

Duval Affordable Housing Snapshot

Demographic Data		Housing Costs			
Population: 7,950 Northeast King County Owners: 92.2% Renters: 7.8%		People Experiencing Homelessness: Sheltered (Northeast County): 51 people Unsheltered (North King County): 167 people		Median Estimated Rent: \$1,458 Median Estimated Home Value: \$538,234 <small>Source: city-data.com Duval 2017, ACS Housing Characteristics 2018, OFM Population Estimates April 2020, 2020 AH Home Count & Report ACS Economic Characteristics 2018</small>	
Median Household Income: \$156,205 Commuting to Work: 80.3% drove alone Average Travel Time: 33.2 Minutes		Cost Burdened - House holds that spend over 30% of income on housing. • 22% of rental house holds are cost-burdened • 15% of house holds with a mortgage are cost-burdened			
Equity and Affordability: A house hold in Duvall must earn \$58,320/year or \$28/hour to afford the average market-rate rental. 2018 King County Median Household Income (Annual): Black House holds: \$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">Promote preservation & rehabilitation of existing AH stock.Develop a MFIE to encourage developers to include AH units in new housing.Consider requiring a portion of AH units in pre-annexation agreements.Identify & promote use of surplus public owned land for AH.	<ul style="list-style-type: none">Consider requiring a portion of AH units as part of any rezoning to increase residential capacity.Allow manufactured homes in all residential zones.Encourage mixed-use development.Promote variety of housing types to accommodate diverse needs/income levels.Consider allowing residential dev. on upper floors of buildings in all zones.Consider including AH requirements in pre-annexation agreements.Encourage infill dev. within existing neighborhoods compatible with surroundings.Allow variety of housing types & lot sizes consistent with land use.Implement minimum for lot sizes/units per acre to achieve growth & density targets.Evaluate alternatives to gross density when calculating allowed for each zone.Allow ADUs on SF lots with minimal requirements.	<ul style="list-style-type: none">Identify & promote programs to assist low income citizens in maintaining/repairing homesEncourage dev. of senior housing & assisted-living through H 3.1 and H 3.2, & other available means.Identify & promote financial housing assistance for low/mod income house holds.Support integration of special-needs housing in neighborhoods, considering proximity to relevant services.	<ul style="list-style-type: none">Consider developing a density bonus ordinance to allow increased density for senior, workforce, affordable housing.Encourage cottage, attached, affordable, senior, workforce housing by developing a program that considers density bonuses & economic incentives.Develop and implement, where compatible with underlying zoning and adjacent developed properties, a density bonus program and other incentives to increase open space and park areas and provide affordable housing for seniors, low income families, or other special-needs residents.Create incentives to dev. of AH in both residential & commercial zones, including height & density increases & large floor-area ratios.	<ul style="list-style-type: none">Collaborate with KC to provide AH in line with the countywide needs.Develop partnerships with federal, state, and regional housing agencies, like ARCH, to provide AH.Encourage dev. of AH by private developers & public-private partnerships, which incorporate cottages, duplexes, etc. into proposals.
	<ul style="list-style-type: none">Imposition of sales & use tax for AH. Adopted HB 1406 State sales tax pass-through for AH. 3.06.040.	<ul style="list-style-type: none">One ADU is permitted to an existing SF lot in R4, R4.5, R6 zones. Requires owner occupancy. DADUs not exceed 800 sq. ft. ADUs not to exceed 1,500 sq. ft. 14.48.Several zones allowR12 provides compact SF, MF and cottage units. Density of 12 units/gross acre. Development of AH in R12 zone. 14.14.010.R20 encourages dev. of workforce, rental housing. 14.16.010.MUR in several zones. 14.18, 14.19, 14.22, 14.24, 14.26.	<ul style="list-style-type: none">Senior citizen assisted living facilities in several areas. 14.28.020, 14.18.020, 14.16.020, 14.14.020.	<ul style="list-style-type: none">ADUs shall not be required to pay impact fees for roads and parks. 14.48.045.Any form of senior housing is exempt from school impact fees. 14.58.030 B.Hearing Examiner grant specific impact fee exemption/credit. 14.58.030 E.Parking reductions in specific zones based on housing types. 14.44.040.	<ul style="list-style-type: none">EHSFSCAAWC

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
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 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