

# King County Countywide Housing Needs Assessment Appendix

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# Appendix A: Expenditure Restriction 9 to Report Section Crosswalk

| Expenditure Restriction 9 Requirement                                                                                                                                                                                                             | Addressed in Report Chapter                                                                                                                                                                                   | Geographies                                                                                                                                         | Caveats                                                                                                                                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| A. <b>Background and policy context</b> , including an update on King County's progress towards eliminating cost burden among King County's low-income households by 2040, and information about available data sources and data gaps;            | <ul style="list-style-type: none"> <li>Chapter 1: Background and policy context</li> <li>Chapter 1: Data availability and gaps related to the report</li> <li>Chapter 2: Cost Burden by AMI</li> </ul>        | N/A                                                                                                                                                 | N/A                                                                                                                                              |
| B. <b>Population, workforce, and housing characteristics</b> ;                                                                                                                                                                                    | <ul style="list-style-type: none"> <li>Chapter 2: Population &amp; Household Characteristics</li> <li>Chapter 3: Workforce &amp; Employment</li> <li>Chapter 4: Housing Supply &amp; Market Trends</li> </ul> | <ul style="list-style-type: none"> <li>King County subregions (Seattle, East, and South)</li> <li>PSRC Geographies</li> <li>Jurisdiction</li> </ul> | <ul style="list-style-type: none"> <li>Not all measures are by jurisdiction</li> </ul>                                                           |
| C. <b>Housing supply and market trends</b> broken down by subarea and jurisdiction, area median income, and rental and housing ownership, including an estimate of units in the permitting pipeline or under construction by affordability level; | <ul style="list-style-type: none"> <li>Chapter 4: Housing Supply &amp; Market Trends</li> <li>Chapter 5: Housing Costs &amp; Affordability Implications</li> <li>Appendix B</li> </ul>                        | <ul style="list-style-type: none"> <li>King County subregions (Seattle, East, and South)</li> <li>PSRC Geographies</li> </ul>                       | <ul style="list-style-type: none"> <li>No available data on units in permitting pipeline or under construction by affordability level</li> </ul> |



| Expenditure Restriction 9 Requirement                                                                                                                                                                                                                                                                     | Addressed in Report Chapter                                                                                                                                                            | Geographies                                                                                                                                   | Caveats                                                                                                                                                                                       |
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| D. <b>Housing affordability for rental and home ownership</b> broken down by subregion and jurisdiction;                                                                                                                                                                                                  | <ul style="list-style-type: none"> <li>Chapter 4: Housing Supply &amp; Market Trends</li> <li>Chapter 5: Housing Costs &amp; Affordability Implications</li> <li>Appendix D</li> </ul> | <ul style="list-style-type: none"> <li>Jurisdiction</li> </ul>                                                                                |                                                                                                                                                                                               |
| E. <b>Analysis of funding tools and funding levels</b> by subregion and jurisdictions; and                                                                                                                                                                                                                | <ul style="list-style-type: none"> <li>Chapter 7: Funding Landscape &amp; Gap Analysis</li> <li>Appendix D</li> </ul>                                                                  | <ul style="list-style-type: none"> <li>Countywide</li> <li>Jurisdiction</li> </ul>                                                            | <ul style="list-style-type: none"> <li>Funding landscapes are not available for all jurisdictions.</li> </ul>                                                                                 |
| F. <b>A needs analysis to evaluate the gap between the region's housing inventory and housing needs of residents</b> by subregion and jurisdiction, including, where possible, new insights that can be used by policymakers, such as a comparison of need by household size and available bedroom units. | <ul style="list-style-type: none"> <li>Chapter 6: Housing Unit Gap Analysis</li> <li>Chapter 7: Funding Landscape &amp; Gap Analysis</li> </ul>                                        | <ul style="list-style-type: none"> <li>Countywide</li> <li>King County subregions (Seattle, East, and South)</li> <li>Jurisdiction</li> </ul> | <ul style="list-style-type: none"> <li>Analysis can only be reliably completed at the PUMA level of geography – margins of error are too high to complete by jurisdiction analysis</li> </ul> |



# Appendix B: Subregions

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**King County Subregion Framework:** For purposes of the subregional analysis, this report uses a three-part subregional framework consisting of **East**, **Seattle**, and **South** subregions. This framework is designed solely for this report and does not reflect formal subregional geographies used by King County.

Note: Census-designated places (CDPs) listed in this appendix are unincorporated areas of King County; they are statistical areas defined by the U.S. Census Bureau and are not incorporated cities or towns.

- ◆ Seattle
- ◆ East: Shoreline, Bellevue, Kirkland, Issaquah, Medina, Yarrow Point, Hunts Point, Beaux Arts Village, Mercer Island, Newcastle, Sammamish, Clyde Hill, Redmond, Kenmore, Bothell, Woodinville, Lake Forest Park, Carnation, Snoqualmie, North Bend, Skykomish, Duvall, Cottage Lake CDP, Union Hill-Novelt Hill CDP, Lake Marcel Stillwater CDP, Ames Lake CDP, Tanner CDP, Riverbend CDP, Wilderness Rim CDP
- ◆ South: Auburn, Algona, Burien, Des Moines, Normandy Park, Federal Way, Kent, Pacific, Milton, SeaTac, Renton, Covington, Maple Valley, Black Diamond, Enumclaw, Boulevard Park CDP, White Center CDP, Bryn-Mawr-Skyway CDP, East Renton Highlands CDP, Mirrormont CDP, Hobart CDP, Maple Heights-Lake Desire CDP, Fairwood CDP, Shadow Lake CDP, Ravensdale CDP, Lake Morton-Berrydale CDP, Lake Holm CDP, Lakeland South CDP, Lakeland North CDP, Vashon CDP

**Puget Sound Regional Council (PSRC) Regional Geographies:** In addition to subregions, the report references the **PSRC's Regional Geographies**, which include:

- ◆ *Metropolitan Cities: Bellevue and Seattle*
- ◆ Core Cities: Auburn, Bothell, Burien, Federal Way, Issaquah, Kent, Kirkland, Redmond, Renton, SeaTac, and Tukwila
- ◆ Cities and Towns: Algona, Beaux Arts, Black Diamond, Carnation, Clyde Hill, Covington, Duvall, Enumclaw, Hunts Point, Maple Valley, Medina, Milton, Normandy Park, North Bend, Pacific, Sammamish, Skykomish, Snoqualmie, Yarrow Point
- ◆ High Capacity Transit (HCT) Communities: Des Moines, Federal Way PAA, Kenmore, Lake Forest Park, Mercer Island, Newcastle, North Highline PAA, Renton PAA – East Renton, Renton PAA – Fairwood, Renton PAA – Skyway/West Hill, Shoreline, Woodinville
- ◆ Urban Unincorporated Areas: Auburn PAA, Bellevue PAA, Black Diamond PAA, Issaquah PAA, Kent PAA, Newcastle PAA, Pacific PAA, Redmond PAA, Sammamish PAA, Unaffiliated Urban Unincorporated



# Appendix C: Review of Community Engagement Conducted by King County, 2021-2025

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Six recent King County reports assessing countywide housing needs and incorporating community engagement were reviewed to inform this report's findings. The following section provides an overview of these reports, including their geographic scope, engagement methods, and details on participants. Exhibit 1 includes community engagement findings from each report, mapped by their relevance to expenditure restriction requirements. Note that only engagement findings related to housing needs were included in this review.

## King County Analysis of Impediments to Fair Housing Choice (2025) (AI)

- ◆ **Geographic Scope:** Countywide
- ◆ **Engagement Type:** Interviews
- ◆ **Participants:**
  - 24 organizations: King County Housing Authority, DCHS Adult Services Division, DCHS Developmental Disabilities and Early Childhood Support Division, Harborview Medical Center, Eastside Legal Assistance, Housing Justice Project, Tenants Union of Washington State, Eastside for All, African Community Housing and Development, Indian American Community Services, Africans on the Eastside, 4 Tomorrow, Open Doors for Multicultural Families, El Centro de la Raza, Skyway Coalition, Chief Seattle Club, Queer Power Alliance, Transit Riders Union, Compass Housing Alliance, Habitat for Humanity, A Regional Coalition for Housing (ARCH), Washington State Multi-Family Housing Association, SKHHP (South King Housing and Homelessness Partners), Windermere

## Draft King County Consolidated Plan for 2025-2029 (2024) (Con Plan)

- ◆ **Geographic scope:**
  - Consortium Stakeholder Survey: [King County Consortium](#)
  - Department of Local Services Survey (2023): Unincorporated King County
- ◆ **Engagement Type:** Surveys



◆ **Participants:**

- Stakeholder Survey: King County Consortium, 29 responses, 17 from local or county agencies, ten from all areas in the Consortium
- Department of Local Services Survey: 1,552 residents living in unincorporated areas. 21 percent from Vashon-Maury Island, 14 percent from Southeast King County, 13 percent from Snoqualmie Valley/Northeast King County, ten percent from Skyway West Hill, 10 percent from North Highline/White Center

## **King County Comprehensive Plan, Appendix B: Housing Needs Assessment (2024) (Comp Plan)**

- ◆ **Geographic Scope:** Countywide, Unincorporated King County
- ◆ **Engagement Type:** Focus Group (known as the “Equity Work Group”), Interviews, Survey, Public and Virtual Public Information Events
- ◆ **Participants:**
  - Focus/Work Group (Equity Work Group): 15 individuals representing Black, Indigenous, and People of Color (BIPOC) communities across unincorporated King County, including areas like North Highline, Skyway-West Hill, and East Federal Way
  - Housing providers and community-based organizations (18)
  - Broader community input<sup>1</sup>

## **Equitable Development Initiative Implementation Plan, Phase 1 (2023) and Phase 2 (2024) (EDI Phase 1, EDI Phase 2)**

- ◆ **Geographic scope:** Countywide, with representation from Council Districts 1, 2, 5, 6, 7, 8
- ◆ **Engagement Type(s):** [Community Planning Workgroup](#) (CPW)
- ◆ **Participants:** Community Planning Workgroup, with representatives from White Center Community Development Association, POCAAN, Comunidad Latina de Vashon, Eastside for All, Interdependent Law PLLC, Mother Africa, Living Well Kent, Global to Local, Chief Seattle Club, Duwamish Valley Affordable Housing Coalition, Skyway Coalition, Khmer Community of Seattle King County, Multicultural Community Coalition, along with individual residents appointed to CPW

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<sup>1</sup> For a summary of public participation in the 2024 King County Comprehensive Plan, see: King County. Public Participation Summary. (2023) [\[link\]](#)



## Skyway-West Hill and North Highline Anti-displacement Strategies Report (2021) (ADR)

- ♦ **Geographic scope:** Urban unincorporated County communities of Skyway-West Hill and North Highline (White Center)
- ♦ **Engagement Type(s):** Community facilitator team, Community interactive workshops, community meetings and working sessions, community-led surveys of youth and small business owners, public input website and survey, meetings with CBOs, and online resource hub and anti-displacement strategies toolkit. Most meetings held virtually or over phone due to COVID-19 pandemic. Translation and
- ♦ **Participants:** Over 225 individuals from communities of Skyway-West Hill and North Highline (White Center)



