

City of Auburn

# Housing Element



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# Why is Housing Important to Auburn's Future?

The Housing Element can serve as a useful management tool to meet changing community needs for housing and address land use, economic development, transportation, environmental, and other concerns.

- A variety of housing choices can meet the needs of Auburn's current and future residents across all ages and affordability levels, help residents maintain and retain their homes, and promote services and amenities that improve neighborhood livability.
- Well-planned housing can support Auburn's economic goals by making it attractive and possible for residents to live near their jobs and by serving as a source of customers to support commercial districts.
- Housing in proximity to transit or mixed-use projects can help reduce the need for costly infrastructure such as roads and sewers, and reduce environmental impacts related to transportation. In addition, housing in proximity to a variety of transportation modes can increase a household's disposable income and savings by reducing household transportation costs.
- Well-designed and located housing can reduce energy and water consumption, and it can promote healthy lifestyles.

For these reasons, as well as others discussed or referenced in this Housing Element, an emphasis on encouraging Middle Housing, Mixed-Use, Transit-Oriented Development is core to planning for housing both in the near-term and by 2044.

## Vision

*Auburn is a place that those in our diverse community are proud to call home for a lifetime. Auburn provides opportunities for attainable housing in a variety of styles to meet the needs of all ages, abilities, cultures, and incomes. Our neighborhoods are safe and attractive, offer gathering places to meet friends and family, are connected by trails, streets, and transit, and are well kept. Our households are aware of the opportunities and services offered by governmental, educational, employment, health, and service providers that can enhance their quality of life. Volunteerism to improve our parks, schools, streets, and homes makes our neighborhoods and families stronger. Our quality housing and neighborhoods support our local economy.*

## Conditions and Trends

This section summarizes key findings of the Housing Needs and Characteristic Assessment (HNCA), which was updated in 2023. The HNCA provides a comprehensive picture of Auburn’s housing conditions, needs, and regional context.

Analysis and data to support required analysis, policy choices, and to help illustrate the housing picture in Auburn was collected from a variety of sources. In 2021, the City of Auburn prepared and adopted a Housing Action Plan (HAP), funded by a state grant (authorized by HB 1923) for the purpose of identifying city strategies and recommendations to increase residential capacity. Findings in the HAP may vary slightly from those completed for the HNCA due to differences in horizon years. Both of these data sources, as well as others from the Washington State Department of Commerce, Puget Sound Regional Council, King and Pierce Counties, as well as other sources are referenced in the HNCA and this Housing Element. The Housing Needs and Characteristics Assessment can be found in Appendix X of the Comprehensive Plan.

The conditions and trends inform Housing Element goals and policies to address projected housing need in Auburn.

### Affordability

The cost of housing in Auburn has substantially increased from 2010 to 2020. Between 2010 and 2020, the average monthly rent in Auburn increased by 49 percent (\$459 per month). In this same period, the median sales price for a home increased by 88 percent (\$195,550) based on 2017-2021 American Community Survey Data.

Of the approximate 15,507 renter households in Auburn, more than half (53 percent) are cost-burdened, and more than one-quarter (27 percent) are severely cost-burdened. About a quarter of households are considered unaffordable for renters and homeowners in Auburn according to state and federal affordability thresholds. While Auburn is more affordable than other cities in King County, housing is unaffordable for most households.

### Household Size

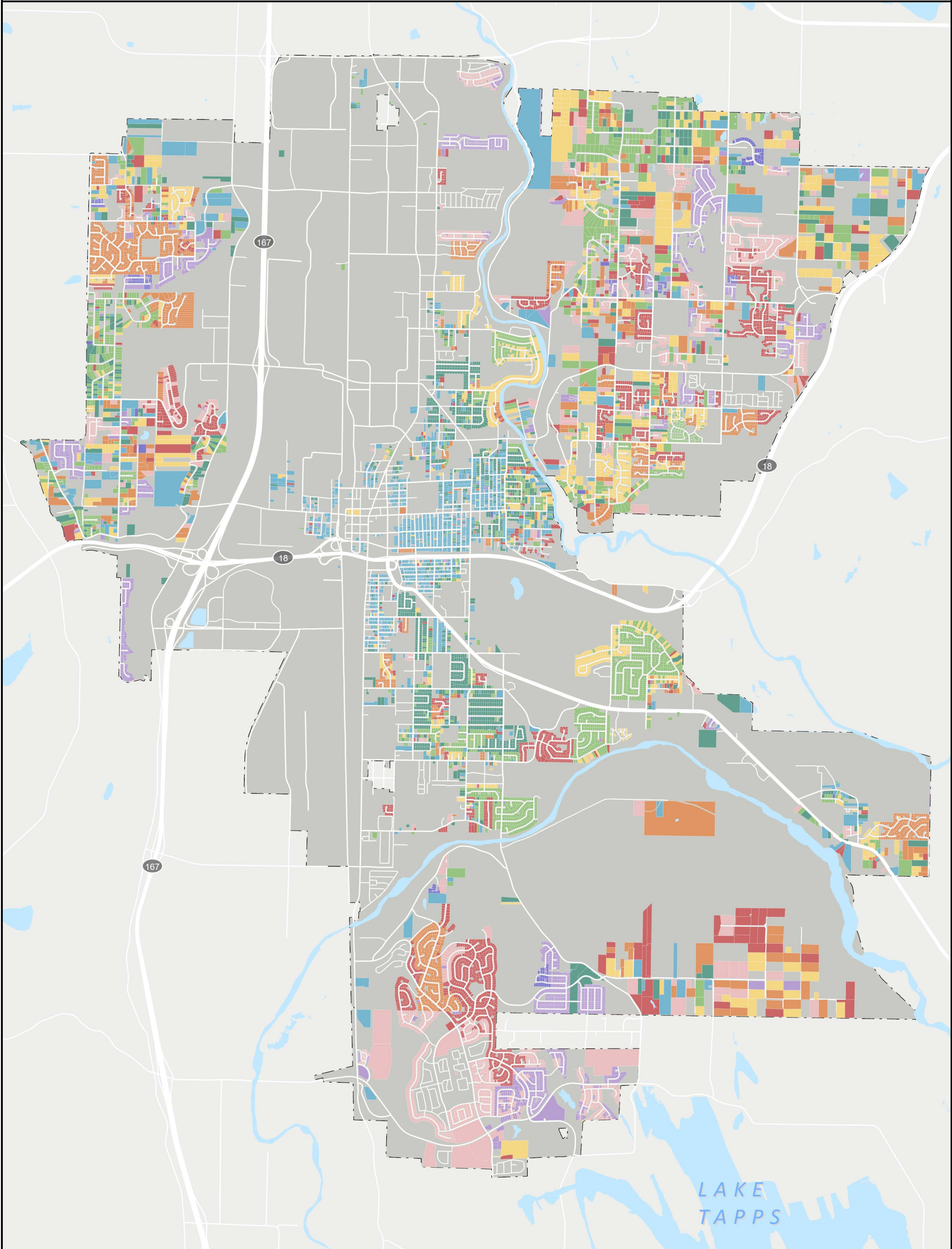
Trends in household size indicate that Auburn will need to ensure the availability of a variety of housing types to match the needs of both small and large households. Auburn has both a larger household size (2.7) and a larger share of family households compared to King and Pierce Counties overall. Data on household composition indicates however, that 38% of the City’s households are made up of single-person and two-person households without children, and Auburn also has a higher-than-average percentage (7%) of single-parent households compared to King and Pierce County (4% and 6%, respectively). Overall, 24% of Auburn

