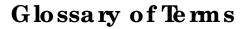


Woodinville Affordable Housing Snapshot

Demographic Data			Housing Costs		
Population: 12,790	Land Zoned Residential: 62.5%	Average Estimated Rent: \$2,065	Median Estimated Home Value: \$787,900		
North King County	(including mixed-use)	Rent Change (2019-20): +6%	Median Home Value Change (2018-19): -2.5\%		
Owners: 58.4%	Single - Family Zoning: 30.1%	Source: <u>Rent Café Rental Market Thends February 2020</u>	Source: Zillow, calculated using ZHVI from 6/2018 and 6/2019		
Renters: 41.6%	Multifamily Zoning: 32.4%				
People Experiencing Homelessness:		Cost burdened - House holds that spe	Costburdened - House holds that spend over 30% of income on housing and may have		
Sheltered North County: 204 people		d iffic ulty a ffording other necessities s	difficulty affording other necessities such as food, transportation, and medical care.		
Unsheltered North County: 56 people		•52% of rental house holds are cost-b	•52% of rental house holds are cost-burdened		
Sources: <u>ACS5-year Housing Characteristics 2018</u> , OFM Population Estimates, <u>All Home Point in Time Report 2020</u>		•31% of house holds with a mortgage Source: 2018 American Community Survey estimates	•31% of house holds with a mortgage are cost-burdened Source: 2018 American Community Survey estimates		

Equity and Affordability: A household in Woodinville must eam \$82,600/yearor\$40/hourto afford the average market-rate rental. 2018 King County Median Household Income (Annual): <u>Black Households</u>: \$55,152 | <u>Hispanic or Latino</u>: \$66,853 | <u>Asian</u>: \$111,609 | <u>White</u>: \$100,298

	King County Economic Indicators, MHI by		SPECIAL PO PULATION &	INC ENTIVES &	PARINERSHIPS &
	FUND SO URC E	ZONING & IAND USE	INC LUSIVE HO USING	EXEMPIIO NS	COLLABORATION
	• Require units	• Allow for varie ty of housing types, sizes, styles,	• Focus AH efforts to wards very-low	• Offer voluntary	• Develop a coordinated
	to remain	and lot size s.	income house holds.	dev.bonuses for	regional approach to
	affordable for	• Encourage MUR in the downtown & tourist	• Promote equal and fair access to	AH in downtown or	meeting the housing and
	the longest	a re a s.	housing through application of	o the r c o m m e rc ia l	afford a bility needs of KC,
	possible term,	• Provide moderately priced homeownership	federal and state fair housing laws.	d istric ts.	Eastside, and S. Snohomish
\mathbf{v}	when	through flexible lot sizes, small DADUs,	 Support the development of 	• Considerpermit	Co.
Z	c o nstruc te d	townhomes, condo housing.	housing for seniors of all incomes.	& impact fee	• Coordinate city housing
IE	through density	• Allo w ADUs on SF lots.	• Support aging in place.	waivers for	goals, policies, and strategies
OMMINENTS	bonuses or	• Allow manufactured homesplaced on a	 Support housing options, 	afford a ble units.	with regional growth,
Z	o the r m e a ns.	permanent found a tion in all SF zones.	programs, and services that allow	• Encourage	housing, transit, and
M		• Promote infill development.	people with disabilities to stay in	support first-time	e mp lo ym e nt po lic ie s.
CO		• Provide land use plan to support city's	theirhomes as needs change.	homebuyers	• Continue membership in
		housing growth target and regional objectives.	• Encourage adoption of Universal	program for low-or	interjurisdic tional (i.e. ARCH)
		• Encourage dev. clustering and low-impact	De sig n stand ard s.	moderate-income	to a ssist in provision of AH on
		stormwater management to improve	• Support dev. of emergency,	b uye rs.	the Eastside.
		e nviro nme nta l q ua lity.	transitional, PSH, for the homeless in		• Promote new AH
		• Ensure new & redevelopment respect	EKC & in the city.		investments in areas near
		existing neighborhood character.			tra nsit/ jo b s.
	• AH Sa le s &	• One ADUperSFlot, requiresowner	• MFH PIE project de signs must	• 8-ye a r MFH PTE in	• ARCH
	Use Tax	occupancy and no larger than 50% of primary	meet LEED Certified Standard or	RTAs (<u>Ch. 3.43</u>).	• NUHSA
	(<u>Ch.3.08</u>).	residence. One off-street parking space	hig he r (<u>Ch.3.43.050</u>).	• Park impact fee	• SCA
Ø		required (<u>Ch.21.21.030</u>).		e xe mption for ADU	• AWC
		• Altemate development standards for AH in		and Devsowned	
		Special District Overlay – TOD		by NPs and PHAs	
PO LIC IES		(<u>Ch.21.27.010</u>).		(<u>Ch.3.36.055</u>).	
L L		• One parking stall/unit required in MFH. One		• Schoolimpact	
		stall∕4 units forguest parking (<u>Ch.21.44.030</u>).		fee exemption for	
				AH	
				(<u>Ch.3.38.050</u>).	





ADU	Accessory Dwelling Unit
AH	Afford a ble Housing
AMI	Are a Median Income
ARCH	A Regional Coalition for Housing
AWC	Association of Washington Cities
DADU	Detached Accessory Dwelling Unit
Devs	De ve lo p m e nts
EHSF	Eastside Human Services Forum
EKC	East King County
FAR	Floor Are a Ratio
KC	King County
MFH	Multi-Family Housing
MFIE	Multi-Family Tax Exemption
MZ	Mandatory Inclusionary Zoning
MUR	Mixe d -Use Re sid e n tia l
NKC	North King County
NP	No np ro fit
NUHSA	North Urban Human Servic es Allianc e
PHA	Public Housing Agency
PSH	Permanent Supportive Housing
PIE	Property Tax Exemption
RTA	Re sid e ntia l Targ e t Are a s
SCA	So und Citie s Asso c ia tio n
SF	Sing le Family
SKC	South King County
SKHHP	So uth King Housing and Homelessness Partners
TDR	Transfer of Development Rights
TOD	Transit Oriented Development