



AFFORDABLE HOUSING DEMONSTRATION PROGRAM – INTERIM ORDINANCE

DISCUSSION & Potential Action
CITY COUNCIL
November 4, 2019



Background

Comprehensive Plan policy (since 2003)

- Pol. HS 1.21: *The City should create a Demonstration Housing Program to test innovative residential designs that would encourage affordable housing production. The pilot program should test alternative development standards that increase the diversity of housing types and levels of affordability*
- Developers have approached the City with potential project/projects
- Missing middle is currently being evaluated by the Commission
- Provide an opportunity to evaluate barriers
- City of Kirkland's interim ordinance

Purpose of the Interim ordinance and Demonstration Projects

- To increase the housing supply and housing style choices;
- Provide housing types that respond to changing household sizes and ages;
- To promote housing affordability by encouraging smaller homes;
- Increase the variety of housing types available for smaller households;
- Provide opportunities for small detached and attached dwelling units within an existing neighborhood;
- Provide opportunities for creative diverse and high quality infill development;
- Evaluate barriers to affordable housing projects.

Outreach and Public Process

- Zoning Text Amendment – Legislative Process
- Planning Commission meetings: August 14th & 28
- Public Hearing and Planning Commission Recommendation: September 25
- Webpage developed with survey: September, October
- Social media and announcements for survey and public hearing
- Public comments


The Need in South King County

- January 2018-June 2019: Median rents in south county cities increased about 4.5% (Zillow)
Compared to 1% in Seattle
- Gap between overall supply and demand
- Cost burdened households have been increasing in south King County (Brookings Institute)
- 244,000 *Additional Affordable Homes* needed by 2040 countywide (KC Regional Task Force, Dec 2018)

Burien as Part of the Solution

South King Housing and Homelessness Partners

Nine South King County cities and the county have signed an agreement to coordinate affordable-housing efforts. The area, long a bastion of affordability, has seen high home prices spill over from Seattle's housing market.

 = Coalition cities



Sources: Esri, SKHHP Interlocal Agreement

MARK NOWLIN / THE SEATTLE TIMES

Burien's Interim Demonstration Ordinance

- Zones in which these projects would be allowed?
mixed use zones citywide; not Industrial and Airport Industrial zones
- Timeframe: *3 years for the interim demonstration program*
- Total number of projects allowed:
5 projects
No more than 2 projects with the same housing type
- Housing types allowed: *Cottages, duplexes, triplexes, townhomes, congregate housing, tiny homes, mixed use buildings*
- Separation distance from other projects: *1,500 ft*
- Income level: *average 50% AMI and under with 1 project at 0-30% AMI*
- Neighborhood Meetings: *2 with a 1,000 foot radius notification*
- Process: *Planning Commission recommend to Council based on criteria; City Council approval in advance of permitting*

Affordable Housing Projects



Changes in the Ordinance

- Residential and mixed-use zones, not in industrial zones
- Neighborhood meetings required
- Zoning standards amended
 - “Impacts” clarified as “environmental impacts”
- Language added to clarify policy intent
- New definitions for housing types
 - Require bathroom and kitchen in tiny homes to ensure a sustainable housing type over 50 years

Topics/ Decisions Today

- See Attachment 2, Issues Matrix
- Separation distance between projects (page 4)
- Parking demand study (page 5)
- Monitoring: Staff proposal is to develop a monitoring mechanism, potentially in partnership with South King Housing and Homelessness Partners (SKHHP). Note language in the regulations regarding a monitoring fee (page 6).

Thank you!



Buffer Distances



2018 Income Limits



King County

2018 Income and Rent Limits - Multifamily Rental Housing

Published by HUD on March 30th, 2018, effective April 1st, 2018

Maximum 2018 Household Income for Multifamily Rental Properties										
Family Size	30%	35%	40%	45%	50%	60%	65%	70%	HOME+ 80%	80%
1 Person	\$22,500	\$26,215	\$29,960	\$33,705	\$37,450	\$44,940	\$47,050	\$50,650	\$56,200	\$57,900
2 Persons	\$25,700	\$29,960	\$34,240	\$38,520	\$42,800	\$51,360	\$53,750	\$57,900	\$64,200	\$66,200
3 Persons	\$28,900	\$33,705	\$38,520	\$43,335	\$48,150	\$57,780	\$60,500	\$65,150	\$72,250	\$74,450
4 Persons	\$32,100	\$37,450	\$42,800	\$48,150	\$53,500	\$64,200	\$67,210	\$72,380	\$80,250	\$82,700
5 Persons	\$34,700	\$40,460	\$46,240	\$52,020	\$57,800	\$69,360	\$72,600	\$78,150	\$86,700	\$89,350
6 Persons	\$37,250	\$43,470	\$49,680	\$55,890	\$62,100	\$74,520	\$77,950	\$83,950	\$93,100	\$95,950
7 Persons	\$39,850	\$46,445	\$53,080	\$59,715	\$66,350	\$79,620	\$83,350	\$89,750	\$99,550	\$102,550
8 Persons	\$42,400	\$49,455	\$56,520	\$63,585	\$70,650	\$84,780	\$88,700	\$95,550	\$105,950	\$109,200

Maximum RENTS for Projects Based on UNIT SIZE**											
Unit Size	30%	35%	40%	45%	Low HOME	50%	60%	65%	High HOME	70%	80%
0 Bedrooms	\$562	\$655	\$749	\$842	\$936	\$936	\$1,123	\$1,176	\$1,198	\$1,266	\$1,447
1 Bedroom	\$602	\$702	\$802	\$902	\$1,003	\$1,003	\$1,203	\$1,260	\$1,284	\$1,356	\$1,551
2 Bedrooms	\$722	\$842	\$963	\$1,083	\$1,203	\$1,203	\$1,444	\$1,512	\$1,543	\$1,628	\$1,861
3 Bedrooms	\$835	\$973	\$1,113	\$1,252	\$1,391	\$1,391	\$1,669	\$1,747	\$1,775	\$1,881	\$2,150
4 Bedrooms	\$931	\$1,086	\$1,242	\$1,397	\$1,552	\$1,552	\$1,863	\$1,948	\$1,960	\$2,098	\$2,398
5 Bedrooms	\$1,028	\$1,198	\$1,370	\$1,541	\$1,712	\$1,712	\$2,055	\$2,150	\$2,144	\$2,316	\$2,646

Regional Affordable Housing Task F

* 2018 HOME Program Income and Rents Limits - effective June 1, 2018.

** King County uses 1.5 persons per bedroom to determine the household size and corresponding rent limits.