 1406</a> state sales tax pass-through for affordable housing. <a href="#">Resolution 1995</a></li></ul>	<ul style="list-style-type: none"><li>• One ADU per primary lot is allowed within all residential zones. Requires owner occupancy. 800 sq. ft. limit or 33% for detached, 40% for attached (<a href="#">15.08.350</a>). One required parking space for ADU in addition to primary unity parking. <a href="#">15.05.040</a></li><li>• <b>Planned Unit Development</b> to promote diversity and creativity in <b>site design</b>. <a href="#">15.08.400</a></li><li>• Several zones for <b>MFH &amp; MUR</b>. <a href="#">15.04.020</a></li></ul>	<ul style="list-style-type: none"><li>• <b>Relocation assistance</b> for mobile homes. <a href="#">12.05.320</a> through <a href="#">12.05.370</a>.</li><li>• <b>Utility rate reduction</b> available to low-income people older than 62, unable to work due permanent disability, or care to child with disability. <a href="#">7.01.070</a></li></ul>	<ul style="list-style-type: none"><li>• <b>Concurrency req.</b> exemption for low-income housing (below 50% AMI). 10% of unit limit are exempt under this subsection. <a href="#">12.11.040</a></li><li>• <b>Negotiable targets &amp; requirements</b> through development agreements regarding AH. <a href="#">15.08.450 C7</a></li><li>• Low-income housing construction exempt from <b>school impact fees</b>. <a href="#">12.13.040</a></li><li>• <b>2% density bonus</b> available if a PUD dev. features a <b>mix of residential housing types</b>. <a href="#">15.08.400 D6</a></li></ul>	<ul style="list-style-type: none"><li>• AWC</li><li>• SCA</li><li>• SKHHP</li><li>• Southwest King County Homelessness Action Committee</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
MIZ	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 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*