

# Shoreline Affordable Housing Snapshot

Demographic Data		Housing Costs			
<b>Population:</b> 56,980 North King County <b>Owners:</b> 63.2% <b>Renters:</b> 36.8% <b>Land Zoned Residential:</b> 88.61% <b>Single-Family Zoning:</b> 78.35% <b>Multifamily Zoning:</b> 10.26%		<b>Average Estimated Rent:</b> \$1,617 <b>Average Rent Change (2019-20):</b> +5% <small>Source: RentCafe Market Trends, Shoreline</small>		<b>Median Estimated Home Value:</b> \$565,000 <b>Median Home Value Change (2018-19):</b> -6.18% <small>Source: Zillow, calculated using ZHVI from 6/2018 and 6/2019</small>	
<b>People Experiencing Homelessness:</b> Sheltered (North King County): 204 people Unsheltered (North King County): 56 people <small>Sources: US Census Bureau QuickFacts owner-occupied housing unit rate 2013-2017, OFM Population April 1, 2020, 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>51.7% of rental households</b> are cost-burdened</li> <li>• <b>32.7% of households with a mortgage</b> are cost-burdened</li> </ul> <small>Source: 2018 American Community Survey estimates</small>			
<b>Equity and Affordability:</b> A household in Shoreline must earn <b>\$64,680/year</b> or <b>\$31/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>• Explore feasibility of creating a city housing trust fund.</li> <li>• Ensure publicly funded affordable housing remains affordable for minimum of 50 years.</li> <li>• Explore affordable housing financing options through private foundations, federal, state and local programs.</li> </ul>	<ul style="list-style-type: none"> <li>• Preserve &amp; develop housing near amenities that is affordable at all income levels.</li> <li>• Encourage infill development on vacant &amp; underutilized sites.</li> <li>• Consider mandating affordability in Transit-Oriented Communities.</li> <li>• Revise development code to allow a wider variety of housing options.</li> <li>• Identify &amp; promote use of surplus public land for affordable housing.</li> </ul>	<ul style="list-style-type: none"> <li>• Support aging in place.</li> <li>• Encourage Universal Design and retrofitting of homes for lifetime use.</li> <li>• Support development of emergency, transitional, and permanent supportive housing.</li> <li>• Provide financial assistance to low-income residents for maintenance of homes.</li> <li>• Work to attract families with young children to support school system.</li> </ul>	<ul style="list-style-type: none"> <li>• Create incentives and exemptions to encourage development of new and/or affordable housing in residential, commercial, and transit-oriented zones.</li> <li>• Explore different incentives to encourage construction with deeper affordability.</li> <li>• Consider expanding MFTE to more areas and incorporate tiered levels of exemption for different unit affordability.</li> </ul>	<ul style="list-style-type: none"> <li>• Pursue public-private partnerships to preserve existing housing stock and develop additional units</li> <li>• Regional collaboration to identify, fund, and address housing and affordability needs</li> <li>• Support nonprofit agencies that construct, manage, and provide services for the homelessness programs within the city</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 affordable housing (<a href="#">SMC, Ch. 3.17</a>).</li> </ul>	<ul style="list-style-type: none"> <li>• Mandatory Inclusionary Zoning in MUR-45' /70' /70' +, Voluntary in MUR-35' (<a href="#">SMC, 20.40.235</a>).</li> <li>• One ADU per lot in SF zones, owner must occupy one unit (<a href="#">SMC.20.40.210</a>).</li> <li>• Surplus land disposition for public benefit (<a href="#">WA HB 2382</a>).</li> </ul>		<ul style="list-style-type: none"> <li>• 12-year property tax exemption in residential target areas when 20% of units are affordable (<a href="#">SMC, 3.27.040</a>).</li> <li>• Density bonus up to 50% of underlying zone if all bonus units designated at or below 80% AMI (<a href="#">SMC, 20.40.230</a>).</li> <li>• Transportation &amp; park impact fee exemption for nonprofit AH developments (<a href="#">SMC, 3.80.070</a>).</li> <li>• Parking reduction up to 50% for AH developments, upon approval (<a href="#">SMC, 20.50.400</a>).</li> </ul>	<ul style="list-style-type: none"> <li>• SCA</li> <li>• AWC</li> <li>• King County Consortium</li> <li>• NUHSA</li> <li>• Sound Generations (Minor Home Repair)</li> <li>• King County Department of Local Services (Major Home Repair)</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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