

Woodinville Affordable Housing Snapshot

Demographic Data		Housing Costs	
Population: 12,790 North King County Owners: 58.4% Renters: 41.6%	Land Zoned Residential: 62.5% (including mixed-use) Single-Family Zoning: 30.1% Multifamily Zoning: 32.4%	Average Estimated Rent: \$2,065 Rent Change (2019-20): +6% <small>Source: Rent Cafe Rental Market Trends February 2020</small>	Median Estimated Home Value: \$787,900 Median Home Value Change (2018-19): -2.5% <small>Source: Zillow, calculated using ZHVI from 6/2018 and 6/2019</small>
People Experiencing Homelessness: Sheltered North County: 204 people Unsheltered North County: 56 people <small>Sources: ACS 5-year Housing Characteristics 2018, OFM Population Estimates, All Home Point in Time Report 2020</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"> • 52% of rental households are cost-burdened • 31% of households with a mortgage are cost-burdened <small>Source: 2018 American Community Survey estimates</small>	

Equity and Affordability: A household in **Woodinville** must earn **\$82,600/year** or **\$40/hour** to afford the average market-rate rental.
2018 King County Median Household Income (Annual): **Black Households:** \$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"> • Require units to remain affordable for the longest possible term, when constructed through density bonuses or other means. 	<ul style="list-style-type: none"> • Allow for variety of housing types, sizes, styles, and lot sizes. • Encourage MUR in the downtown & tourist areas. • Provide moderately priced homeownership through flexible lot sizes, small DADUs, townhomes, condo housing. • Allow ADUs on SF lots. • Allow manufactured homes placed on a permanent foundation in all SF zones. • Promote infill development. • Provide land use plan to support city's housing growth target and regional objectives. • Encourage dev. clustering and low-impact stormwater management to improve environmental quality. • Ensure new & redevelopment respect existing neighborhood character. 	<ul style="list-style-type: none"> • Focus AH efforts towards very-low income households. • Promote equal and fair access to housing through application of federal and state fair housing laws. • Support the development of housing for seniors of all incomes. • Support aging in place. • Support housing options, programs, and services that allow people with disabilities to stay in their homes as needs change. • Encourage adoption of Universal Design standards. • Support dev. of emergency, transitional, PSH, for the homeless in EKC & in the city. 	<ul style="list-style-type: none"> • Offer voluntary dev. bonuses for AH in downtown or other commercial districts. • Consider permit & impact fee waivers for affordable units. • Encourage support first-time homebuyers program for low- or moderate-income buyers. 	<ul style="list-style-type: none"> • Develop a coordinated regional approach to meeting the housing and affordability needs of KC, Eastside, and S. Snohomish Co. • Coordinate city housing goals, policies, and strategies with regional growth, housing, transit, and employment policies. • Continue membership in interjurisdictional (i.e. ARCH) to assist in provision of AH on the Eastside. • Promote new AH investments in areas near transit/jobs.
POLICIES	<ul style="list-style-type: none"> • AH Sales & Use Tax (Ch.3.08). 	<ul style="list-style-type: none"> • One ADU per SF lot, requires owner occupancy and no larger than 50% of primary residence. One off-street parking space required (Ch.21.21.030). • Alternate development standards for AH in Special District Overlay – TOD (Ch.21.27.010). • One parking stall/unit required in MFH. One stall/4 units for guest parking (Ch.21.44.030). 	<ul style="list-style-type: none"> • MFH PTE project designs must meet LEED Certified Standard or higher (Ch.3.43.050). 	<ul style="list-style-type: none"> • 8-year MFH PTE in RTAs (Ch. 3.43). • Park impact fee exemption for ADU and Devs owned by NPs and PHAs (Ch.3.36.055). • School impact fee exemption for AH (Ch.3.38.050). 	<ul style="list-style-type: none"> • ARCH • NUHSA • SCA • AWC

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
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 Agency
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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