households are married with children, compared to 21% in King and Pierce Counties. The types of homes needed for smaller households may be different than those needed for larger households, putting an emphasis on planning for a variety of housing types and sizes in the future.

## Housing Stock

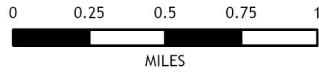
Auburn’s housing stock is older than average, and much of its rental housing stock is in fair or poor condition. Though housing is affordable in Auburn, the City could lose some of its most affordable rental housing as structures approach the end of their useful lives. About half of Auburn’s housing stock is 2-3-bedroom units, accounting for 56.7% of housing units.

# Auburn Housing Stock - Year Built



**Residential Properties:  
Year Built**

- |             |                |
|-------------|----------------|
| < 1950      | 1991 - 2000    |
| 1951 - 1960 | 2001 - 2010    |
| 1961 - 1970 | 2011 - 2020    |
| 1971 - 1980 | 2021 - Present |
| 1981 - 1990 |                |



Printed On: 3/13/2024  
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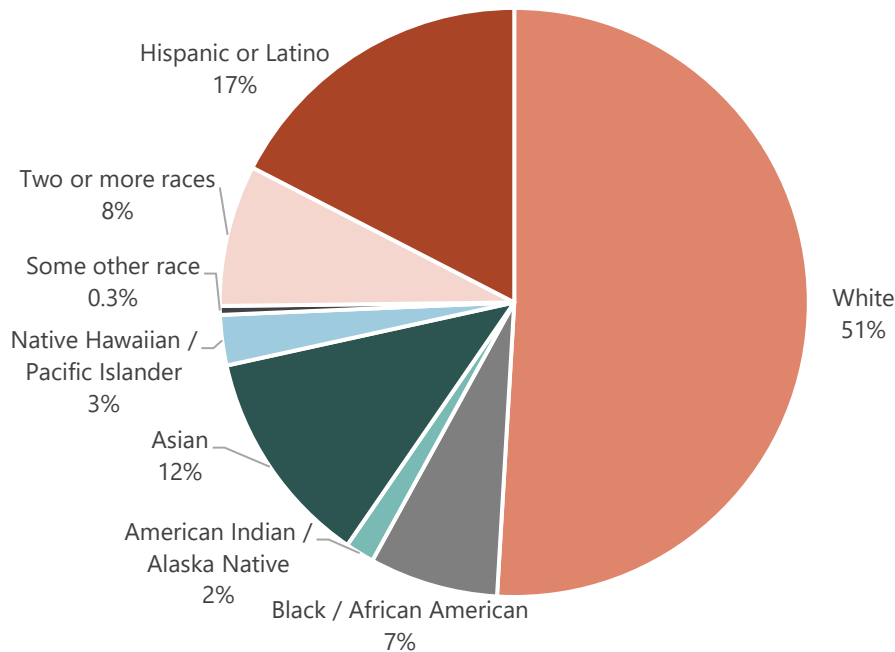
Information shown is for general reference purposes only and does not necessarily represent exact geographic or cartographic data as mapped. The City of Auburn makes no warranty as to its accuracy.

## Diversity

Auburn is diverse. Approximately 25% of Auburn residents speak a language other than English. Auburn’s racial and ethnic makeup is more diverse than that of King County and Washington as a whole, with 48% of residents identifying as Black, Indigenous, or People of Color (BIPOC), compared with 42% in King County and 34% statewide.

Auburn’s diverse communities may have different housing, neighborhood amenities, and service needs. For example, outreach conducted with the Hispanic community has shown that most would recommend Auburn as a place to live for family and friends, and though residents wanted their children to grow up and remain in Auburn, they desired improved security and traffic calming. Outreach participants were interested in helping to improve their neighborhood and in volunteering.

