

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: RentCafé, RentalMarketIndex 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>Source: ACS 5-year Housing Characteristics 2018, OPM 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. •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 <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">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 home buyers 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 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.		
	<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">ARCHNUHSASCAAWC		
POLICIES							

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
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 g e n c 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 : Autumn 2020