Exhibit 1: Detailed Community Engagement Findings By Expenditure Restriction Requirement

| Expenditure Restriction 9 Requirement                  | King County Analysis of Impediments to Fair Housing Choice (2025)                                                                                                                                                                                                                                  | 2025 Draft King County Consolidated Plan – Consortium Stakeholder Survey                                                                                                                                                                                                                                                      | 2025 Draft King County Consolidated Plan – Department of Local Services Survey | 2024 King County Comprehensive Plan – Appendix B: Housing Needs Assessment                                                                                                                                                                                                                                               | King County Equitable Development Initiative – Phase 1 Report (2023) | King County Equitable Development Initiative – Phase 2 Report (2024) | King County Skyway-West Hill and North Highline Anti-displacement Strategies Report (2021) |
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| B. Population, workforce, and housing characteristics; | <p>King County Housing Authority and Eastside Legal Assistance staff reported that many undocumented immigrants did not apply for rental assistance because they were worried about providing personal information to the government (pg. 34)</p> <p>Open Doors for Multicultural Families and</p> | <p>When asked whether any specific groups or areas are disproportionately impacted by homelessness, a few stakeholders noted that South King County is greatly affected by homelessness, but others noted that it is a concern for all areas across the County (pg. 182)</p> <p>When asked about the most needed economic</p> |                                                                                | <p>The King County Comprehensive Plan Equity Work Group shared that immigrants and refugees need increased access to large, affordable rental units (B-130)</p> <p>Community members shared with King County staff that many people aged 62 years and older fear rent increases and there is a growing population of</p> |                                                                      |                                                                      |                                                                                            |





| Expenditure Restriction 9 Requirement | King County Analysis of Impediments to Fair Housing Choice (2025)                                                                                                                                                                                                                                                                                           | 2025 Draft King County Consolidated Plan – Consortium Stakeholder Survey                                                                                                                                                                                                                                                                            | 2025 Draft King County Consolidated Plan – Department of Local Services Survey | 2024 King County Comprehensive Plan – Appendix B: Housing Needs Assessment                                                                                                                                                                                                                                                                       | King County Equitable Development Initiative – Phase 1 Report (2023) | King County Equitable Development Initiative – Phase 2 Report (2024) | King County Skyway-West Hill and North Highline Anti-displacement Strategies Report (2021) |
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|                                       | <p>Indian American Community Services staff indicated that discrimination, intimidation tactics, and microaggressions towards BIPOC renters are more prevalent with higher numbers of households that speak English as a second language or do not speak English (pg.35)</p> <p>Harborview Medical Center staff reported the voucher-holders face other</p> | <p>development activities, nine stakeholders provided input of whom seven (or 78 percent) selected job training and workforce development, six (or 67 percent) selected creation or retention of jobs for low- and moderate-income people, and five (or 56 percent) selected improved transportation and access to jobs (Figure A-9). (pg. 182)</p> |                                                                                | <p>people aged 62 years and older on fixed incomes experiencing homelessness (B-133-B-134)</p> <p>King County staff heard interviews with housing providers and community-based organizations that some tenant with disabilities believe they experience discrimination from landlords when making reasonable accommodation requests (B-133)</p> |                                                                      |                                                                      |                                                                                            |



| Expenditure Restriction 9 Requirement | King County Analysis of Impediments to Fair Housing Choice (2025)                                                                                                                                                                                                                                                                     | 2025 Draft King County Consolidated Plan – Consortium Stakeholder Survey                                                                                                                                                                       | 2025 Draft King County Consolidated Plan – Department of Local Services Survey | 2024 King County Comprehensive Plan – Appendix B: Housing Needs Assessment | King County Equitable Development Initiative – Phase 1 Report (2023) | King County Equitable Development Initiative – Phase 2 Report (2024) | King County Skyway-West Hill and North Highline Anti-displacement Strategies Report (2021) |
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|                                       | barriers, including landlords sometimes refusing to accept the terms outline in housing assistance payments contracts or insisting on income requirements based on the full rent amount rather than the tenant’s portion. They also reported that some landlords may ask clients to provide documentation of their ability to support | When asked how they would prioritize among the most needed economic development activities, the average weighted score indicates that stakeholders would prioritize affordable housing near transportation and jobs the most (15.25) (pg. 182) |                                                                                |                                                                            |                                                                      |                                                                      |                                                                                            |



| Expenditure Restriction 9 Requirement | King County Analysis of Impediments to Fair Housing Choice (2025)                                                                                                                                                                                                                                                             | 2025 Draft King County Consolidated Plan – Consortium Stakeholder Survey | 2025 Draft King County Consolidated Plan – Department of Local Services Survey | 2024 King County Comprehensive Plan – Appendix B: Housing Needs Assessment | King County Equitable Development Initiative – Phase 1 Report (2023) | King County Equitable Development Initiative – Phase 2 Report (2024) | King County Skyway-West Hill and North Highline Anti-displacement Strategies Report (2021) |
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|                                       | <p>themselves beyond the rental assistance they receive, which creates an additional barrier. (pg. 35)</p> <p>El Centro de la Raza staff indicated that some undocumented immigrants are automatically denied by landlords that require SSNs on applications even if undocumented immigrants have individual TINs (pg.36)</p> |                                                                          |                                                                                |                                                                            |                                                                      |                                                                      |                                                                                            |



| Expenditure Restriction 9 Requirement | King County Analysis of Impediments to Fair Housing Choice (2025)                                                                                                                                                                                                                                                                                                 | 2025 Draft King County Consolidated Plan – Consortium Stakeholder Survey | 2025 Draft King County Consolidated Plan – Department of Local Services Survey | 2024 King County Comprehensive Plan – Appendix B: Housing Needs Assessment | King County Equitable Development Initiative – Phase 1 Report (2023) | King County Equitable Development Initiative – Phase 2 Report (2024) | King County Skyway-West Hill and North Highline Anti-displacement Strategies Report (2021) |
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|                                       | <p>Open Doors for Multicultural Families staff indicated that families are limited in where they can rent, causing them to move in with others, that immigrants often rent from someone they know and may live in substandard conditions, such as in a garage (pg.36)</p> <p>Tenants Union of Washington State and Eastside for All staff indicated that some</p> |                                                                          |                                                                                |                                                                            |                                                                      |                                                                      |                                                                                            |



| Expenditure Restriction 9 Requirement | King County Analysis of Impediments to Fair Housing Choice (2025)                                                                                                                                                                                                                                                                                                      | 2025 Draft King County Consolidated Plan – Consortium Stakeholder Survey | 2025 Draft King County Consolidated Plan – Department of Local Services Survey | 2024 King County Comprehensive Plan – Appendix B: Housing Needs Assessment | King County Equitable Development Initiative – Phase 1 Report (2023) | King County Equitable Development Initiative – Phase 2 Report (2024) | King County Skyway-West Hill and North Highline Anti-displacement Strategies Report (2021) |
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|                                       | <p>landlords do not account for the language access needs of tenants or refuse to provide notices in languages other than English, resulting in missed notices, miscommunications, and sometimes evictions (pg. 36)</p> <p>Staff from Open Doors for Multicultural Families reported that many people with disabilities lack a support system and become isolated,</p> |                                                                          |                                                                                |                                                                            |                                                                      |                                                                      |                                                                                            |



| Expenditure Restriction 9 Requirement | King County Analysis of Impediments to Fair Housing Choice (2025)                                                                                                                                                                                                                                                                                  | 2025 Draft King County Consolidated Plan – Consortium Stakeholder Survey | 2025 Draft King County Consolidated Plan – Department of Local Services Survey | 2024 King County Comprehensive Plan – Appendix B: Housing Needs Assessment | King County Equitable Development Initiative – Phase 1 Report (2023) | King County Equitable Development Initiative – Phase 2 Report (2024) | King County Skyway-West Hill and North Highline Anti-displacement Strategies Report (2021) |
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|                                       | <p>leading to a lower quality of life (pg. 38)</p> <p>Africans on the Eastside staff state that crowding negative affects many households with frontline workers who were more exposed to COVID-19 and could not isolate (pg. 39)</p> <p>Multi-Family Housing Association, Housing Justice Project, and Chief Seattle Club staff reported that</p> |                                                                          |                                                                                |                                                                            |                                                                      |                                                                      |                                                                                            |



| Expenditure Restriction 9 Requirement | King County Analysis of Impediments to Fair Housing Choice (2025)                                                                                                                                                                                                                                                                                                 | 2025 Draft King County Consolidated Plan – Consortium Stakeholder Survey | 2025 Draft King County Consolidated Plan – Department of Local Services Survey | 2024 King County Comprehensive Plan – Appendix B: Housing Needs Assessment | King County Equitable Development Initiative – Phase 1 Report (2023) | King County Equitable Development Initiative – Phase 2 Report (2024) | King County Skyway-West Hill and North Highline Anti-displacement Strategies Report (2021) |
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|                                       | <p>among tenants appearing in eviction court, those with children are significantly more likely to receive an eviction judgement (pg. 41).</p> <p>Housing Justice Project staff reported that families with children are more likely to have evictions on their record, and that even if evictions are removed from a tenant screening report, which can take</p> |                                                                          |                                                                                |                                                                            |                                                                      |                                                                      |                                                                                            |



| Expenditure Restriction 9 Requirement                                                                                                                                                                                                             | King County Analysis of Impediments to Fair Housing Choice (2025)                                                                                                                                                                                 | 2025 Draft King County Consolidated Plan – Consortium Stakeholder Survey | 2025 Draft King County Consolidated Plan – Department of Local Services Survey | 2024 King County Comprehensive Plan – Appendix B: Housing Needs Assessment                                                                                                                                                                                                         | King County Equitable Development Initiative – Phase 1 Report (2023) | King County Equitable Development Initiative – Phase 2 Report (2024) | King County Skyway-West Hill and North Highline Anti-displacement Strategies Report (2021) |
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|                                                                                                                                                                                                                                                   | seven years, landlords can still access that information online. (pg. 42)                                                                                                                                                                         |                                                                          |                                                                                |                                                                                                                                                                                                                                                                                    |                                                                      |                                                                      |                                                                                            |
| <b>C. Housing supply and market trends broken down by subarea and jurisdiction, area median income, and rental and housing ownership, including an estimate of units in the permitting pipeline or under construction by affordability level;</b> | <p>Housing developers consistently cite restrictive zoning as a significant barrier to affordable housing production (pg.27)</p> <p>Permanent supportive housing providers report burdensome development and zoning barriers imposed by local</p> |                                                                          |                                                                                | <p>Many immigrants and refugees need increased access to large, affordable rental units (B-8)</p> <p>Interviewees described how challenging it is for people with disabilities to find accessible housing units (B-133)</p> <p>King County staff heard through interviews with</p> |                                                                      |                                                                      |                                                                                            |





| Expenditure Restriction 9 Requirement | King County Analysis of Impediments to Fair Housing Choice (2025)                                                                                                                                                                                                                                                                                                                       | 2025 Draft King County Consolidated Plan – Consortium Stakeholder Survey | 2025 Draft King County Consolidated Plan – Department of Local Services Survey | 2024 King County Comprehensive Plan – Appendix B: Housing Needs Assessment                                                                                                                                                                                                                                                                                                       | King County Equitable Development Initiative – Phase 1 Report (2023) | King County Equitable Development Initiative – Phase 2 Report (2024) | King County Skyway-West Hill and North Highline Anti-displacement Strategies Report (2021) |
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|                                       | <p>governments that do not exist for other types of housing (pg. 28)</p> <p>PSH providers indicates zoning for high levels of density increase opportunities for stable housing options and services for persons who have been chronically homeless and have at least one member with a disability (pg. 29)</p> <p>DCHS Adult Services Division staff reported that many low-income</p> |                                                                          |                                                                                | <p>multiple housing providers and community-based organizations that most new housing units have less than four bedrooms, making it even more challenging for households to find family-sized units (B-135)</p> <p>Multiple housing providers and community-based organizations shared with King County staff through interviews that it is not uncommon for eight people to</p> |                                                                      |                                                                      |                                                                                            |



| Expenditure Restriction 9 Requirement | King County Analysis of Impediments to Fair Housing Choice (2025)                                                                                                                                                                                                                                                                                                          | 2025 Draft King County Consolidated Plan – Consortium Stakeholder Survey | 2025 Draft King County Consolidated Plan – Department of Local Services Survey | 2024 King County Comprehensive Plan – Appendix B: Housing Needs Assessment                                                                                                                                                                                                                                                    | King County Equitable Development Initiative – Phase 1 Report (2023) | King County Equitable Development Initiative – Phase 2 Report (2024) | King County Skyway-West Hill and North Highline Anti-displacement Strategies Report (2021) |
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|                                       | <p>LGBTQIA+ elders report a shortage of housing available to them and re-closet themselves to find housing (pg. 37).</p> <p>Nearly every organization interviewed for the AI reported an extreme shortage of affordable 3+ bedroom units in King County (pg. 39)</p> <p>Chief Seattle Club staff reported that most housing units are two bedroom or smaller, with PSH</p> |                                                                          |                                                                                | <p>crowd into a two-bedroom apartment because that is all they could afford (B-136)</p> <p>King County staff heard in interviews with housing providers and community-based organizations that immigrants oftentimes arrive in the area with their extended families and need housing that will accommodate that. (B-137)</p> |                                                                      |                                                                      |                                                                                            |



| Expenditure Restriction 9 Requirement | King County Analysis of Impediments to Fair Housing Choice (2025)                                                                                                                                                                                                                                                                                              | 2025 Draft King County Consolidated Plan – Consortium Stakeholder Survey | 2025 Draft King County Consolidated Plan – Department of Local Services Survey | 2024 King County Comprehensive Plan – Appendix B: Housing Needs Assessment                                                                                                                                                                                                                                                                             | King County Equitable Development Initiative – Phase 1 Report (2023) | King County Equitable Development Initiative – Phase 2 Report (2024) | King County Skyway-West Hill and North Highline Anti-displacement Strategies Report (2021) |
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|                                       | <p>housing rarely offering 3+ bedroom units (pg. 39)</p> <p>Compass Housing Alliance Staff reported that the largest unit they offer is a three bedroom with a seven person limit and that these units have an extremely low turn over rate (pg. 39)</p> <p>Habitat for Humanity staff report that they are flooded with requests for 3 to 4 bedroom units</p> |                                                                          |                                                                                | King County staff heard through interviews with housing providers and community-based organizations that middle housing should help increase housing affordability and choice. An interviewee explained “We need middle housing. We come from cultures where communities are deeply connected. We did not live in massive homes, we lived in apartment |                                                                      |                                                                      |                                                                                            |