Figure 2. Race and Ethnicity in Auburn (2021)



Source: 2020 ACS 5-Year Estimates, Table DP05

## Trends

Overall, Auburn's housing market is characterized by strong growth in both the homeownership and multifamily rental markets. These trends are important to consider as the City works to encourage development to reach the 10,429 units needed by 2040. Key findings include the following:

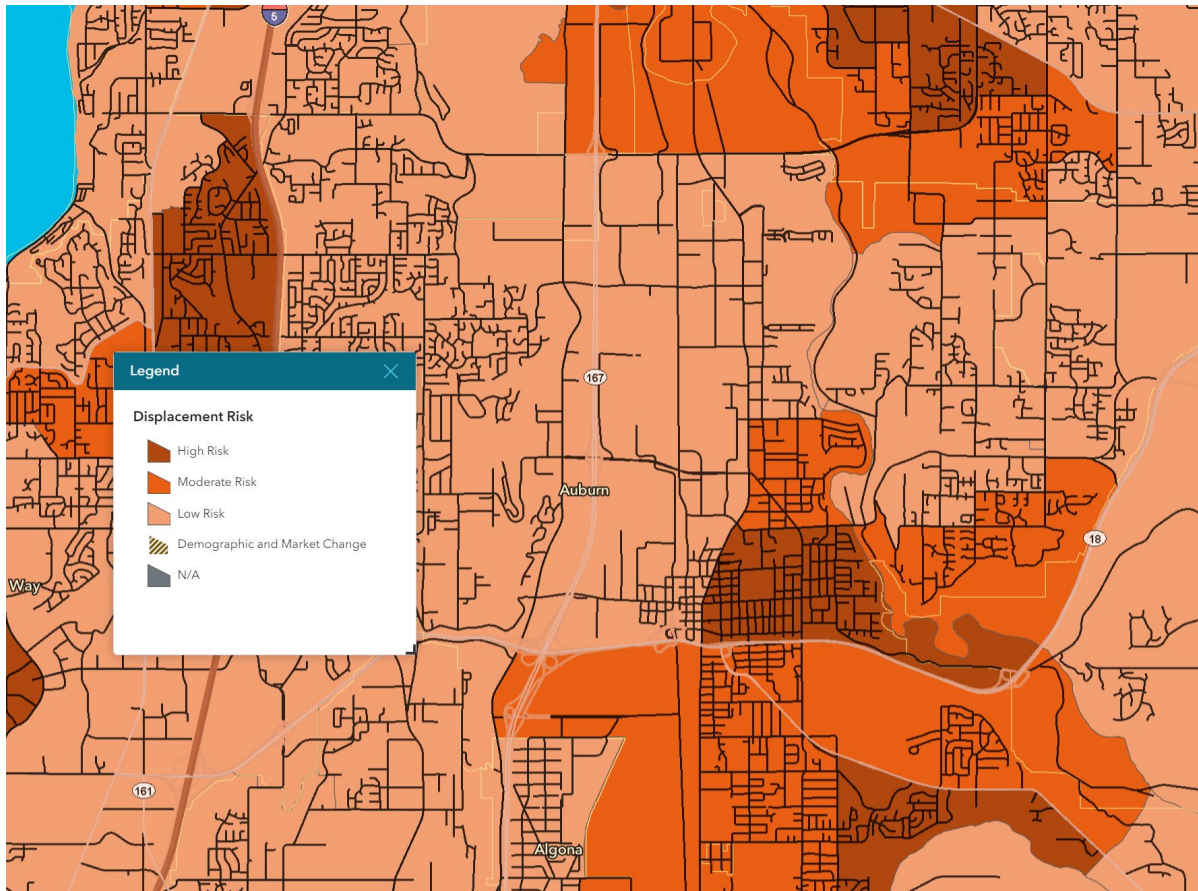
- Multifamily rents in Auburn increased 47 percent from \$1.14 per square foot in 2010 to \$1.68 in 2020 Q3. Auburn did not see a dip in rents in 2011-2013 like many of its peer cities. In addition, thus far through 2020, multifamily rents are continuing to grow in Auburn, approaching levels in Kent and Tukwila which have started to level off.
- Auburn's rental vacancy rates are low, indicating continued demand for housing. Multifamily vacancy rates in Auburn increased by 2.7 percentage points from 8.3 percent in 2008 to 11.0 percent in 2020 Q3, spurred by the recent Copper Gate affordable apartment complex, which added 500 units to Auburn's housing market in late 2020. Although this increase in vacancy is reflected by an influx of new multifamily units that have yet to be rented, the mostly positive net absorption in the City from 2008 to 2019 indicates demand for multifamily housing is strong.
- About 60 percent of the new units developed in Auburn between 2010 and 2018 are for homeownership, while only about 40 percent are intended as rentals. These ownership trends, coupled with strong price growth, indicate strength in the market.
- Auburn has not been producing enough housing to meet its demand from household formation (net in-migration and people forming new households, such as moving out of a family home). Over the 2010-2019 time period, only 7.8 housing units (of all types and sizes) were constructed for every 10 new households that formed. This translates into housing underproduction and is a contributor to Auburn's rent and price increases.
- An additional 12,112 housing units are needed in Auburn citywide by 2044 to accommodate growth.

## Racially Disparate Impacts

The Housing Element and Housing Needs and Characteristics Assessment (Appendix A) identifies data and strategies to undo local policies and regulations that result in racially disparate impacts. As described in Appendix A - Housing Needs and Characteristics Assessment and earlier in this Element, Racially Disparate Impacts were identified in Auburn such as potential for displacement due to the percentage of residents, especially renters, who are cost burdened and at high risk of displacement if market forces shift. Considerations for displacement are also addressed in the Land Use Element when developing future land use goals. Where appropriate, goals, policies, actions, and overall strategies have been created or revised to address these issues as a first step towards undoing racially disparate impacts. This includes refinements to goals and policies to preserve existing housing stock, create opportunities for increased capacity for the development of multi-family, mixed-use, and middle housing throughout the city to accommodate a range of affordability levels, and regional coordination to address housing issues.

