

# Burien Affordable Housing Snapshot

Demographic Data		Housing Costs	
<b>Population:</b> 52,300 (OFM 2020) Southwest King County <b>Owners:</b> 52.8% <b>Renters:</b> 47.2%	<b>Land Zoned Residential:</b> 88% (including mixed-use) <b>Single-Family Zoning:</b> 91% <b>Multifamily Zoning:</b> 9%	<b>Average Estimated Rent:</b> \$1,541 <b>Average Rent Change (2019-20):</b> +2% <small>Source: Rent Cafe, Market Trends February 2020</small>	<b>Median Estimated Home Value:</b> \$506,722 <b>Median Home Value Change (2019-20):</b> +12% <small>Source: Zillow, calculated using ZHVI from 9/2019 and 8/2020</small>
<b>People Experiencing Homelessness:</b> Sheltered (Southwest King County): 802 people Unsheltered (Southwest King County): 1,116 people <small>Sources: US Census Bureau QuickFacts owner-occupied housing unit rate 2018, 2020 AllHome Count Us in report</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>13.3% of rental households</b> are cost-burdened</li> <li>• <b>36% 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 Burien must earn **\$61,640/year** or **\$29/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>• Ensure AH using local public resources retains affordability.</li> <li>• Advocate for funding on all levels to expand home ownership programs by low &amp; moderate income families, and provide assistance.</li> </ul>	<ul style="list-style-type: none"> <li>• Allowing quality designed prefabricated housing &amp; ADUs within SF areas.</li> <li>• Facilitate MFH construction in areas near services &amp; facilities.</li> <li>• Encourage mix of residential &amp; commercial uses within Urban Center accessible transit &amp; range of housing opportunities.</li> <li>• Downtown Burien &amp; surrounding areas are designated for sufficient land area &amp; densities to meet needs for housing, employment, etc.</li> <li>• Zone sufficient &amp; buildable land, and allow mix of housing types to accommodate Burien's projected pop. growth over 20 years.</li> <li>• Ensure any rezoning results in an overall increase in residential capacity.</li> <li>• Promote economically diversified housing supply, including low, middle, and upper income levels, to serve a broad range of community needs.</li> </ul>	<ul style="list-style-type: none"> <li>• Existing mobile home parks in the City provide an important affordable housing choice for low-income residents and should be protected from closures without adequate relocation plans.</li> <li>• Develop and preserve variety of housing options for citizens with special needs due to age, disability, or circumstance.</li> <li>• Encourage the dispersal of special needs and senior housing throughout Burien.</li> </ul>	<ul style="list-style-type: none"> <li>• Encourage AH dev. through incentives including density bonuses.</li> <li>• Compile and promote housing and services information to assist low/moderate income families in finding adequate housing and to assist both non and for profit developers locate AH.</li> <li>• Evaluate and modify dev. standards &amp; regulations that unnecessarily add to housing costs.</li> <li>• Encourage redevelopment, development of underutilized &amp; vacant land.</li> </ul>	<ul style="list-style-type: none"> <li>• Coordinate AH analysis with KC Countywide Planning Policies.</li> <li>• Support and plan housing opportunities using federal, state, and county resources in coordination with local/regional agencies.</li> </ul>
POLICIES	<ul style="list-style-type: none"> <li>• MFTE in residential target areas. <a href="#">19.45.030</a>.</li> <li>• As defined by RCW <a href="#">82.14.020</a>, 0.073% of Sales Use Tax will be used to acquire, construct, rehabilitate AH <a href="#">3.10.140</a>. Article III.</li> </ul>	<ul style="list-style-type: none"> <li>• Urban center is a residential target zone for new MFH and rehabilitation of existing vacant and underutilized buildings for MFH. <a href="#">19.45.020 C ii</a>.</li> <li>• Up to <b>two ADUs</b> allowed per single detached house, max of 1,000 sq ft. <b>One DADU</b> per single house, max of 800 sq. ft. Additional parking spaces per additional dwelling unit. <a href="#">19.17.070</a>.</li> <li>• Through <b>Affordable Housing Demonstration (AHDP) program</b>, facilitate (for trial period), AH construction in all residential zones. <a href="#">19.18</a>. See <a href="#">19.18.040</a> chart for eligible housing types. See <a href="#">19.18.050</a> for affordability req.</li> </ul>	<ul style="list-style-type: none"> <li>• Several utility tax relief programs for low income households. <a href="#">3.12.180</a> and <a href="#">3.12.210</a>.</li> <li>• Several height bonuses and parking reductions for community res. facilities, nursing homes in certain zones. See <a href="#">zone chart</a>.</li> <li>• Height &amp; density bonus, and parking reductions for MFH and senior assisted living. 1.8 spaces per unit. 19.15.010.3. See <a href="#">zone chart</a>.</li> <li>• <a href="#">Suite of tenant protections</a>.</li> </ul>	<ul style="list-style-type: none"> <li>• ADHP's projects granted 2-yr property tax exemption in residential target areas when 20% of units are affordable.</li> <li>• ADHP parking is determined with submittal of a parking demand study. <a href="#">19.20.030</a>.</li> <li>• <b>MFTE</b> available for <b>MUR</b> project if project provides at least 1 complete public benefit feature from Table <a href="#">19.15.025 2)</a> Units are for elderly 3) Project meets min. req. for 12-yr exemption. <a href="#">19.45.030</a>.</li> <li>• In lieu parking fee. <a href="#">19.20.030</a></li> </ul>	<ul style="list-style-type: none"> <li>• SKHHP</li> <li>• SCA</li> <li>• AWC</li> <li>• King County Consortium</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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