| Expenditure Restriction 9 Requirement | King County Analysis of Impediments to Fair Housing Choice (2025)                                                                                                                                                                                                                                                                                                 | 2025 Draft King County Consolidated Plan – Consortium Stakeholder Survey | 2025 Draft King County Consolidated Plan – Department of Local Services Survey | 2024 King County Comprehensive Plan – Appendix B: Housing Needs Assessment             | King County Equitable Development Initiative – Phase 1 Report (2023) | King County Equitable Development Initiative – Phase 2 Report (2024) | King County Skyway-West Hill and North Highline Anti-displacement Strategies Report (2021) |
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|                                       | <p>due to lack of supply (pg. 39)</p> <p>Staff from Skyway Coalition, Compass Housing Alliance, SKHHP, Queer Power Alliance, El Centro de la Raza, Housing Justice Project, Eastside for all, and Indian American Community Services reported that multigenerational, immigrant, and LGBTQIA+ polyfamilies may have larger families and need 3+ bedroom units</p> |                                                                          |                                                                                | communities, with a mix of ages, grandparents taking care of the children” (B-177-178) |                                                                      |                                                                      |                                                                                            |



| Expenditure Restriction 9 Requirement | King County Analysis of Impediments to Fair Housing Choice (2025)                                                                                                                                                                                                                                                                                                              | 2025 Draft King County Consolidated Plan – Consortium Stakeholder Survey | 2025 Draft King County Consolidated Plan – Department of Local Services Survey | 2024 King County Comprehensive Plan – Appendix B: Housing Needs Assessment | King County Equitable Development Initiative – Phase 1 Report (2023) | King County Equitable Development Initiative – Phase 2 Report (2024) | King County Skyway-West Hill and North Highline Anti-displacement Strategies Report (2021) |
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|                                       | <p>to accommodate their households (pg. 39)</p> <p>Compass Housing Alliance and A Regional Coalition for Housing staff state that often large households must move and change schools to access affordable housing that is big enough (pg. 39)</p> <p>4 Tomorrow staff reported that, due to affordable housing being heavily regulated, multiple families sometimes share</p> |                                                                          |                                                                                |                                                                            |                                                                      |                                                                      |                                                                                            |



| Expenditure Restriction 9 Requirement                                                                    | King County Analysis of Impediments to Fair Housing Choice (2025)                                                                                                                                                      | 2025 Draft King County Consolidated Plan – Consortium Stakeholder Survey                                                                                                                                                                           | 2025 Draft King County Consolidated Plan – Department of Local Services Survey | 2024 King County Comprehensive Plan – Appendix B: Housing Needs Assessment                                                                                                                                                                       | King County Equitable Development Initiative – Phase 1 Report (2023) | King County Equitable Development Initiative – Phase 2 Report (2024)                                                                                                                                                                                                   | King County Skyway-West Hill and North Highline Anti-displacement Strategies Report (2021)                                                                                                                                                                                           |
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|                                                                                                          | a market-rate rental and end up with 10 to 15 people in a two or three bedroom home (pg. 39)                                                                                                                           |                                                                                                                                                                                                                                                    |                                                                                |                                                                                                                                                                                                                                                  |                                                                      |                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                      |
| <b>D. Housing affordability for rental and home ownership broken down by subregion and jurisdiction;</b> | <p>Housing developers consistently cite restrictive zoning as a significant barrier to affordable housing production (pg.27)</p> <p>Permanent supportive housing (PSH) providers report burdensome development and</p> | <p>Affordable housing leads in terms of priority topic areas in stakeholder survey (pg.177), with 55% (n=13) marking it as their first priority. 28% (n=8) marked it second.</p> <p>31% of respondents (n=9) marked homeless housing, shelter,</p> |                                                                                | <p>In Skyway, residents who are displaced often not able to find housing in Skyway again because of a lack of affordable, available housing located in walkable areas or near other accommodations (B-126)</p> <p>King County staff heard in</p> |                                                                      | <p><i>Appendix F: Displacement Risk Indicators Report</i></p> <p><u>Cost burden</u><br/>Focus group discussions highlighted that cost burden varies greatly based on geography and race/ethnicity.</p> <p><u>Eviction rates</u><br/>Ratio of Median Rent to Median</p> | <p>Communities of Skyway-West Hill and North Highline identified the following community priorities (Exhibit 5, pg.31):</p> <ul style="list-style-type: none"> <li>• Increase public investment in affordable housing</li> <li>• Fund permanently affordable homeownershi</li> </ul> |



| Expenditure Restriction 9 Requirement | King County Analysis of Impediments to Fair Housing Choice (2025)                                                                                                                                                                                                                                                                                               | 2025 Draft King County Consolidated Plan – Consortium Stakeholder Survey                                                                                                                                                                                                                                                                                              | 2025 Draft King County Consolidated Plan – Department of Local Services Survey | 2024 King County Comprehensive Plan – Appendix B: Housing Needs Assessment                                                                                                                                                                                                                                                                                          | King County Equitable Development Initiative – Phase 1 Report (2023) | King County Equitable Development Initiative – Phase 2 Report (2024)                                                                                                                                                                                                                                                                                                  | King County Skyway-West Hill and North Highline Anti-displacement Strategies Report (2021)                                                                                                                                                                                                                                                                                     |
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|                                       | <p>zoning barriers imposed by local governments that do not exist for other types of housing (pg. 28)</p> <p>Eastside for All and Transit Rider Union staff interviewed for AI identified high rent, steep rent increase over time, security deposits, and application fees as formidable challenges their clients face when trying to rent a home (pg. 30)</p> | <p>and services as first priority. 41% marked it second (n=12).</p> <p>When asked about the most needed economic development activities, nine stakeholders provided input of whom seven (or 78 percent) selected job training and workforce development, six (or 67 percent) selected creation or retention of jobs for low- and moderate-income people, and five</p> |                                                                                | <p>interviews with housing providers and community-based organizations that more affordable housing types conducive to multi-generational living would also help people aged 62 years and older age in their communities and with their families. (B-134)</p> <p>As explained by a representative from African Community Housing and Development, “When family-</p> |                                                                      | <p>Household Income Focus group participants spoke to the impact of increased rents on many factors that can impact whether a family stays in their community, with one participant saying “Naturally affordable housing is being renovated, being charged higher rents, and then people have to leave. Housing is so key for everything else: education, health,</p> | <p>p units for households at 50 to 80 percent of AMI</p> <ul style="list-style-type: none"> <li>• Build affordable rental units for households at or below 60 percent of AMI</li> <li>• Finance community-driven development projects;</li> <li>• Provide funding for strategic land acquisition for community development</li> <li>• Create mixed-use developments</li> </ul> |



| Expenditure Restriction 9 Requirement | King County Analysis of Impediments to Fair Housing Choice (2025)                                                                                                                                                                                                                                                                                 | 2025 Draft King County Consolidated Plan – Consortium Stakeholder Survey                                                                                                                                                                                                                                                                                | 2025 Draft King County Consolidated Plan – Department of Local Services Survey | 2024 King County Comprehensive Plan – Appendix B: Housing Needs Assessment                                                                                                                                                                                                                                                                                          | King County Equitable Development Initiative – Phase 1 Report (2023) | King County Equitable Development Initiative – Phase 2 Report (2024)                                                                                                                                                                                                                                                                                  | King County Skyway-West Hill and North Highline Anti-displacement Strategies Report (2021)                                                                                                                                                                                                                                                |
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|                                       | <p>Eastside for All, 4 Tomorrow, Africans on the Eastside staff report housing on Eastside of County is particularly expensive and largely unaffordable for low-income populations (pg. 31)</p> <p>Multi-family housing association staff reported that the low vacancy rate in King County contributes to an escalation in rents, which low-</p> | <p>(or 56 percent) selected improved transportation and access to jobs (Figure A-9) (pg. 182).</p> <p>When asked how they would prioritize among the most needed economic development activities, the average weighted score indicates that stakeholders would prioritize affordable housing near transportation and jobs the most (15.25)(pg. 182)</p> |                                                                                | <p>sized homes exist, the family stays together longer, people can age in place, and there is less youth homelessness.” (B-134)</p> <p>King County staff heard through interviews with multiple housing providers and community-based organizations that most new housing units have less than four bedrooms, making it even more challenging for households to</p> |                                                                      | <p>security, safety.” (pg. 108)</p> <p><u>Tenure</u><br/>One focus group participant comment on challenges Black households in Skyway face in buying homes and the impact this had on displacement, saying “Increases in rents and mortgages, plus the 2007 crash devastated lots of families. Given the choice between moving to Auburn/Puyallup</p> | <p>with affordable housing, commercial, and non-profit office space and community gathering space</p> <ul style="list-style-type: none"> <li>• Preserve manufactured home communities in Skyway-West Hill</li> <li>• Increase housing options and types in Skyway-West Hill and North Highline, such as allowing and investing</li> </ul> |





| Expenditure Restriction 9 Requirement | King County Analysis of Impediments to Fair Housing Choice (2025)                                                                                                                                                                                                                                                                                    | 2025 Draft King County Consolidated Plan – Consortium Stakeholder Survey                                                                                                                                                                                                                                                                         | 2025 Draft King County Consolidated Plan – Department of Local Services Survey | 2024 King County Comprehensive Plan – Appendix B: Housing Needs Assessment                                                                                                                                                                                                                                                                                           | King County Equitable Development Initiative – Phase 1 Report (2023) | King County Equitable Development Initiative – Phase 2 Report (2024)                                                                                                                                                                                                                                                                                                                                 | King County Skyway-West Hill and North Highline Anti-displacement Strategies Report (2021)                                                                                                                                                                                                                                                                           |
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|                                       | <p>income people cannot afford (pg.30)</p> <p>Skyway Coalition staff reported that low supplies of housing cause competition for rental units, and people in search of housing are burdened with multiple nonrefundable application fees (pg. 30)</p> <p>Skyway Coalition and Africans on the Eastside staff reported that households experience</p> | <p>One community survey question asked respondents to rate the level of need for various housing and community development topic areas using a scale of high, medium, and low.</p> <p>Responses to this question and indicates that most survey respondents indicated high needs for affordable housing for low- and moderate-income people,</p> |                                                                                | <p>find family-sized units (B-135)</p> <p>Multiple housing providers and community-based organizations shared with King County staff through interviews that it is not uncommon for eight people to crowd into a two-bedroom apartment because that is all they could afford (B-136)</p> <p>The Equity Work Group shared that families and large households need</p> |                                                                      | <p>or somewhere else, folks moved out of state, often to the South, where there were already Black communities, where they didn't have to carve out a space for themselves. Inability to own homes pushed lots of people out.” (pg. 111)</p> <p><u>Portion of Income Restricted Units:</u><br/>One focus group participant noted the lack of 0 to 50 percent AMI income-restricted units, saying</p> | <p>in accessory dwelling units (ADUs), family size units, and culturally specifically affordable housing for immigrant and refugee elders</p> <ul style="list-style-type: none"> <li>• Enact policies and programs that prevent displacement, protect tenants, prioritize neighborhood residents</li> <li>• Prioritize current and past residents for new</li> </ul> |



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|                                       | <p>displacement and gentrification and rising housing costs where they live, which can result in children being uprooted from schools (pg.30)</p> <p>4 Tomorrow staff reported that move-in costs can accumulate to \$6,000 per household, which is nearly impossible for low-income families to afford (pg. 30)</p> <p>Eastside Legal Assistance staff</p> | <p>high needs for homeless housing, shelter, and services, and high needs for both human services for low- and moderate-income people as well as human services targeted to special needs populations such as seniors, youth, people fleeing gender-based violence, and people with disabilities. (pg. 192)</p> |                                                                                | <p>access to affordable rental units that accommodate their needs. The lack of larger, affordable units can lead to overcrowding and displacement. Community members report that families in King County share homes because they cannot afford to live separately. They shared concerns that recent immigrant and refugee families are often unable to find rental units large</p> |                                                                      | <p>“Lots of developers take advantage of tax-credits to build income-restricted units at 60 to 80 percent of AMI, but then, it’s still \$1,800 a month for a two-bedroom apartment. For an Uber driver or Amazon worker, when you compare take-home pay to even these 60 to 80 percent AMI rents, they are still cost-burdened.” (pg. 113)</p> | <p>affordable housing units</p> <ul style="list-style-type: none"> <li>• Connect eligible homeowners with home repair and property tax exemption programs</li> <li>• Provide eviction prevention and rental assistance for low-income renters and implement tenant protections</li> <li>• Provide down payment assistance for</li> </ul> |