## Displacement Risk

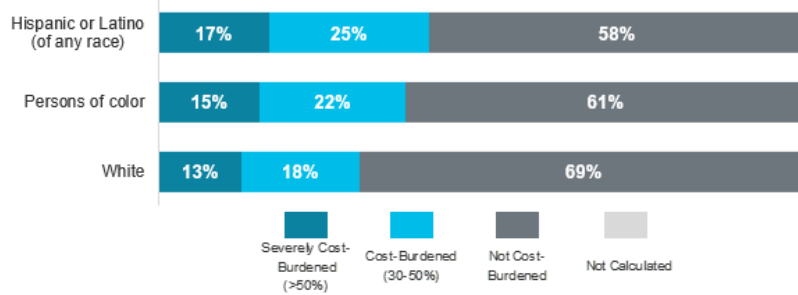
The highest displacement risk in Auburn is the few housing units located in southwest Auburn where mostly industrial and commercial is located. In particular, a mobile home park located in this block group is particularly vulnerable to displacement. Downtown Auburn is also susceptible to moderate to high displacement risk. The downtown area currently contains 426 subsidized affordable units in several developments, slightly more than a quarter of the housing units in the area. A full analysis is located in the Housing Needs and Characteristics Assessment.



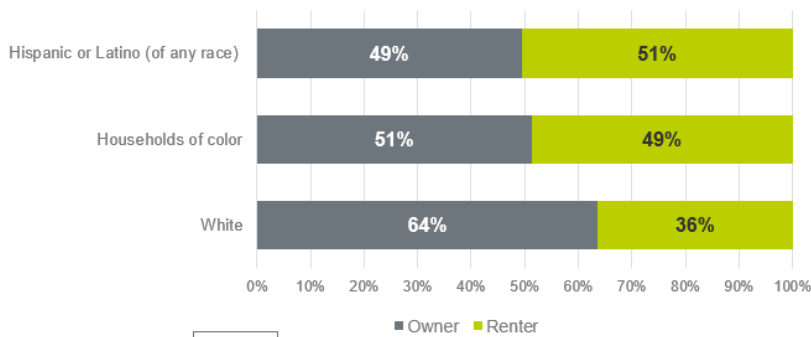
Source: Washington State Department of Commerce Displacement Risk Map

As part of an evaluation of racially disparate impacts, the city identifies housing costs and cost-burdened households as especially vulnerable to displacement. In Auburn, 42 percent of the community identifying as Hispanic or Latino (of any race) is either cost-burdened or severely cost-burdened (<50% AMI) and persons of color are 37 percent cost-burdened or severely cost-burdened, compared to 31 percent identifying as white. These communities are about 50 percent renters and 50 percent homeowners, while those identifying as white are 64 percent homeowners in Auburn. The gap in homeownership is addressed through thoughtful and

effective policy including increasing affordable ownership opportunities by encouraging diverse housing stock.

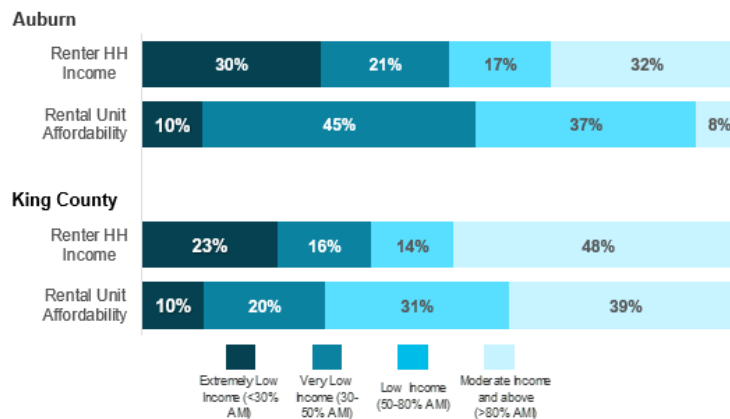


Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9); Washington Department of Commerce, 2023



Sources: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9)

Overall, the Auburn community spends a greater amount of income on rental housing costs compared to King County, with 51 percent of renters in the very low or extremely low-income bands (<50% AMI) in Auburn and 39 percent in King County. While Auburn has a naturally occurring affordable housing stock of 55 percent serving very-low and extremely-low incomes, this means there is only 11 percent additional capacity available to serve extremely-low and very low-incomes. If housing cost trends in King County continue, and Auburn housing prices in Auburn continue to rise, the amount of naturally affordable housing is expected to decrease. Again, preservation strategies and housing policies supporting a range of development types is key while encouraging housing growth.



Sources: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 8)

## Planning Approach

Auburn’s preferred Comprehensive Plan Land Use Map sufficiently addresses housing needs for all economic segments of the Auburn community. The Comprehensive Land Use map considers adequate capacity for housing and employment targets and housing needs by income level through a Centers approach. Centers in Auburn are high-intensity and density cores characterized as primarily as mixed-use areas served by Middle Housing and commercial development. Most new housing is planned to be built in the neighborhood centers and downtown. More information on the Comprehensive Land Use Map and future land uses can be found in the Land Use Element, Chapter 1 of the Comprehensive Plan.

## Housing Choices for All

Central to planning for future housing is providing a range of housing types to choose from which facilitates home ownership across a wide range of households and affordability levels. Consideration “Middle Housing” is key to increasing housing types in Auburn. Middle Housing, typically attached to one-another, provide options to increase residential density in existing residential neighborhoods and are designed at the scale and overall aesthetic of these areas. In 2023, the Washington State Legislature passed HB 1110 which requires jurisdictions to incorporate Middle Housing into Comprehensive Plans and related development regulations. This Housing Element, and updated city code, fully complies with HB 1110 requirements by allowing for townhomes, duplexes, triplexes, fourplexes, fiveplexes, sixplexes, stacked flats, cottage housing, courtyard housing in residential zones throughout the city. In addition, the City also acknowledges Accessory Dwelling Units (or ADUs) as an important piece of Middle Housing , complying with HB 1337 legislation allowing ADUs in residential zones throughout the City. Middle Housing, in combination with Mixed-Use Development, are critical development types that enable the City to meet future housing needs and provide a variety of housing options for current and future residents.

