

# Mercer Island Affordable Housing Snapshot

Demographic Data		Housing Costs	
<b>Population:</b> 22,699 ( <a href="#">OFM 2020</a> ) East King County <b>Owners:</b> 92 % <b>Renters:</b> 8%	<b>Land Zoned Residential: 91%</b> <small>(including mixed-use)</small> <b>Single-Family Zoning: 61.8%</b> <b>Multifamily Zoning: 13%</b>	<b>Average Estimated Rent:</b> \$2,338 <b>Average Rent Change (2019-20):</b> +8% <small>Source: <a href="#">Rent Cafe, Market Trends February 2020</a></small>	<b>Median Estimated Home Value:</b> \$1,756,173 <b>Median Home Value Change (2019-20):</b> +10.47% <small>Source: Zillow, calculated using ZHVI from 8/2019 and 8/2020</small>
<b>People Experiencing Homelessness:</b> Sheltered (East King County): 569 people Unsheltered (East King County): 337 people <small>Sources: <a href="#">US Census Bureau QuickFacts owner-occupied housing unit rate 2018, 2020, AllHome, Count Us In report</a></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>43% of rental households</b> are cost-burdened</li> <li>• <b>30% of households with a mortgage</b> are cost-burdened</li> </ul> <small>Source: 2018 ACS Housing Characteristics</small>	

**Equity and Affordability:** Equity and Affordability: A household in Mercer Island must earn **\$93,520 /year** or **\$45/hour** to afford the average market-rate rental. **2018 King County Median Household Income (Annual by race):** **Black/African American:** \$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"> <li>• Maintain AH using local public resources for longest term possible.</li> </ul>	<ul style="list-style-type: none"> <li>• Ensure zoning &amp; code provisions protect neighborhood character.</li> <li>• Encourage maintenance &amp; revitalization of housing stock.</li> <li>• Emphasize diverse housing opportunities (like MUR, AH, senior housing) in Town Center.</li> <li>• Promote ADUs in SF zones.</li> <li>• Encourage infill dev. on vacant/under-utilized sites.</li> <li>• Consider innovative housing projects for different housing types.</li> <li>• Evaluate city-owned surplus property for its suitability for AH.</li> </ul>	<ul style="list-style-type: none"> <li>• Support aging in place.</li> <li>• Promote awareness of Universal Design standards.</li> <li>• Meet requirements of the Federal Fair Housing Act and WA Fair Housing Law.</li> <li>• Encourage dev. of emergency, transitional, &amp; PSH with on-site services for special needs.</li> </ul>	<ul style="list-style-type: none"> <li>• Encourage residential dev. in mixed use zones.</li> <li>• Use regulatory incentive &amp; exemptions to encourage AH.</li> <li>• Provide incentives for first-time &amp; affordable homeownership opportunities. (such as condos, compact courtyard homes).</li> <li>• Consider establishing non-cash subsidies like credit enhancements &amp; city bonding to support dev. of AH.</li> <li>• Incentivize housing accessible to people with disabilities.</li> </ul>	<ul style="list-style-type: none"> <li>• Collaborate regionally to assess the need for, and to create, affordable and accessible housing.</li> <li>• Meet MI's proportionate amount of county-wide projected housing needs, particularly for AH.</li> <li>• Coordinate housing goals and policies with regional growth, transit, &amp; employment policies.</li> </ul>
POLICIES	<ul style="list-style-type: none"> <li>• Adopted <a href="#">HB 1406</a> state sales tax pass-through for AH. <a href="#">4.15.010</a>.</li> <li>• AH in the Town Center must be maintained for 50 yrs, or no less than 30 yrs with approval. <a href="#">19.11.040</a>.</li> </ul>	<ul style="list-style-type: none"> <li>• MF properties are permitted in 3 zones <a href="#">19.15.220</a>, <a href="#">19.03.010</a>.</li> <li>• Voluntary inclusionary zoning <a href="#">19.11.040</a>.</li> <li>• One ADU allowed on SF zoned lots, requires owner occupancy. Max. of 900 sq. ft. <a href="#">19.02.030</a>. No additional parking requirement. <a href="#">19.02.020</a> G.</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Retirement homes</b> must provide 1 off-street parking space per 2 units. <a href="#">19.03.010</a>.</li> <li>• <b>Nursing homes</b> shall provide 1 off-street parking space per 4 beds.</li> <li>• <b>Rooming houses</b> are permitted in MF zones and Town Center. <a href="#">19.06.080</a> C.</li> <li>• <b>Temporary encampments</b> are allowed at a place of worship practicing or not with permit. <a href="#">19.06.090</a>.</li> <li>• <b>Special needs group housing</b> is permitted in all zones <a href="#">19.06.080</a> as well as <b>transitional housing</b> if authorized by a conditional use permit. <a href="#">19.06.080</a> B.</li> <li>• Additional lot coverage for homes for wheelchair accessible <a href="#">19.02.020</a> F3e.</li> </ul>	<ul style="list-style-type: none"> <li>• Height bonus available in Town Center. <a href="#">19.11.040</a>.</li> <li>• AH may be exempt various impact fees. <a href="#">19.11.040</a>.</li> <li>• Social service transitional housing, as provided in <a href="#">19.06.080</a>.</li> <li>• Exemptions/partial exemptions from <b>school, park, and transportation impact fees</b> for varied housing types including AH. <a href="#">19.17.090</a>, <a href="#">19.18.070</a>, and <a href="#">19.19.070</a>.</li> </ul>	<ul style="list-style-type: none"> <li>• ARCH</li> <li>• EHSF</li> <li>• SCA</li> <li>• AWC</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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