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|                                       | <p>indicated that some landlords seek to evict tenants for not having SSNs or for having too many children (pg. 36)</p> <p>Eastside for All staff indicated that to drive immigrants and refugee tenants to self-evict, some landlords refuse to make necessary repairs (pg. 36)</p> <p>Queer Power alliance staff indicated housing access issues</p> |                                                                          |                                                                                | <p>enough to accommodate their needs so multiple families will rent a single home so they can stay together (B-135-B-136)</p> <p>The Equity Work Group noted that the displacement happening in Skyway is visible, and that Black, Indigenous and People of Color communities that have lived in areas for generations are being displaced. They also reported that</p> |                                                                      | <p><u>Demographic Changes</u></p> <p>One focus group participant noted the link between displacement and demographic change, saying “Part of the process of gentrification and displacement is you start to see your neighborhood stop reflecting who you are.” (pg. 113)</p> <p>Focus group participants and survey respondents highlighted the</p> | <p>low-income home buyers</p> <ul style="list-style-type: none"> <li>• Reduce commercial displacement and support economic development opportunities for current residents</li> <li>• Increase access to opportunities, amenities, and benefits to current residents when private development happens</li> <li>• Build more mixed-income developments</li> </ul> |



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|                                       | <p>have contributed to LGBTQIA+ populations moving to rural areas away from public transportation and services, where they feel unsafe and hide their identities (pg. 37).</p> <p>DCHS Adult Services Division staff reported that many low-income LGBTQIA+ elders report a shortage of housing available to them and re-closet themselves to find housing (pg. 37).</p> |                                                                          |                                                                                | <p>households at risk of displacement are often those that were displaced from other neighborhoods, such as Black residents in Skyway who were displaced from the Central District or Rainier Valley. (B-136)</p> <p>The Equity Work Group also raised concerns that residents who are displaced are unable to find new housing in their communities, particularly</p> |                                                                      | <p>challenges [less geographically concentrated communities] cause (<i>sic</i>) as Black communities move into areas farther from cultural institutions and community spaces, saying “There hasn’t been a lot of creation of cultural institutions in Skyway in the first place, when compared to the Central District. There aren’t beacons of Black establishments. It</p> | <ul style="list-style-type: none"> <li>• Increase density or other incentives in exchange for affordable units, especially in commercial core of both communities</li> <li>• Maintain building scale, adequate parking, accessibility as density increases</li> </ul> <p>Community members noted that the availability of affordable units</p> |



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|                                       | Transit Riders Union and DCHS Developmental Disabilities and Early Childhood Support Division staff report that the high cost of housing in King County disproportionately impacts protected classes, especially low-income people with disabilities who need housing that is both affordable and accommodates their disability. (pg.38) |                                                                          |                                                                                | <p>housing located in walkable areas near grocery stores and other necessities (B-136)</p> <p>The Equity Work Group reported that Black, Indigenous, and People of Color residents need affordable housing near accommodations that reflect community members’ needs and communities of their choice (B-137)</p> |                                                                      | feels like the lack of investment is the issue. People live here but have to go out and engage in community in other places. But now we are the community, but still don’t have those institutions.” (pg. 115)<br>[Due to the dispersion of communities across the county], community-based organizations serving these communities must increasingly | reduces displacement and that more publicly supported affordable housing units be built to prevent BIPOC households from being displaced (pg. 31-32)<br><br>Community members expressed specific concerns that large households and elders already have a hard time finding affordable housing options and recommended |



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|                                       | <p>King County Housing Authority staff reported that in East King County, it is especially hard to find affordable 4-bedroom units (pg. 39)</p> <p>Habitat for Humanity staff report that they are flooded with requests for 3 to 4 bedroom units due to lack of supply (pg. 39)</p> <p>Tenants Union of Washington State staff report that the lack of multi-bedroom units</p> |                                                                          |                                                                                | <p>The Comprehensive Plan Equity Work Group identified a need for increased access to large, affordable rental units for immigrant and refugee residents. Affordable rental units with two or more bedrooms or middle housing types can accommodate these needs. Middle housing is conducive to multigenerational living, as large or multi-generational families can</p> |                                                                      | <p>serve a wider geographic area, a challenge that staff from community organizations shared in focus groups. (pg. 115)</p> <p>One focus group participant noted the challenges this presents for the Somali community, saying “Like many others, the Somali community is being pushed further south, even in New Holly. You hear of people now living as far south as</p> | <p>increasing development of family-sized units and culturally specific housing for elders from immigrant and refugee communities (pg. 32)</p> <p>Community members agreed that low income renters in these areas want affordable units that can house intergenerational households. They want homes located near schools, with positive and safe</p> |



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|                                       | <p>causes families to crowd into small units and exceed occupancy requirements, leading to evictions (pg. 39)</p> <p>Compass Housing Alliance staff say that some families are forced to split up in order to comply with occupancy requirements (pg. 39)</p> <p>Compass Housing Alliance and A Regional Coalition for Housing staff state that often large households</p> |                                                                          |                                                                                | <p>reside in the same building. (B-137)</p> <p>King County staff hear in interviews with housing providing and community-based organizations that immigrants oftentimes arrive in the area with their extended families and need housing that will accommodate that (B-137)</p> <p>The Equity Work Group also shared that studio apartments are often not culturally</p> |                                                                      | <p>Puyallup. That moves them away from community centers, services, halal groceries and their communities.” (pg.115)</p> <p><i>Housing</i> displacement risk indicators recommended by CPW (pg. 116-118)</p> <ul style="list-style-type: none"> <li>• Homeownershi p</li> <li>• Percent Homeownershi p</li> <li>• Change in home values</li> <li>• Ration of median home</li> </ul> | <p>environments for households (pg. 32)</p> <p>Community members emphasized the importance for elders to have culturally specific housing options that are close to local community ties and that are also safe, accessible by transit, and affordable. (pg. 32)</p> <p>The community recommended that King County increase</p> |



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|                                       | <p>must move and change schools to access affordable housing that is big enough (pg. 39)</p> <p>4 Tomorrow staff reported that, due to affordable housing being heavily regulated, multiple families sometimes share a market-rate rental and end up with 10 to 15 people in a two or three bedroom home (pg. 39)</p> <p>Tenants Union of Washington State staff indicated</p> |                                                                          |                                                                                | <p>appropriate; however, most new affordable housing units recently funded project are studios and one-bedroom units (B-137-B-138)</p> |                                                                      | <p>value to median income</p> <ul style="list-style-type: none"> <li>• Foreclosure rates</li> <li>• Redlining and racial covenants</li> <li>• Rental</li> <li>• Cost burden</li> <li>• Ration of median rent to median income</li> <li>• Rental vacancy rate</li> <li>• Change in rental housing costs</li> </ul> <p><i>Diversity of housing options</i><br/>(rentals/homeownership/tin homes/</p> | <p>investment in deeply affordable rental units and support a pipeline of affordable housing projects in Skyway-West Hill and North Highline that serve households at or below 60% of AMI. (pg. 32)</p> <p>The community requested an increase in development of three- to five-bedroom units and those designed for intergenerational households living together (pg. 32)</p> |





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|                                       | <p>that BIPOC households commonly have substantially lower levels of wealth than white households, making it harder for them to become homeowners (pg. 39)</p> <p>Habitat for Humanity staff indicate that low-income BIPOC communities have been rejected for the homebuying market due to discrimination, down payment requirements,</p> |                                                                          |                                                                                |                                                                            |                                                                      | <p>affordability/ multi-generational) (pg. 117-118)</p> <ul style="list-style-type: none"> <li>Unit size (areas with less affordable units of higher sizes (3+ bedrooms) have higher rates of displacement)</li> <li>Unit type (areas with less affordable units of a wide variety of different unit types (particularly multi-family, condo, townhome) will</li> </ul> | <p>The community recommended that King County prioritize senior housing for immigrant and refugee populations that are located near or have accessible access to community centers and cultural services and organizations within the community. (pg. 32)</p> <p>The community suggested that senior housing should have</p> |



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|                                       | <p>mortgage and closing costs, mortgage qualifications, credit and background checks, and market competition (pg. 39)</p> <p>4 Tomorrow, Chief Seattle Club, Queer Power Alliance, Housing Justice Project, and Africans on the Eastside staff reported that communities they serve dream of homeownership, but feel that it is</p> |                                                                          |                                                                                |                                                                            |                                                                      | <p>have higher rates of displacement</p> <ul style="list-style-type: none"> <li>Proportion of income-restricted housing units (areas with lower proportions of their units that are income-restricted will have higher rates of displacement)</li> </ul> <p><i>Eviction/Tenant protection policies (pg. 118):</i></p> <ul style="list-style-type: none"> <li>Number of major tenant protection</li> </ul> | <p>culturally relevant in-house resident services such as staff conversant in residents’ languages, in-language programming, transportation services to and from cultural organizations, and ethnically specific food options (pg. 32)</p> |



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|                                       | <p>largely out of reach (pg. 39).</p> <p>Multi-Family Housing Association, Housing Justice Project, and Chief Seattle Club staff reported that among tenants appearing in eviction court, those with children are significantly more likely to receive an eviction judgement (pg. 41).</p> |                                                                          |                                                                                |                                                                            |                                                                      | <p>policies in jurisdiction</p> <ul style="list-style-type: none"> <li>Eviction rates</li> </ul> <p><i>Development pressures</i> (pg. 118):</p> <ul style="list-style-type: none"> <li>Permit applications (areas with increases in housing permit applications will have higher rates of displacement in the future)</li> </ul> <p><i>Economic displacement risk indicators</i> (pg.118-119)</p> <ul style="list-style-type: none"> <li>Household income</li> </ul> |                                                                                            |



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|                                       |                                                                   |                                                                          |                                                                                |                                                                            |                                                                      | <ul style="list-style-type: none"> <li>Commercial evictions</li> <li>Unemployment rate</li> </ul> <p><i>Community displacement risk indicators (pg. 119)</i></p> <ul style="list-style-type: none"> <li>Community spaces</li> <li>Demographic change/gentrification</li> </ul> <p><i>Transportation displacement risk indicators (pg. 119)</i></p> <ul style="list-style-type: none"> <li>Access to high capacity transit</li> </ul> |                                                                                            |



| Expenditure Restriction 9 Requirement                                                      | King County Analysis of Impediments to Fair Housing Choice (2025)                                                        | 2025 Draft King County Consolidated Plan – Consortium Stakeholder Survey | 2025 Draft King County Consolidated Plan – Department of Local Services Survey | 2024 King County Comprehensive Plan – Appendix B: Housing Needs Assessment | King County Equitable Development Initiative – Phase 1 Report (2023)                                                                    | King County Equitable Development Initiative – Phase 2 Report (2024)                                                                                                                                                                            | King County Skyway-West Hill and North Highline Anti-displacement Strategies Report (2021) |
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|                                                                                            |                                                                                                                          |                                                                          |                                                                                |                                                                            |                                                                                                                                         | <i>Health / Environment</i><br>displacement risk indicators (pg. 120) <ul style="list-style-type: none"> <li>• Percent of population without health insurance</li> <li>• Percent of population without a usual primary care provider</li> </ul> |                                                                                            |
| <b>E. Analysis of funding tools and funding levels by subregion and jurisdictions; and</b> | King County Housing Authority, African Community and Housing Development, Eastside for All and Indian American Community |                                                                          |                                                                                |                                                                            | The Community Planning Workgroup co-developed a definition of communities and places that should be prioritized for potential equitable | Small CBOs need support to access working capital to achieve the level of readiness (such as site control, completed feasibility analysis, and established                                                                                      |                                                                                            |



| Expenditure Restriction 9 Requirement | King County Analysis of Impediments to Fair Housing Choice (2025)                                                                                                                                                                   | 2025 Draft King County Consolidated Plan – Consortium Stakeholder Survey | 2025 Draft King County Consolidated Plan – Department of Local Services Survey | 2024 King County Comprehensive Plan – Appendix B: Housing Needs Assessment | King County Equitable Development Initiative – Phase 1 Report (2023)                                                                                                                                                                                                                                                                                                                 | King County Equitable Development Initiative – Phase 2 Report (2024)                                  | King County Skyway-West Hill and North Highline Anti-displacement Strategies Report (2021) |
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|                                       | services staff identified the King County Emergency Rental Assistance Program as very helpful for keeping tenants stably housed and that it was helpful to have trusted community-based organizations administer the funds (pg. 34) |                                                                          |                                                                                |                                                                            | development funding: <ul style="list-style-type: none"> <li>• Communities adversely impacted by structural racism and discrimination;</li> <li>• Areas with low access to economic and health opportunities;</li> <li>• Areas with significant populations of communities experiencing disparities in life outcomes; and</li> <li>• Areas at higher risk of displacement.</li> </ul> | partnerships) required to leverage construction capital funds and secure permanent financing (pg. 10) |                                                                                            |