## Housing and Employment Targets

Based on legislative changes, communities must plan for housing and employment targets allocated by Countywide Planning Policies (CPP). These growth targets are consistent with PSRC Vision 2025 requirements and originate at the state level. King County CPP, and the related 2021 King County Urban Growth Capacity Report, identifies targets of 12,000 net new residential units and 19,520 net new jobs between 2019-2044. Pierce County CPP identifies 112 net new residential units and 0 net new jobs targets by 2044. The Comprehensive Plan Land Use and Zoning Maps and policies adopted in the Comprehensive Plan demonstrate

adequate capacity and strategies in order to accommodate these housing and employment targets.



Middle Housing: Example of a Duplex from Auburn Housing Action Plan Implementation project, 2023

## Housing Need by Income Level

The Housing Needs and Characteristics Assessment projects housing need by income level using Area Median Income (AMI) bands. This assessment, as required by the Department of Commerce in coordination with counties, identifies the number of units necessary to serve varying AMI levels and for Emergency Housing. These figures were provided by both King and Pierce Counties using their own methodologies. The full methodology for the projections is provided in the assessment. As shown in FIGURE X, Auburn has a need for housing at the 80% or greater AMI and for less than 30% AMI. Policies in this Element describe how Auburn plans to address these housing needs.

	<u>Jurisdictional Net New Permanent Housing Units Needed, 2019-2044</u>							<u>Jurisdictional Net New Emergency Housing Needs</u>	
	<u>Total</u>	<u>0 to ≤30%</u>		<u>&gt;30 to ≤50%</u>	<u>&gt;50 to ≤80%</u>	<u>&gt;80 to ≤100%</u>	<u>&gt;100 to ≤120%</u>		
<u>Auburn</u>	<u>12,000</u>	<u>1,543</u>	<u>812</u>	<u>309</u>	<u>616</u>	<u>1,146</u>	<u>1,299</u>	<u>6,275</u>	<u>2,293</u>

*Source: King County Ordinance 19660, Countywide Planning Policies*

		Permanent Housing Needs by Income Level (% of Area Median Income)								Emergency Housing Needs (Beds)
		Total	0-30%		>30-50%	>50-80%	>80-100%	>100-120%	>120%	
Unincorporated Pierce County	Est. Supply (2020)	152,322	2,134	292	17,603	42,774	32,502	21,957	35,060	0
	Allocation (2020-2044)	32,048	4,140	5,594	5,943	4,697	2,022	1,833	7,817	1,961
Auburn	Est. Supply (2020)	3,963	0	33	134	493	1,141	680	1,482	8
	Allocation (2020-2044)	112	14	20	21	16	7	6	27	7

Source: Pierce County Ordinance 2023-22s, Countywide Planning Policies

The overall housing need by 2044 in Auburn is 9,722 additional permanent units between 30% and greater than 125% AMI range, and 2,300 additional temporary/emergency housing beds totaling 12,112 new housing units.

Barriers that limit the development of affordable housing, including emergency housing, such as allowing appropriate housing types to serve various income levels, permitting a range of development serving all income levels in various zones, and development-related bonuses related to inclusion of affordable housing are included in this Element and in Auburn City Code. The Housing Needs by Average Median Income (AMI) analysis discussed in the next section describes how the city is ensuring adequate zoned capacity and development types to accommodate a range of affordable housing.

### Supportive and Emergency Housing

Supportive housing is defined by Washington State in RCW 35.70A.30 as either Permanent Supportive Housing (PSH) or Non-Permanent Supportive Housing(non-PSH). Households earning below 30% of the AMI are considered extremely low income and severely cost-burdened. In Auburn by 2044 the city needs an additional 2,389 supportive housing units for households earning below 30% AMI.

Permanent supportive housing includes supportive services such as health care and housing assistance. Auburn needs 812 additional permanent supportive housing units by 2044 in King County (King County CPPs) and another 20 in Pierce County (Pierce County CPPs).

Non-permanent supportive housing is to provide temporary or transitional shelter and supportive services to those struggling to stay housed. Auburn needs 1,543 additional non-permanent supportive housing units by 2044 in King County (King County CPPs) and 14 in Pierce County (Pierce County CPPs). Auburn also has a severe shortage of emergency housing beds compared to the projected need in 2044. As of 2020, there are 66 emergency/temporary housing beds citywide and 2,300 are needed by 2044 (King and Pierce CPPs). An additional 115 beds a year will need to be built between 2024-2044.

### Housing Needs by AMI Capacity Analysis

Table 1. Housing Capacity by Income Level

Income Level (% AMI)	Zone Categories Servicing these Needs	Aggregated Housing Needs	Capacity prior to Zoning Adjustment	Post-Rezone Capacity	Capacity surplus or deficit
0-30% PSH	ADUs, High Density-Mixed Use	2,389	1,852	4,827	2,438
0-30% Other					
>30-50%	High-Density	962	1,913	3,890	2,928
>50-80%					
>80-100%	Moderate Density	2,458	1,514	36,968	34,600
>100-120%					
>120%	Low-Density	6,303	2,225	1,846	(4,457)

In addition to meeting the residential and employment capacity targets through zoning and policy decisions, the city meets the aggregate King and Pierce County housing needs for income level groups. The only exception is the >120% Average Median Income (AMI) category, which includes primarily low-density housing. However, this AMI category is not required to be met under HB 1220 requirements as high-income earners are represented in this group and can also purchase moderate density housing options as well.

