City of Covington

21,600 People (0.9% of King County) | \$123,065 Median Household Income (King County AMI \$116,340)

Housing Needs

Permanent Housing Needs									Emergency	
	Total	0 to PSH	≤30% Non PSH	>30 to ≤50%	>50 to ≤80%	>80 to ≤100%	>100 to ≤120%	>120%	Housing Needs	
Baseline Supply: 2019	7,150	-	71	562	1,821	1,592	1,136	1,968	-	
Net New Need: 2019-2044	4,310	535	1,016	603	-	283	321	1,552	824	
Total Future Need: 2044	11,460	535	1,087	1,165	1,821	1,875	1,457	3,250	824	
Countywide	269	%	1	4%	16%	7%	5% 5%	2	6%	
Covington	12%	2	4%	14	4% 0 <mark>%7</mark> %	6 8%		36%		
0%	10%	20%	30%	40%	50%	60%	70%	80%	90% 100%	



Geography: Covington is part of PSRC's Cities and Towns regional geography, meaning PSRC considers it to have smaller downtowns and local centers.

Key Facts

- In the past decade, Covington's housing costs for renters and homeowners increased faster than incomes.
- Since 2015, the supply of multifamily housing has roughly doubled.
- Covington has an aging population who will likely need more housing types and services conducive to aging in place.
- Covington is less racially diverse, with 61% of their residents being White, compared to King County overall, with 54% White residents.
- BIPOC residents are more likely to be housing cost-burdened than White residents.

Draft AHC Recommendations

- 1. Prioritize extremely low-income households (CPP H-2)
- 2. Complete the housing inventory and analysis (CPP H-3)
- 3. Address racial disparities in homeownership and cost burden (CPPs H-9, H-19)
- 4. Clarify community engagement findings (CPP H-8)
- 5. Explicitly plan for and prioritize income-restricted housing (CPPs H-10, H-14)
- 6. Adjust affordability assumptions for accessory dwelling units (CPP H-11)
- 7. Increase housing options for 0 to 80 percent AMI households in Residential zones (CPPs H-18(a))