| Expenditure Restriction 9 Requirement | King County Analysis of Impediments to Fair Housing Choice (2025) | 2025 Draft King County Consolidated Plan – Consortium Stakeholder Survey | 2025 Draft King County Consolidated Plan – Department of Local Services Survey | 2024 King County Comprehensive Plan – Appendix B: Housing Needs Assessment | King County Equitable Development Initiative – Phase 1 Report (2023)                                                                                                                                                                                                                                                                                               | King County Equitable Development Initiative – Phase 2 Report (2024) | King County Skyway-West Hill and North Highline Anti-displacement Strategies Report (2021) |
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|                                       |                                                                   |                                                                          |                                                                                |                                                                            | <ul style="list-style-type: none"> <li>Communities include: BIPOC, LGBTQ+, low-income individuals and families, immigrants and refugees, people with disabilities, and seniors (pg.4) (for a roster of the CPW see Appendix C)</li> </ul> <p>CPW estimated that in order to implement King County EDI, \$100 million annually is needed. Funds should support:</p> |                                                                      |                                                                                            |



| Expenditure Restriction 9 Requirement | King County Analysis of Impediments to Fair Housing Choice (2025) | 2025 Draft King County Consolidated Plan – Consortium Stakeholder Survey | 2025 Draft King County Consolidated Plan – Department of Local Services Survey | 2024 King County Comprehensive Plan – Appendix B: Housing Needs Assessment | King County Equitable Development Initiative – Phase 1 Report (2023)                                                                                                                                                                                                                                                                        | King County Equitable Development Initiative – Phase 2 Report (2024) | King County Skyway-West Hill and North Highline Anti-displacement Strategies Report (2021) |
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|                                       |                                                                   |                                                                          |                                                                                |                                                                            | <ul style="list-style-type: none"><li>• Funding for capital investments and capacity building;</li><li>• Clear and effective partnership and collaboration with King County and elected officials;</li><li>• An expanded approach to land banking and strategic acquisition;</li><li>• Access to technical experts and peers; and</li></ul> |                                                                      |                                                                                            |





| Expenditure Restriction 9 Requirement | King County Analysis of Impediments to Fair Housing Choice (2025) | 2025 Draft King County Consolidated Plan – Consortium Stakeholder Survey | 2025 Draft King County Consolidated Plan – Department of Local Services Survey | 2024 King County Comprehensive Plan – Appendix B: Housing Needs Assessment | King County Equitable Development Initiative – Phase 1 Report (2023)                                                                                                                                                                                                                                                                                                   | King County Equitable Development Initiative – Phase 2 Report (2024) | King County Skyway-West Hill and North Highline Anti-displacement Strategies Report (2021) |
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|                                       |                                                                   |                                                                          |                                                                                |                                                                            | <ul style="list-style-type: none"><li>• Clear expectations and compensation for those serving on the Advisory Board and community/workgroups/committees (pg.8, 21, 41-42)</li></ul> <p>Consistent with the Executive’s True North values and Equity and Social Justice Strategic Plan, the CPW finds that County must continue to move investments upstream, where</p> |                                                                      |                                                                                            |



| Expenditure Restriction 9 Requirement                                                                                                                                              | King County Analysis of Impediments to Fair Housing Choice (2025)                                                                                                           | 2025 Draft King County Consolidated Plan – Consortium Stakeholder Survey                                                                                                 | 2025 Draft King County Consolidated Plan – Department of Local Services Survey                                                                                                                          | 2024 King County Comprehensive Plan – Appendix B: Housing Needs Assessment                                                                                                       | King County Equitable Development Initiative – Phase 1 Report (2023)                                                                                                                 | King County Equitable Development Initiative – Phase 2 Report (2024) | King County Skyway-West Hill and North Highline Anti-displacement Strategies Report (2021)                                                                                                                |
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|                                                                                                                                                                                    |                                                                                                                                                                             |                                                                                                                                                                          |                                                                                                                                                                                                         |                                                                                                                                                                                  | needs are greatest, partnering with community and dismantling systems of power, privilege, and racial injustice in favor of equitable access to resources and decisions (pg. 9)      |                                                                      |                                                                                                                                                                                                           |
| <b>F. A needs analysis to evaluate the gap between the region's housing inventory and housing needs of residents by subregion and jurisdiction, including, where possible, new</b> | Several organizations indicated that a need for further education for property managers, an increase in culturally relevant services, and greater access to other essential | Affordable housing leads in terms of priority topic areas in stakeholder survey with 55% (n=13) marking it as their first priority. 28% (n=8) marked it second. (pg.177) | The survey asked respondents to identify the most needed types of housing for low- and moderate-income people in their communities and Figure A-19 indicates that 65 respondents (61 percent) indicated | Many immigrants and refugees need increased access to large, affordable rental units (B-8)<br><br>The Equity Work Group shared that families and large households need access to | A King County EDI would help achieve the CPW's vision of an inclusive and equitable King County with resilient, thriving, and welcoming communities. Specific elements of the vision |                                                                      | Communities of Skyway-West Hill and North Highline identified the following community priorities (Exhibit 5, pg.31):<br><ul style="list-style-type: none"> <li>• Increase public investment in</li> </ul> |



| Expenditure Restriction 9 Requirement                                                                                         | King County Analysis of Impediments to Fair Housing Choice (2025)                                                                                                                                                                                                                                            | 2025 Draft King County Consolidated Plan – Consortium Stakeholder Survey                                                                                                                                                                                                                                                                     | 2025 Draft King County Consolidated Plan – Department of Local Services Survey                                                                                                                                                                                                                                                                                   | 2024 King County Comprehensive Plan – Appendix B: Housing Needs Assessment                                                                                                                                                                                                                                                                                                           | King County Equitable Development Initiative – Phase 1 Report (2023)                                                                                                                                                                                                                                                                                    | King County Equitable Development Initiative – Phase 2 Report (2024) | King County Skyway-West Hill and North Highline Anti-displacement Strategies Report (2021)                                                                                                                                                                                                                                                                            |
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| <b>insights that can be used by policymakers, such as a comparison of need by household size and available bedroom units.</b> | <p>resources to ensure protected classes experience less housing discrimination (pg.34)</p> <p>African Community Housing and Development reported that renters born outside the US often feel disrespected by landlords who take advantage of their lack of knowledge concerning renters’ rights (pg.35)</p> | <p>31% of respondents (n=9) marked homeless housing, shelter, and services as first priority. 41% marked it second (n=12). (pg.177)</p> <p>95% of stakeholder respondents said that rental housing for LMI households was a “high” need, followed by PSH (80%), homeowner units (65%), homeless temporary or transitional housing (65%),</p> | <p>that their community needs housing and shelter for people experiencing homelessness and 63 respondents (59 percent) indicated the need for single-family homes. (pg. 193)</p> <p>When asked about the three most needed types of housing services for low- and moderate-income homeowners, 73 (68 percent) selected first-time home buying assistance, 42</p> | <p>affordable rental units that accommodate their needs. Community members report that families in King County share homes because they cannot afford to live separately. They shared concerns that recent immigrant and refugee families are often unable to find rental units large enough to accommodate their needs so multiple families will rent a single home so they can</p> | <p>include the following, as identified by the CPW:</p> <ul style="list-style-type: none"> <li>• Neighborhoods across the region have diverse and affordable housing options, economic opportunities, and quality of life amenities that make them accessible and vibrant places to live and work.</li> <li>• All King County residents have</li> </ul> |                                                                      | <p>affordable housing</p> <ul style="list-style-type: none"> <li>• Fund permanently affordable homeownership units for households at 50 to 80 percent of AMI</li> <li>• Build affordable rental units for households at or below 60 percent of AMI</li> <li>• Finance community-driven development projects;</li> <li>• Provide funding for strategic land</li> </ul> |



| Expenditure Restriction 9 Requirement | King County Analysis of Impediments to Fair Housing Choice (2025)                                                                                                                                                                                                                                                                                  | 2025 Draft King County Consolidated Plan – Consortium Stakeholder Survey                                                                                                                                                                                                                                                                                                | 2025 Draft King County Consolidated Plan – Department of Local Services Survey                                                                                                                                                                                                                                                                                        | 2024 King County Comprehensive Plan – Appendix B: Housing Needs Assessment                                                                                                                                                                                                                                                                                       | King County Equitable Development Initiative – Phase 1 Report (2023)                                                                                                                                                                                                        | King County Equitable Development Initiative – Phase 2 Report (2024) | King County Skyway-West Hill and North Highline Anti-displacement Strategies Report (2021)                                                                                                                                                                                                                                              |
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|                                       | Eastside for All staff state that there is a need for more trusted groups led by the same cultural and ethnic communities that can drive policy and resource development for these populations and that such groups can support tenants with culturally relevant services, such as helping them understand their rights or providing assistance in | housing for seniors (68%), family sized units (3+ bedrooms) (60%), housing for people feeling violence (45%), housing for persons with disabilities (30%), and housing that is accessible (25%) (Figure A-5) (pg. 180)<br><br>Most stakeholders indicated high levels of need for rental housing affordable to low- and moderate-income people and permanent supportive | (39 percent) selected utility and energy payment assistance, and 40 (37 percent) selected housing repair and rehabilitation assistance (Figure A-20). (pg. 194)<br><br>Responses to a similar question asking about the three most needed housing services for low- and moderate-income renters indicated that 53 respondents (50 percent) selected short- or medium- | stay together (B-135-B-136)<br><br>King County staff heard in interviews with housing providers and community-based organizations that more affordable housing types conducive to multi-generational living would also help people aged 62 years and older age in their communities and with their families. (B-134)<br><br>The lack of larger, affordable units | equitable opportunities, including access to quality education and early learning opportunities, living wage jobs, affordable public transportation, high-quality healthcare, generational and community wealth-building opportunities, cultural and community connections, |                                                                      | acquisition for community development<br><ul style="list-style-type: none"> <li>• Create mixed-use developments with affordable housing, commercial, and non-profit office space and community gathering space</li> <li>• Preserve manufactured home communities in Skyway-West Hill</li> <li>• Increase housing options and</li> </ul> |



| Expenditure Restriction 9 Requirement | King County Analysis of Impediments to Fair Housing Choice (2025)                                                                                                                                                                                                                                                                                                                   | 2025 Draft King County Consolidated Plan – Consortium Stakeholder Survey                                                                                                                                                                                                                                                                                                          | 2025 Draft King County Consolidated Plan – Department of Local Services Survey                                                                                                                                | 2024 King County Comprehensive Plan – Appendix B: Housing Needs Assessment                                                                                                                                                                                                                                                                                                | King County Equitable Development Initiative – Phase 1 Report (2023)                                                                                                                                                                                                                                                                             | King County Equitable Development Initiative – Phase 2 Report (2024) | King County Skyway-West Hill and North Highline Anti-displacement Strategies Report (2021)                                                                                                                                                                                                                                                                      |
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|                                       | <p>obtaining legal services (pg.36)</p> <p>Eastside for All staff state that there is a need for more trusted groups led by the same cultural and ethnic communities that can drive policy and resource development for these populations and that such groups can support tenants with culturally relevant services, such as helping them understand their rights or providing</p> | <p>housing. Among needed types of housing assistance, most stakeholders noted high needs for homelessness prevention and housing stability services and tenant-based rental assistance or housing vouchers. More stakeholders indicated medium and low levels of need for other forms of housing assistance such as downpayment assistance, assistance to help seniors age in</p> | <p>term rental assistance, 46 (43 percent) selected ongoing or long-term rental assistance, and 45 (42 percent) selected security deposit assistance as the most needed services (Figure A-21). (pg. 193)</p> | <p>can lead to overcrowding and displacement. Community members report that families in King County share homes because they cannot afford to live separately. They shared concerns that recent immigrant and refugee families are often unable to find rental units large enough to accommodate their needs so multiple families will rent a single home so they can</p> | <p>parks, open spaces, and healthy environments.</p> <ul style="list-style-type: none"> <li>Residents, businesses, cultural anchors, and community organizations in low-income, BIPOC, immigrant and refugee, people with disabilities, and LGBTQ+ communities have the resources they need to thrive in place as their neighborhoods</li> </ul> |                                                                      | <p>types in Skyway-West Hill and North Highline, such as allowing and investing in accessory dwelling units (ADUs), family size units, and culturally specifically affordable housing for immigrant and refugee elders</p> <ul style="list-style-type: none"> <li>Enact policies and programs that prevent displacement, protect tenants, prioritize</li> </ul> |