## Housing Capacity in Future Land Use

### Total Housing Capacity

Residential capacity by zone is based primarily on the assumptions outlined Buildable Lands Report process in 2021, updates to reflect changes to zoning and density assumptions since that time. Downtown Urban Center mixed-use development assumes a distribution of 75% residential and 25% commercial, whereas the R-NM Neighborhood Mixed Use assumes a 50-50% split for mixed uses both vertically and horizontally. The residential capacity estimates accommodating 46,070 new housing units at max buildable capacity, exceeding the 12,112 housing unit target. This increase is due largely to Middle Housing policies consistent with HB 1110 which allow for Middle Housing in all residentially zoned areas. The R2 – Residential Low zone is found widely throughout the city.

Table 2. Residential Capacity by Zone

Residential & Mixed-Use Zoning Districts	Zone category	Developable Acres	Net zoning changes (acres)	Assumed Density - DU/Acres	Residential Capacity (units)
Residential Conservancy (RC)	Low Density	745	0	1	745
R-1 One DU per Acre	Low Density	275	0	4	1,101
R2 – Residential Low	Moderate Density	294	1158	25	36,308

R3 – Residential Moderate	Moderate Density	0	22	30	660
R4 – Residential High	High Density	79	-1	50	3,890
Neighborhood Mixed-Use (R-NM)	High Density Mixed-Use	0	89	30	2,670
Manufacture Home/Community (R-MHC)	Low Density	27	0	10	273
DUC Downtown Urban Center - 125	High Density Mixed-Use	0	5	100	125
DUC Downtown Urban Center - 75	High Density Mixed-Use	0	5	95	119
DUC Downtown Urban Center - 55	High Density Mixed-Use	0	4	90	90
DUC Neighborhood Residential	High Density Mixed-Use	0	3	30	90
Total New (2044) Housing Capacity					46,070

## Goals and Policies

### Goal 1: Healthy Homes and Neighborhoods

H-1 Recognize the important role of public improvements, facilities, and programs in providing a healthy home environment within the community.

H-2 Through integrated planning for land use, parks and recreation, transportation, housing, and jobs, support active living and healthy eating opportunities.

H-3 Promote safe and connected neighborhoods.

- a. Continue to implement crime prevention programs such as neighborhood block watches.
- b. Through the land use and building permit process, implement principles of crime prevention through environmental design.
- c. Promote community volunteerism to increase the well-being and safety of residents.
- d. Invest in transportation improvements that will create safe neighborhoods for walking, biking, and connecting to transit.

H-4 Promote housing that meets the needs of Auburn’s workforce, is located near and designed to take advantage of affordable multimodal transportation options and contributes to a regional jobs–housing balance.

H-5 Improve streetscapes in developed neighborhoods. Continue to repair and/or replace deteriorated sidewalks and remove barriers to pedestrian traffic.

H-6 Seek and provide assistance for the reduction of lead-based paint hazards and measures to remove mold, improve energy conservation and provide for healthy indoor air quality.

H-7 Promote the City’s neighborhood program. Connect residents to volunteer activities.

H-8 When evaluating proposed developments, apply site and building design standards, require quality streetscape, landscape, on-site recreational and open space, and low-impact development measures that will improve community character and environmental quality.

H-9 As neighborhoods change, work to eliminate the displacement of those who are under-served or under-represented.

H-10 Promote housing stability for the most vulnerable residents.

**How can Auburn plan for Active Living and Healthy Eating?**

- *Provide for a complete community with a variety of work, shopping, recreation, health and education, and home environments.*
- *Implement a connected nonmotorized trail and park system with neighborhood gathering spaces. Work with transit providers to connect neighborhoods to commercial and social services.*
- *Facilitate access to regional transportation and job centers in and near Auburn.*
- *Support art projects and cultural events to provide opportunities to build a sense of community investment, improve aesthetics, bring people together cross-culturally, and involve neighborhood youth. Support community gardens to improve access to healthy food and to build community relationships.*

**Goal 2: Support Housing Growth**

H-11 Provide a land use plan and zoning that offers opportunities to achieve a variety of housing styles and densities for private and nonprofit housing providers.

H-12 Support development of a variety of housing choices by allowing Middle Housing types in residential zones including townhomes, duplexes, triplexes, fourplexes, fiveplexes, sixplexes, cottage housing, courtyard apartments, and accessory dwelling units.

H-13 Provide dense housing choices downtown and other areas identified in the Comprehensive Plan where infrastructure is more available or can be improved with regional and local funds.

H-14 Encourage residential development downtown, particularly housing that is integrated with commercial development.

H-15 Allow accessory dwelling units as an affordable housing strategy and Middle Housing option.

H-16 Promote greater opportunities for home ownership for all incomes and ethnicities in the community through development of middle housing options and fee-simple development.

H-17 Implement incentives for developing underutilized parcels into new uses that allow them to function as pedestrian-oriented mixed-use neighborhoods. Existing uses that are complementary, economical, and

physically viable shall integrate into the form and function of the neighborhood.

- H-18 Use innovative zoning provisions to encourage infill development of underutilized parcels in zones that have been identified in the Comprehensive Plan as areas where infill residential development should be encouraged. Certain development requirements for infill development may be relaxed, while requiring adherence to specific design requirements to ensure compatibility with the character of nearby existing residential structures.
- H-19 Allow appropriately designed manufactured housing within Neighborhood Residential areas, consistent with state law.
- H-20 Allow manufactured housing parks, transitional housing, supportive housing, and multiplex housing in appropriately zoned areas.
- H-21 Adopt incentives, strategies, actions and regulations to create and sustain neighborhoods that provide equitable access to parks and open space, safe pedestrian and bicycle networks, clean air, soil and water, healthy foods, high-quality education, affordable and high-quality transit options and jobs.
- H-22 Prioritize affordable housing when surplus public land or property to provide opportunities for increased affordable housing.