| Expenditure Restriction 9 Requirement | King County Analysis of Impediments to Fair Housing Choice (2025)                                                                                                                                                                                                                                                                                   | 2025 Draft King County Consolidated Plan – Consortium Stakeholder Survey                                                                                                                                                                                                                                                                                                     | 2025 Draft King County Consolidated Plan – Department of Local Services Survey | 2024 King County Comprehensive Plan – Appendix B: Housing Needs Assessment                                                                                                                                                                                                                                                                      | King County Equitable Development Initiative – Phase 1 Report (2023)                                                                                                                                                                                                                                                                        | King County Equitable Development Initiative – Phase 2 Report (2024) | King County Skyway-West Hill and North Highline Anti-displacement Strategies Report (2021)                                                                                                                                                                                                                                                       |
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|                                       | <p>assistance in obtaining legal services (pg.36)</p> <p>Eastside Legal Assistance and DCHS Developmental Disabilities and Early Childhood Support Division staff indicated that that some landlords do not understand reasonable accommodation requirements and discriminate against people with disabilities by refusing to making reasonable</p> | <p>place, homeowner rehabilitation, and rental property rehabilitation. (Figure A-5, A-6) (pg. 180)</p> <p>When asked whether any specific groups or areas experienced high needs, stakeholders noted that seniors living on fixed incomes, people with mental health issues, immigrants and refugees, people fleeing gender-based violence, people with limited English</p> |                                                                                | <p>stay together (B-135-B-136)</p> <p>The Equity Work Group reported that Black, Indigenous, and People of Color residents need affordable housing near accommodations that reflect community members’ needs and communities of their choice (B-137)</p> <p>The Comprehensive Plan Equity Work Group identified a need for increased access</p> | <p>change and grow.</p> <ul style="list-style-type: none"> <li>Communities are multicultural, with access to culturally relevant resources and services, gathering spaces to express and celebrate diverse cultures, and strong social networks.</li> <li>Neighborhoods have flourishing community assets that are community-led</li> </ul> |                                                                      | <p>neighborhood residents</p> <ul style="list-style-type: none"> <li>Prioritize current and past residents for new affordable housing units</li> <li>Connect eligible homeowners with home repair and property tax exemption programs</li> <li>Provide eviction prevention and rental assistance for low-income renters and implement</li> </ul> |



| Expenditure Restriction 9 Requirement | King County Analysis of Impediments to Fair Housing Choice (2025)                                                                                                                                                                                                                                                                  | 2025 Draft King County Consolidated Plan – Consortium Stakeholder Survey                                                                                                                                                                                                                                                                                                               | 2025 Draft King County Consolidated Plan – Department of Local Services Survey | 2024 King County Comprehensive Plan – Appendix B: Housing Needs Assessment                                                                                                                                                                                                                                                                                                                  | King County Equitable Development Initiative – Phase 1 Report (2023)                                                                                                                                                                                                                                                                | King County Equitable Development Initiative – Phase 2 Report (2024) | King County Skyway-West Hill and North Highline Anti-displacement Strategies Report (2021)                                                                                                                                                                                                                                                                     |
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|                                       | <p>accommodations (pg. 38)</p> <p>African Community Housing and Development staff indicated that some landlords create housing accessibility challenges by placing people in wheelchairs on upper floors (pg. 38)</p> <p>DCHS Developmental Disabilities and Early Childhood Supports Division staff indicate that people with</p> | <p>proficiency, and low-income people in general often struggle to afford housing costs (pg. 179).</p> <p>In the realm of housing, shelter, and services for people experiencing homelessness, the survey asked stakeholders to indicate the types of housing and shelter most needed in the communities they serve. Among the 18 stakeholders that answered the questions, 18 (or</p> |                                                                                | <p>to large, affordable rental units for immigrant and refugee residents. Affordable rental units with two or more bedrooms or middle housing types can accommodate these needs. Middle housing is conducive to multigenerational living, as large or multi-generational families can reside in the same building. (B-137) The Equity Work Group also shared that studio apartments are</p> | <p>and community-owned such as community centers, mixed-use projects with affordable housing, arts and cultural spaces, childcare centers, senior housing, educational and health services, and incubators for small businesses.</p> <ul style="list-style-type: none"> <li>• Underrepresented residents have meaningful</li> </ul> |                                                                      | <p>tenant protections</p> <ul style="list-style-type: none"> <li>• Provide down payment assistance for low-income home buyers</li> <li>• Reduce commercial displacement and support economic development opportunities for current residents</li> <li>• Increase access to opportunities, amenities, and benefits to current residents when private</li> </ul> |





| Expenditure Restriction 9 Requirement | King County Analysis of Impediments to Fair Housing Choice (2025)                                                                                                                                                                                                                                                                                           | 2025 Draft King County Consolidated Plan – Consortium Stakeholder Survey                                                                                                                                                                                                                                                                                                 | 2025 Draft King County Consolidated Plan – Department of Local Services Survey | 2024 King County Comprehensive Plan – Appendix B: Housing Needs Assessment                                                                                  | King County Equitable Development Initiative – Phase 1 Report (2023)                                                          | King County Equitable Development Initiative – Phase 2 Report (2024) | King County Skyway-West Hill and North Highline Anti-displacement Strategies Report (2021)                                                                                                                                                                                                                                                       |
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|                                       | <p>developmental disabilities face housing barriers due to unintentional noise or damage, leading to evictions (pg. 38)</p> <p>Nearly every organization interviewed for the AI reported an extreme shortage of affordable 3+ bedroom units in King County (pg. 39)</p> <p>King County Housing Authority staff reported that in East King County, it is</p> | <p>100 percent) indicated needs for permanent supportive housing and 17 (or 94 percent) indicated needs for affordable housing in general. When asked to prioritize among various types of homeless housing and shelter, the average weighted score indicates that stakeholders would prioritize affordable housing in general the most (6.19) followed by permanent</p> |                                                                                | <p>often not culturally appropriate; however, most new affordable housing units recently funded project are studios and one-bedroom units (B-137-B-138)</p> | <p>opportunities to co-create community plans and impact decisions regarding the future of their neighborhoods . (pg. 25)</p> |                                                                      | <p>development happens</p> <ul style="list-style-type: none"> <li>• Build more mixed-income developments</li> <li>• Increase density or other incentives in exchange for affordable units, especially in commercial core of both communities</li> <li>• Maintain building scale, adequate parking, accessibility as density increases</li> </ul> |





| Expenditure Restriction 9 Requirement | King County Analysis of Impediments to Fair Housing Choice (2025)                                                                                                                                                                                                                                                                                                        | 2025 Draft King County Consolidated Plan – Consortium Stakeholder Survey                                                                                                                                                                                                                                                                                                    | 2025 Draft King County Consolidated Plan – Department of Local Services Survey | 2024 King County Comprehensive Plan – Appendix B: Housing Needs Assessment | King County Equitable Development Initiative – Phase 1 Report (2023) | King County Equitable Development Initiative – Phase 2 Report (2024) | King County Skyway-West Hill and North Highline Anti-displacement Strategies Report (2021)                                                                                                                                                                                                                |
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|                                       | <p>especially hard to find affordable 4-bedroom units (pg. 39)</p> <p>Compass Housing Alliance Staff reported that the largest unit they offer is a three bedroom with a seven person limit and that these units have an extremely low turn over rate (pg. 39)</p> <p>Habitat for Humanity staff report that they are flooded with requests for 3 to 4 bedroom units</p> | <p>supportive housing (5.94), emergency shelter (5.21), shelters for victims fleeing gender-based violence (4.08), hotel or motel vouchers (3.50), and then drop-in or day shelters (3.00). (pg. 181)</p> <p>When asked about the most needed economic development activities, nine stakeholders provided input of whom seven (or 78 percent) selected job training and</p> |                                                                                |                                                                            |                                                                      |                                                                      | <p>Community members expressed specific concerns that large households and elders already have a hard time finding affordable housing options and recommended increasing development of family-sized units and culturally specific housing for elders from immigrant and refugee communities (pg. 32)</p> |



| Expenditure Restriction 9 Requirement | King County Analysis of Impediments to Fair Housing Choice (2025)                                                                                                                                                                                                                                                                                                 | 2025 Draft King County Consolidated Plan – Consortium Stakeholder Survey                                                                                                                                                                                                                                                                                                                     | 2025 Draft King County Consolidated Plan – Department of Local Services Survey | 2024 King County Comprehensive Plan – Appendix B: Housing Needs Assessment | King County Equitable Development Initiative – Phase 1 Report (2023) | King County Equitable Development Initiative – Phase 2 Report (2024) | King County Skyway-West Hill and North Highline Anti-displacement Strategies Report (2021)                                                                                                                                                                                                                                                            |
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|                                       | <p>due to lack of supply (pg. 39)</p> <p>Staff from Skyway Coalition, Compass Housing Alliance, SKHHP, Queer Power Alliance, El Centro de la Raza, Housing Justice Project, Eastside for all, and Indian American Community Services reported that multigenerational, immigrant, and LGBTQIA+ polyfamilies may have larger families and need 3+ bedroom units</p> | <p>workforce development, six (or 67 percent) selected creation or retention of jobs for low- and moderate-income people, and five (or 56 percent) selected improved transportation and access to jobs (Figure A-9). When asked how they would prioritize among the most needed economic development activities, the average weighted score indicates that stakeholders would prioritize</p> |                                                                                |                                                                            |                                                                      |                                                                      | <p>Community members agreed that low income renters in these areas want affordable units that can house intergenerational households. They want homes located near schools, with positive and safe environments for households (pg. 32)</p> <p>Community members emphasized the importance for elders to have culturally specific housing options</p> |



| Expenditure Restriction 9 Requirement | King County Analysis of Impediments to Fair Housing Choice (2025)                                                                                                                                                                                                                                                                                                           | 2025 Draft King County Consolidated Plan – Consortium Stakeholder Survey   | 2025 Draft King County Consolidated Plan – Department of Local Services Survey | 2024 King County Comprehensive Plan – Appendix B: Housing Needs Assessment | King County Equitable Development Initiative – Phase 1 Report (2023) | King County Equitable Development Initiative – Phase 2 Report (2024) | King County Skyway-West Hill and North Highline Anti-displacement Strategies Report (2021)                                                                                                                                                                                                                                                       |
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|                                       | <p>to accommodate their households (pg. 39)</p> <p>Tenants Union of Washington State staff report that the lack of multi-bedroom units causes families to crowd into small units and exceed occupancy requirements, leading to evictions (pg. 39)</p> <p>Compass Housing Alliance staff say that some families are forced to split up in order to comply with occupancy</p> | affordable housing near transportation and jobs the most (15.25) (pg. 182) |                                                                                |                                                                            |                                                                      |                                                                      | <p>that are close to local community ties and that are also safe, accessible by transit, and affordable. (pg. 32)</p> <p>The community recommended that King County increase investment in deeply affordable rental units and support a pipeline of affordable housing projects in Skyway-West Hill and North Highline that serve households</p> |



| Expenditure Restriction 9 Requirement | King County Analysis of Impediments to Fair Housing Choice (2025)                                                                                                                                                                                                                                                                                                         | 2025 Draft King County Consolidated Plan – Consortium Stakeholder Survey | 2025 Draft King County Consolidated Plan – Department of Local Services Survey | 2024 King County Comprehensive Plan – Appendix B: Housing Needs Assessment | King County Equitable Development Initiative – Phase 1 Report (2023) | King County Equitable Development Initiative – Phase 2 Report (2024) | King County Skyway-West Hill and North Highline Anti-displacement Strategies Report (2021)                                                                                                                                                                                                                                                                                |
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|                                       | <p>requirements (pg. 39)</p> <p>Compass Housing Alliance and A Regional Coalition for Housing staff state that often large households must move and change schools to access affordable housing that is big enough (pg. 39)</p> <p>4 Tomorrow staff reported that, due to affordable housing being heavily regulated, multiple families sometimes share a market-rate</p> |                                                                          |                                                                                |                                                                            |                                                                      |                                                                      | <p>at or below 60% of AMI. (pg. 32)</p> <p>The community requested an increase in development of three- to five-bedroom units and those designed for intergenerational households living together (pg. 32)</p> <p>The community recommended that King County prioritize senior housing for immigrant and refugee populations that are located near or have accessible</p> |



| Expenditure Restriction 9 Requirement | King County Analysis of Impediments to Fair Housing Choice (2025)                                                                                                                                                                                                                                                                                     | 2025 Draft King County Consolidated Plan – Consortium Stakeholder Survey | 2025 Draft King County Consolidated Plan – Department of Local Services Survey | 2024 King County Comprehensive Plan – Appendix B: Housing Needs Assessment | King County Equitable Development Initiative – Phase 1 Report (2023) | King County Equitable Development Initiative – Phase 2 Report (2024) | King County Skyway-West Hill and North Highline Anti-displacement Strategies Report (2021)                                                                                                                                                                                                                                                      |
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|                                       | <p>rental and end up with 10 to 15 people in a two or three bedroom home (pg. 39)</p> <p>African Community Housing and Development staff reported that large households needs 3+ bedroom housing so families can stay together, age in place, and provide stable housing for youth (pg. 39)</p> <p>Windermere, King County Housing Authority, and</p> |                                                                          |                                                                                |                                                                            |                                                                      |                                                                      | <p>access to community centers and cultural services and organizations within the community. (pg. 32)</p> <p>The community suggested that senior housing should have culturally relevant in-house resident services such as staff conversant in residents’ languages, in-language programming, transportation services to and from cultural</p> |