### Goal 3: Maintenance and Preservation

- H-23 Conserve Auburn’s existing housing stock because it is the most affordable form of housing.
- H-24 Inventory and map dilapidated properties.
- H-25 Organize, educate and assist property managers and owners in the creation and preservation of safe neighborhoods.
  - a. Offer an owner–landlord training program to better market, manage and maintain residential rental property.
  - b. Encourage retention of professional management assistance.
  - c. Recognize and publicize well-maintained apartment properties, such as by awarding a “multifamily property of the year.”
  - d. Advise landlords with problem buildings about the benefits of donating their property or selling it below market cost to a specially designated nonprofit organization.
- H-26 Promote housing improvements by property owners and building managers. Seek available assistance for housing rehabilitation. Assistance will include the development of residential infrastructure and the rehabilitation of individual properties.
  - a. Find public and private sources of capital and offer low-interest loans for rehabilitation.
  - b. Continue to participate in the Emergency Home Repair Program and consider partnering with nongovernmental organizations to maximize funds.

- c. Encourage green lending for improved energy conservation, indoor air quality, and other measures.
- d. Help identify professional volunteers at educational or professional associations to plan redesign or architectural upgrades of the properties.
- e. Support additional healthy housing and preservation strategies, such as property tax exemptions to preserve affordable housing opportunities and utilizing community health workers to offer property owners and residents the education and resources needed to maintain housing.

H-27 Evaluate and update codes applicable to housing and provide effective and appropriate enforcement.

- a. Enforce city ordinances regarding abandoned properties.
- b. Consider a multifamily inspection program.
- c. Consider public identification of landlords who are found to be out of compliance for extended time periods and unwilling to take steps to ameliorate substandard conditions.
- d. Consider a landlord compliance program where code enforcement penalties can be reduced if attending landlord training programs.
- e. Work with park owners, managers, and park tenants to develop policies and regulations to preserve manufactured home parks and the affordable housing they offer.
- f. Consider an Auburn Housing Authority.

H-28 Ensure that rental housing units comply with life and fire safety standards and provide a safe place for tenants to live, including renters with disabilities.

H-29 Promote the maintenance, energy efficiency, and weatherization of existing affordable housing stock.

#### Goal 4: Housing Attainability and Affordability

H-30 Promote affordable housing that meets changing demographic needs.

H-31 Promote housing stability for the most vulnerable residents.

H-32 Work in partnership with King and Pierce Counties and other cities to address countywide needs for affordable housing to households with moderate, low, very low, and extremely low incomes, including those with special needs and our veterans.

- a. The King County need for housing, countywide, by percentage of area median income is:
  - i. 80%-120% of AMI (moderate) – 26% of total housing need
  - ii. 50%–80% of AMI (low) – 14% of total housing need
  - iii. 30%–50% of AMI (very low) – 11% of total housing need
  - iv. 30% and below AMI (extremely low) – 13% of total housing need
- b. Address the King County need for housing affordable to households at less than 30% AMI (extremely low income) and for moderate and

market rate income (greater than 80% AMI) in Auburn, through all jurisdictions working individually and collectively.

- c. The Pierce County need for housing, countywide, by percentage of area median income is less than 1% for all AMI groups because the target is 112.
- d. Focus Auburn's efforts toward the countywide and community need for low- and moderate-income housing on preserving existing affordable housing with robust maintenance and repair programs, minimizing displacement impacts, and ensuring long-term affordability of existing housing.
- e. Act as a County leader in the exploration and implementation of new funding mechanisms and strategies to develop housing affordable at 30% AMI and below across King County and throughout South King County.

H-33 Encourage and assist in the renovation of surplus public and commercial buildings and land into affordable housing. Additionally, explore opportunities to dedicate revenues from sales of publicly owned properties, including tax title sales, to affordable housing projects.

H-34 Seek, encourage, and assist nonprofit organizations in acquiring depreciated apartment units for the purpose of maintaining and ensuring their long-term affordability.

H-35 Review and streamline development standards and regulations to advance their public benefit, provide flexibility, and minimize additional costs to housing.

H-36 Promote compliance with federal and state fair housing laws. Support fair housing opportunities for all regardless race, color, national origin, religion, sex, familial status, or disability.

H-37 Explore the use of density bonuses, parking reductions, multifamily tax exemptions (MFTE), fee waivers and exemptions, and permit expediting to encourage the development of housing affordable at below-market rate.

H-38 Where practical, ensure that housing created or preserved using local public resources or by regulation benefits low-income households and retains its affordability over time.

H-39 Partner with Affordable Housing Providers – partner with local affordable housing providers and services who have additional knowledge and resources that are not available to the city.

H-40 Support existing programs that provide emergency rental assistance for families facing homelessness due to temporary economic hardship.

H-41 Engage with communities disproportionately impacted by housing challenges in developing, implementing and monitoring policies that reduce and undo harm to these communities. Prioritize the needs and solutions expressed by these disproportionately impacted communities for implementation.

- H-42 Support the long-term preservation of income-restricted affordable housing with expiring affordability covenants through acquisition by acting as a facilitator between affordable housing groups interested in purchasing the property and property owners.
- H-43 Explore opportunities to implement a Community Preference policy or a first right to return policy that prioritizes members of the community in new affordable housing developments.