| Expenditure Restriction 9 Requirement | King County Analysis of Impediments to Fair Housing Choice (2025)                                                                                                                                                                                                                                                                               | 2025 Draft King County Consolidated Plan – Consortium Stakeholder Survey | 2025 Draft King County Consolidated Plan – Department of Local Services Survey | 2024 King County Comprehensive Plan – Appendix B: Housing Needs Assessment | King County Equitable Development Initiative – Phase 1 Report (2023) | King County Equitable Development Initiative – Phase 2 Report (2024) | King County Skyway-West Hill and North Highline Anti-displacement Strategies Report (2021) |
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|                                       | SKHHP staff indicated that middle housing availability, mixed-income communities, downpayment and other mortgage assistance programs, community land trusts, co-ops, subsidized homeownership opportunities, flexible zoning, laws, and increased housing density can all help to dismantle barriers and expand homeownership opportunities for |                                                                          |                                                                                |                                                                            |                                                                      |                                                                      | organizations, and ethnically specific food options (pg. 32)                               |



| Expenditure Restriction 9 Requirement | King County Analysis of Impediments to Fair Housing Choice (2025) | 2025 Draft King County Consolidated Plan – Consortium Stakeholder Survey | 2025 Draft King County Consolidated Plan – Department of Local Services Survey | 2024 King County Comprehensive Plan – Appendix B: Housing Needs Assessment | King County Equitable Development Initiative – Phase 1 Report (2023) | King County Equitable Development Initiative – Phase 2 Report (2024) | King County Skyway-West Hill and North Highline Anti-displacement Strategies Report (2021) |
|---------------------------------------|-------------------------------------------------------------------|--------------------------------------------------------------------------|--------------------------------------------------------------------------------|----------------------------------------------------------------------------|----------------------------------------------------------------------|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
|                                       | low-income BIPOC residents (pg. 40)                               |                                                                          |                                                                                |                                                                            |                                                                      |                                                                      |                                                                                            |



# Appendix D: Jurisdiction Housing Targets, Data Tables, & Funding Landscape

This appendix presents the following information for each jurisdiction and unincorporated areas within King County, including Census Designated Places (CDP)<sup>2</sup>:

- 1. Housing Needs:** Total projected housing needs based on 2021 King County Countywide Planning Policies.<sup>3</sup>
- 2. Housing Data Points:** Data tables compiled from King County's Income Restricted Housing Data Through December 2022, the U.S. Census Bureau's American Community Survey (2023), and the U.S. Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy (2017-2021) and State of the Cities Building Permit Data (2022-2025).
- 3. Funding Landscape:** Reflection of local tools and resources used to support affordable housing. The information presented here reflects what could be confirmed using reliable administrative data sources such as public budget documents, Department of Revenue reports, and program participation data from regional entities like ARCH and SKHHP.\*

The purpose of this appendix is to create a consistent, transparent, and replicable framework for tracking local housing support across the region. As more complete data becomes available, we expect these profiles can be updated and expanded in future work.

\*When administrative data was unavailable to assess the funding landscape, we supplemented with publicly available city documents, including adopted budgets, council agendas, and housing strategy updates. In some cases, where city-specific data was limited or ambiguous, those limitations are noted directly in the profiles.

The funding landscape compilation should be viewed as a **minimum estimate** of local housing-related efforts. **Many jurisdictions may be engaging in additional activities that are not captured** such as internal funding allocations, land contributions, program administration, or other discretionary efforts not readily documented in public records. Importantly, consistent and comprehensive data on jurisdictional housing activities and outcomes remains a regional data gap. While some organizations track components of local funding and production, there is no single reporting system that consolidates these efforts across all King County jurisdictions.

<sup>2</sup> A CDP is an area that resembles an incorporated place in name and settlement pattern but lacks their own government, legal boundaries, or municipal authority. Instead, the population is identified by the U.S. Census Bureau for statistical purposes. CDPs enable the collection and presentation of demographic and economic data for unincorporated communities that are locally recognized.

<sup>3</sup> See Table H-2 in the 2021 King County Countywide Planning Policies, pg.77-81 [\[link\]](#)





## Jurisdictional Profiles

|                                                   |            |
|---------------------------------------------------|------------|
| <b>King County Countywide Housing Needs .....</b> | <b>59</b>  |
| <b>Algona .....</b>                               | <b>60</b>  |
| <b>Auburn.....</b>                                | <b>67</b>  |
| <b>Baring.....</b>                                | <b>75</b>  |
| <b>Beaux Arts Village .....</b>                   | <b>82</b>  |
| <b>Bellevue.....</b>                              | <b>89</b>  |
| <b>Black Diamond .....</b>                        | <b>97</b>  |
| <b>Bothell.....</b>                               | <b>104</b> |
| <b>Burien .....</b>                               | <b>112</b> |
| <b>Carnation .....</b>                            | <b>120</b> |
| <b>Clyde Hill.....</b>                            | <b>127</b> |
| <b>Covington.....</b>                             | <b>134</b> |
| <b>Des Moines .....</b>                           | <b>142</b> |
| <b>Duvall .....</b>                               | <b>150</b> |
| <b>Enumclaw .....</b>                             | <b>157</b> |
| <b>Fall City .....</b>                            | <b>165</b> |
| <b>Federal Way .....</b>                          | <b>172</b> |
| <b>Hunts Point.....</b>                           | <b>180</b> |
| <b>Issaquah .....</b>                             | <b>187</b> |
| <b>Kenmore .....</b>                              | <b>195</b> |
| <b>Kent .....</b>                                 | <b>203</b> |
| <b>Kirkland.....</b>                              | <b>211</b> |
| <b>Lake Forest Park .....</b>                     | <b>219</b> |
| <b>Maple Valley .....</b>                         | <b>227</b> |
| <b>Medina.....</b>                                | <b>235</b> |
| <b>Mercer Island.....</b>                         | <b>243</b> |
| <b>Milton.....</b>                                | <b>251</b> |



|                                        |            |
|----------------------------------------|------------|
| <b>Newcastle .....</b>                 | <b>258</b> |
| <b>Normandy Park .....</b>             | <b>266</b> |
| <b>North Bend .....</b>                | <b>273</b> |
| <b>Pacific .....</b>                   | <b>281</b> |
| <b>Redmond .....</b>                   | <b>288</b> |
| <b>Renton .....</b>                    | <b>296</b> |
| <b>Riverpoint .....</b>                | <b>304</b> |
| <b>Sammamish .....</b>                 | <b>311</b> |
| <b>SeaTac.....</b>                     | <b>319</b> |
| <b>Seattle.....</b>                    | <b>327</b> |
| <b>Shoreline .....</b>                 | <b>336</b> |
| <b>Skykomish .....</b>                 | <b>344</b> |
| <b>Snoqualmie .....</b>                | <b>351</b> |
| <b>Tukwila.....</b>                    | <b>359</b> |
| <b>Woodinville .....</b>               | <b>367</b> |
| <b>Yarrow Point .....</b>              | <b>375</b> |
| <b>Unincorporated King County.....</b> | <b>382</b> |



# King County Countywide Housing Needs

## Countywide Housing Needs 2019-2044

| JURISDICTION/<br>CATEGORY                              | TOTAL     | 0 TO ≤30%   |        | >30 TO<br>≤50% | >50 TO<br>≤80% | >80 TO<br>≤100% | >100<br>TO<br>≤120% | >120%   | EMERGENCY<br>HOUSING<br>NEEDS |
|--------------------------------------------------------|-----------|-------------|--------|----------------|----------------|-----------------|---------------------|---------|-------------------------------|
|                                                        |           | NON-<br>PSH | PSH    |                |                |                 |                     |         |                               |
| Countywide Total<br>Future Housing<br>Needed: 2044     | 1,269,628 | 113,790     | 49,064 | 139,718        | 177,590        | 195,934         | 136,061             | 457,471 | 65,054                        |
| Countywide<br>Baseline Housing<br>Supply: 2019         | 960,951   | 32,213      | 6,168  | 91,505         | 155,214        | 181,009         | 119,133             | 375,709 | 6,071                         |
| Countywide Net<br>New Housing<br>Needed: 2019-<br>2044 | 308,677   | 81,577      | 42,896 | 48,213         | 22,376         | 14,925          | 16,928              | 81,762  | 58,983                        |

Source: 2021 King County Countywide Planning Policies.



# Algona

## Housing Needs

### Exhibit 2: Jurisdictional Housing Needs 2019-2044

| JURISDICTION/<br>CATEGORY            | TOTAL | 0 TO ≤30%   |     | >30 TO<br>≤50% | >50 TO<br>≤80% | >80 TO<br>≤100% | >100<br>TO<br>≤120% | >120% | EMERGENCY<br>HOUSING<br>NEEDS |
|--------------------------------------|-------|-------------|-----|----------------|----------------|-----------------|---------------------|-------|-------------------------------|
|                                      |       | NON-<br>PSH | PSH |                |                |                 |                     |       |                               |
| Algona Total<br>Future Need:<br>2044 | 1,219 | 55          | 17  | 318            | 407            | 196             | 88                  | 138   | 32                            |
| Algona Baseline<br>Supply: 2019      | 1,049 | 23          | 0   | 310            | 400            | 182             | 72                  | 62    | 0                             |
| Algona Net New<br>Need: 2019-2044    | 170   | 32          | 17  | 8              | 7              | 14              | 16                  | 76    | 32                            |

Source: 2021 King County Countywide Planning Policies.

## Housing Data Points

### Exhibit 3. Population

| POPULATION | ESTIMATE | MOE |
|------------|----------|-----|
| Population | 3,239    | 27  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 4. Household Size

| HOUSHOLD                   | ESTIMATE | MOE   |
|----------------------------|----------|-------|
| 1-person household         | 84       | 39.8  |
| 2-person household         | 273      | 106.5 |
| 3-person household         | 126      | 53.6  |
| 4-person household         | 140      | 51.6  |
| 5-person household         | 240      | 143.6 |
| 6-person household         | 11       | 17.0  |
| 7-or-more person household | 56       | 33.9  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 5. Cost Burden

| COST BURDEN     | ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT<br>_MOE |
|-----------------|----------|-------|-----------------|-----------------|-------------------------|---------------------------------|
| Over 30 Percent | 303      | 110.4 | 930             | 100.84          | 0.33                    | 0.11                            |
| Over 50 Percent | 96       | 45.2  | 930             | 100.84          | 0.10                    | 0.05                            |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 6. Number of Housing Units

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 964      | 96  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 7. Income-Restricted Housing by AMI

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| 21       | 15        | 0         | 0           |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.