### Goal 5: Supportive Services

- H-44 Encourage and support human and health service organizations that offer programs and facilities for people with special needs. Support programs in particular that help people to remain within the community, including those that are veterans, disabled, seniors, single-parent households, and the homeless.
- H-45 Assist low-income people, who are displaced as a result of redevelopment, find affordable housing in accordance with state and federal laws and regulations.
- H-46 Develop strategies that seek to preserve naturally occurring affordable housing at-risk of redevelopment and/or in deteriorating physical condition.
- H-47 Continue to ensure that funding becomes available to support youth, veterans, and social services in Auburn.
- H-48 Support seniors who wish to age in place in their homes, such as with home rehabilitation services, adult day health and Senior Center activities.
- H-49 Provide opportunities for transitional housing assisted living and retirement communities.
- H-50 Promote universal design principles to ensure housing is designed to be compatible with surrounding neighborhoods.
- H-51 usable by all people regardless of age or abilities.
- H-52 Provide empowering training for residents who want to participate in civic activities and who would like to improve their knowledge and skills around community leadership.
- H-53 Provide information in multiple languages to Auburn’s diverse communities regarding services offered by local and regional governmental, educational, employment, health, and other providers to improve residents’ quality of life and to promote resident engagement and household economic independence.
- H-54 Offer financial and homebuyer education to encourage household saving and budgeting to consider home ownership.
- H-55 Provide information and resources that educate and guide low-income persons toward affordable housing opportunities. Develop materials in multiple languages.
- H-56 Review proposals to site facilities providing new or expanded human services within the City to determine their potential impacts and whether

they meet the needs of the Auburn community. Important caveats in the City's consideration will include the following:

- a. While Auburn will willingly accept its regional share of facilities that provide residential services, or influence residential location decisions, Auburn will expect other communities to accept their share as well.
- b. The funding of human service centers sited in Auburn that serve an area larger than Auburn would rely on an equitable regional source of funding.
- c. The siting of all facilities shall be based on sound land use planning principles and should establish working relationships with affected neighborhoods.

## Goal 6: Implementation and Monitoring

H-57 Partner with South King County jurisdictions in ongoing efforts to coordinate the human, educational, and housing needs of our diverse cultural communities, such as through the Road Map Project, interjurisdictional housing and human services forums, and other efforts.

H-58 Pursue partnerships with non-profits, housing authorities, SKHHP, and other organizations to preserve existing unregulated and naturally occurring affordable housing including through acquisition.

H-59 Work with other jurisdictions and health and social service organizations to implement a coordinated, regional approach to homelessness.

H-60 Support national, state and especially regional efforts to address the housing and human service needs of the region and the City.

H-61 Explore all available federal, state and local programs and private options for financing affordable housing, removing or reducing risk factors, and preserving safe neighborhoods.

H-62 Work in partnership with public and private housing providers, businesses, and other agencies in the provision of housing assistance to Auburn residents and business employees.

H-63 Support nonprofit organizations during all stages of siting and project planning and when applying for county, state, and federal funding.

H-64 Through the building permit process, inventory and track affordable housing opportunities within Auburn. Distribute affordable housing information to nonprofit agencies serving the homeless and low-income people.

H-65 Monitor housing supply, affordability, and diversity in Auburn and its contribution to the countywide and regional housing need.

H-66 Explore options to identify and monitor unregulated affordable housing for the purpose of long-term preservation particularly in urban centers, near transit, and/or where most redevelopment pressure is anticipated.

H-67 Review and amend, a minimum every 5 years, local housing policies and strategies.

H-68 Consider opportunities to evaluate potential displacement risk for naturally occurring affordable housing and vulnerable communities, especially those with historical and cultural ties to the community in daily work, and mitigate or review actions that significantly increase this risk.

## Housing Objectives and Implementation

The City has developed housing objective implementation strategies addressing housing diversity, condition, attainability, and programs to serve special needs. The City will monitor the objectives over time.

*Figure 3. Housing Objectives and Tools*

Outcomes	Indicators	Example Tools
Improve housing quality	Increased quality of rental housing	<ul style="list-style-type: none"> <li>• Housing rehabilitation and repair loans</li> <li>• Loans for energy conservation and healthy indoor air quality</li> <li>• City-sponsored and nonprofit property manager programs</li> <li>• Housing inspection program Code enforcement</li> <li>• Community volunteer program</li> </ul>
Meet demand for new housing units	Land capacity to meet or exceed housing target	<ul style="list-style-type: none"> <li>• Land use plan and zoning</li> <li>• Variety of housing options</li> </ul>
Promote housing ownership	Maintain or increase homeownership rates	<ul style="list-style-type: none"> <li>• Accessory dwelling units</li> <li>• Middle Housing</li> <li>• Unit-Lot Subdivision</li> </ul>
Allow for a variety of housing types to meet size, age, and cultural trends	<p>Increased numbers of middle housing units and apartment units with neighborhood recreation and service amenities</p> <p>Retention of housing stock with larger units</p>	<ul style="list-style-type: none"> <li>• Middle Housing on small and infill lots</li> <li>• Accessory dwelling units</li> <li>• Mixed-use zoning</li> <li>• Incentivize infill development</li> </ul>

<p>Increase opportunities for housing to extremely-low, very-low, low-, and moderate-income households</p>	<p>Increased numbers of ownership dwellings available to moderate incomes</p> <p>Increased mixed-use development for all incomes</p> <p>Increased preservation and improvement of rental housing with long-term affordability commitments</p>	<ul style="list-style-type: none"> <li>• Accessory dwelling units</li> <li>• Downtown and Growth Center incentives for apartment and mixed-use</li> <li>• Infill incentives</li> <li>• Permit and impact fee waivers</li> <li>• See also “improve housing quality” above</li> <li>• Expansion of MFTE program outside of Downtown</li> </ul>
<p>Improved opportunities for special needs housing and services</p>	<p>Greater match of housing to special needs including housing for all ages and abilities as well as the homeless</p>	<ul style="list-style-type: none"> <li>• Community services programs</li> <li>• Partnerships with nonprofit housing providers and nongovernmental organizations</li> </ul>
<p>Monitor housing supply, affordability, and diversity</p>	<p>Address achievement of indicators above</p>	<ul style="list-style-type: none"> <li>• Monitor in conjunction with regular and annual Comprehensive Plan updates and new countywide planning policy housing targets</li> </ul>