### Exhibit 8. Rents

| RENT            | ESTIMATE | MOE |
|-----------------|----------|-----|
| Med. Gross Rent | 1,839    | 194 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 9. Race/Ethnicity

| RACE/ETHNICITY                                                 | ESTIMATE | MOE |
|----------------------------------------------------------------|----------|-----|
| White alone, Not Hispanic                                      | 1,188    | 277 |
| Black or African American alone, Not Hispanic                  | 292      | 181 |
| American Indian and Alaska Native alone, Not Hispanic          | 15       | 23  |
| Asian alone, Not Hispanic                                      | 486      | 221 |
| Native Hawaiian and Other Pacific Islander alone, Not Hispanic | 32       | 50  |
| Some other race alone, Not Hispanic                            | 23       | 46  |
| Two or more races, Not Hispanic                                | 297      | 127 |
| Hispanic, all Races                                            | 906      | 362 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



## Exhibit 10. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 335      | 81  | White Alone Householder                                            | 447             | 77              | 0.75  | 0.13          |
| Renter | 112      | 66  | White Alone Householder                                            | 447             | 77              | 0.25  | 0.14          |
| Owner  | 21       | 20  | Black or African American<br>Alone Householder                     | 39              | 24              | 0.54  | 0.39          |
| Renter | 18       | 21  | Black or African American<br>Alone Householder                     | 39              | 24              | 0.46  | 0.46          |
| Owner  | 15       | 23  | American Indian and Alaska<br>Native Alone Householder             | 15              | 23              | 1.00  | 2.17          |
| Renter | 0        | 13  | American Indian and Alaska<br>Native Alone Householder             | 15              | 23              | 0.00  | 0.87          |
| Owner  | 154      | 88  | Asian Alone Householder                                            | 163             | 90              | 0.94  | 0.14          |
| Renter | 9        | 15  | Asian Alone Householder                                            | 163             | 90              | 0.06  | 0.09          |
| Owner  | 10       | 16  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 10              | 16              | 1.00  | 2.26          |
| Renter | 0        | 13  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 10              | 16              | 0.00  | 1.30          |
| Owner  | 106      | 128 | Some Other Race Alone<br>Householder                               | 112             | 129             | 0.95  | 0.34          |
| Renter | 6        | 10  | Some Other Race Alone<br>Householder                               | 112             | 129             | 0.05  | 0.06          |
| Owner  | 126      | 52  | Two or More Races<br>Householder                                   | 144             | 58              | 0.88  | 0.08          |
| Renter | 18       | 21  | Two or More Races<br>Householder                                   | 144             | 58              | 0.13  | 0.14          |
| Owner  | 335      | 81  | White Alone, Not Hispanic or<br>Latino Householder                 | 400             | 89              | 0.84  | 0.08          |
| Renter | 65       | 40  | White Alone, Not Hispanic or<br>Latino Householder                 | 400             | 89              | 0.16  | 0.09          |
| Owner  | 177      | 131 | Hispanic or Latino<br>Householder                                  | 230             | 133             | 0.77  | 0.36          |
| Renter | 53       | 61  | Hispanic or Latino<br>Householder                                  | 230             | 133             | 0.23  | 0.23          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 11. Tenure by AMI

| TENURE          | AMI                   | EST | MOE |
|-----------------|-----------------------|-----|-----|
| Owner occupied  | Less than 30% AMI     | 35  | 0   |
| Owner occupied  | 30%-50% AMI           | 130 | 0   |
| Owner occupied  | 50%-80% AMI           | 210 | 0   |
| Owner occupied  | 80%-100% AMI          | 115 | 0   |
| Owner occupied  | Greater than 100% AMI | 215 | 0   |
| Renter occupied | Less than 30% AMI     | 25  | 0   |
| Renter occupied | 30%-50% AMI           | 40  | 0   |
| Renter occupied | 50%-80% AMI           | 85  | 0   |
| Renter occupied | 80%-100% AMI          | 25  | 0   |
| Renter occupied | Greater than 100% AMI | 10  | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

### Exhibit 12. Income Distribution

| INCOME                 | ESTIMATE<br>2023 | MOE<br>2023 | ESTIMATE<br>2013 | MOE<br>2013 |
|------------------------|------------------|-------------|------------------|-------------|
| Less than \$10,000     | 3                | 6           | 27               | 20          |
| \$10,000 to \$14,999   | 28               | 27          | 63               | 40          |
| \$15,000 to \$19,999   | 20               | 17          | 27               | 25          |
| \$20,000 to \$24,999   | 19               | 25          | 20               | 15          |
| \$25,000 to \$29,999   | 20               | 19          | 46               | 30          |
| \$30,000 to \$34,999   | 12               | 17          | 55               | 36          |
| \$35,000 to \$39,999   | 5                | 7           | 30               | 22          |
| \$40,000 to \$44,999   | 10               | 12          | 77               | 52          |
| \$45,000 to \$49,999   | 29               | 29          | 47               | 26          |
| \$50,000 to \$59,999   | 22               | 23          | 100              | 44          |
| \$60,000 to \$74,999   | 151              | 123         | 152              | 52          |
| \$75,000 to \$99,999   | 257              | 101         | 140              | 54          |
| \$100,000 to \$124,999 | 163              | 61          | 72               | 33          |
| \$125,000 to \$149,999 | 56               | 26          | 24               | 19          |
| \$150,000 to \$199,999 | 106              | 50          | 36               | 21          |
| \$200,000 or more      | 29               | 28          | 15               | 16          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 13. Housing Units by Type

| HOUSING TYPE                     | ESTIMATE | MOE   |
|----------------------------------|----------|-------|
| 1-unit, attached                 | 33       | 26.4  |
| 1-unit, detached                 | 714      | 99.0  |
| 10 or more units                 | 0        | 13.0  |
| 2-9 units                        | 29       | 24.6  |
| Mobile home, Boat, RV, Van, etc. | 188      | 128.7 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 14. Rental Vacancy

| ESTIMATE | MOE  | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|------|-----------------|-----------------|--------------------|----------------------------|
| 0        | 13.0 | 163             | 71.2            | 0.00               | 0.08                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).





### Exhibit 15. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | 4                  |
| Total Units                                | 2023    | 8                  |
| Total Units                                | 2024    | 0                  |
| Total Units                                | YTD2025 | 1                  |
| Units in 2-Unit Multifamily Structures     | 2022    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2023    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2024    | 0                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2023    | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2024    | 0                  |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | 0                  |
| Units in All Multifamily Structures        | 2022    | 0                  |
| Units in All Multifamily Structures        | 2023    | 0                  |
| Units in All Multifamily Structures        | 2024    | 0                  |
| Units in All Multifamily Structures        | YTD2025 | 0                  |
| Units in Single Family Structures          | 2022    | 4                  |
| Units in Single Family Structures          | 2023    | 8                  |
| Units in Single Family Structures          | 2024    | 0                  |
| Units in Single Family Structures          | YTD2025 | 1                  |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change



## Exhibit 16. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 115               | 0            | 215               | 0            | 0.16           | 0.31           |
| owner  | 50%-80% AMI           | 160               | 0            | 260               | 0            | 0.23           | 0.37           |
| owner  | 80%-100% AMI          | 215               | 0            | 130               | 0            | 0.30           | 0.19           |
| owner  | Greater than 100% AMI | 220               | 0            | 90                | 0            | 0.31           | 0.13           |
| renter | Less than 30% AMI     | 15                | 0            | 10                | 0            | 0.06           | 0.06           |
| renter | 30%-50% AMI           | 75                | 0            | 100               | 0            | 0.31           | 0.57           |
| renter | 50%-80% AMI           | 150               | 0            | 60                | 0            | 0.61           | 0.34           |
| renter | Greater than 80% AMI  | 4                 | 0            | 4                 | 0            | 0.02           | 0.02           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).



# Auburn

## Housing Needs

### Exhibit 17: Housing Needs 2019-2044

| JURISDICTION/<br>CATEGORY            | TOTAL  | 0 TO ≤30%   |       | >30 TO<br>≤50% | >50 TO<br>≤80% | >80 TO<br>≤100% | >100<br>TO<br>≤120% | >120% | EMERGENCY<br>HOUSING<br>NEEDS |
|--------------------------------------|--------|-------------|-------|----------------|----------------|-----------------|---------------------|-------|-------------------------------|
|                                      |        | NON-<br>PSH | PSH   |                |                |                 |                     |       |                               |
| Auburn Total<br>Future Need:<br>2044 | 40,049 | 2,619       | 1,049 | 8,338          | 8,691          | 5,573           | 4,601               | 9,178 | 2,351                         |
| Auburn Baseline<br>Supply: 2019      | 28,049 | 1,076       | 237   | 8,029          | 8,075          | 4,427           | 3,302               | 2,903 | 58                            |
| Auburn Net New<br>Need: 2019-2044    | 12,000 | 1,543       | 812   | 309            | 616            | 1,146           | 1,299               | 6,275 | 2,293                         |

Source: 2021 King County Countywide Planning Policies.

## Housing Data Points

### Exhibit 18. Population

| POPULATION | ESTIMATE | MOE |
|------------|----------|-----|
| Population | 85,455   | 82  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 19. Household Size

| HOUSHOLD                   | ESTIMATE | MOE   |
|----------------------------|----------|-------|
| 1-person household         | 7,288    | 712.6 |
| 2-person household         | 10,191   | 796.6 |
| 3-person household         | 4,876    | 561.1 |
| 4-person household         | 4,279    | 453.4 |
| 5-person household         | 2,230    | 362.9 |
| 6-person household         | 945      | 268.1 |
| 7-or-more person household | 842      | 213.0 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 20. Cost Burden

| COST BURDEN     | ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT _MOE |
|-----------------|----------|-------|-----------------|-----------------|-------------------------|------------------------------|
| Over 30 Percent | 10,730   | 769.5 | 30,191          | 820.21          | 0.36                    | 0.02                         |
| Over 50 Percent | 4,146    | 484.7 | 30,191          | 820.21          | 0.14                    | 0.02                         |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 21. Number of Housing Units

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 32,096   | 808 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 22. Income-Restricted Housing by AMI

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| 204      | 559       | 1,911     | 0           |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.

### Exhibit 23. Rents

| RENT            | ESTIMATE | MOE |
|-----------------|----------|-----|
| Med. Gross Rent | 1,713    | 50  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 24. Race/Ethnicity

| RACE/ETHNICITY                                                 | ESTIMATE | MOE   |
|----------------------------------------------------------------|----------|-------|
| White alone, Not Hispanic                                      | 41,903   | 2,093 |
| Black or African American alone, Not Hispanic                  | 6,330    | 1,287 |
| American Indian and Alaska Native alone, Not Hispanic          | 1,544    | 415   |
| Asian alone, Not Hispanic                                      | 9,964    | 899   |
| Native Hawaiian and Other Pacific Islander alone, Not Hispanic | 2,804    | 795   |
| Some other race alone, Not Hispanic                            | 297      | 198   |
| Two or more races, Not Hispanic                                | 6,538    | 968   |
| Hispanic, all Races                                            | 16,075   | 1,650 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



## Exhibit 25. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 12,856   | 773 | White Alone Householder                                            | 19,549          | 980             | 0.66  | 0.02          |
| Renter | 6,693    | 680 | White Alone Householder                                            | 19,549          | 980             | 0.34  | 0.03          |
| Owner  | 876      | 248 | Black or African American<br>Alone Householder                     | 2,294           | 444             | 0.38  | 0.08          |
| Renter | 1,418    | 333 | Black or African American<br>Alone Householder                     | 2,294           | 444             | 0.62  | 0.08          |
| Owner  | 200      | 101 | American Indian and<br>Alaska Native Alone<br>Householder          | 528             | 159             | 0.38  | 0.15          |
| Renter | 328      | 128 | American Indian and<br>Alaska Native Alone<br>Householder          | 528             | 159             | 0.62  | 0.15          |
| Owner  | 2,522    | 281 | Asian Alone Householder                                            | 3,181           | 316             | 0.79  | 0.04          |
| Renter | 659      | 198 | Asian Alone Householder                                            | 3,181           | 316             | 0.21  | 0.06          |
| Owner  | 159      | 98  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 727             | 199             | 0.22  | 0.12          |
| Renter | 568      | 185 | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 727             | 199             | 0.78  | 0.14          |
| Owner  | 776      | 213 | Some Other Race Alone<br>Householder                               | 1,842           | 337             | 0.42  | 0.09          |
| Renter | 1,066    | 327 | Some Other Race Alone<br>Householder                               | 1,842           | 337             | 0.58  | 0.14          |
| Owner  | 1,436    | 345 | Two or More Races<br>Householder                                   | 2,530           | 455             | 0.57  | 0.09          |
| Renter | 1,094    | 290 | Two or More Races<br>Householder                                   | 2,530           | 455             | 0.43  | 0.08          |
| Owner  | 12,222   | 760 | White Alone, Not Hispanic<br>or Latino Householder                 | 18,446          | 973             | 0.66  | 0.02          |
| Renter | 6,224    | 626 | White Alone, Not Hispanic<br>or Latino Householder                 | 18,446          | 973             | 0.34  | 0.03          |
| Owner  | 1,966    | 328 | Hispanic or Latino<br>Householder                                  | 3,890           | 457             | 0.51  | 0.06          |
| Renter | 1,924    | 431 | Hispanic or Latino<br>Householder                                  | 3,890           | 457             | 0.49  | 0.09          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 26. Tenure by AMI**

| TENURE          | AMI                   | EST   | MOE |
|-----------------|-----------------------|-------|-----|
| Owner occupied  | Less than 30% AMI     | 1,165 | 0   |
| Owner occupied  | 30%-50% AMI           | 1,690 | 0   |
| Owner occupied  | 50%-80% AMI           | 2,860 | 0   |
| Owner occupied  | 80%-100% AMI          | 1,950 | 0   |
| Owner occupied  | Greater than 100% AMI | 7,720 | 0   |
| Renter occupied | Less than 30% AMI     | 3,595 | 0   |
| Renter occupied | 30%-50% AMI           | 2,540 | 0   |
| Renter occupied | 50%-80% AMI           | 2,215 | 0   |
| Renter occupied | 80%-100% AMI          | 1,520 | 0   |
| Renter occupied | Greater than 100% AMI | 1,685 | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 27. Income Distribution**

| INCOME                 | ESTIMATE<br>2023 | MOE<br>2023 | ESTIMATE<br>2013 | MOE<br>2013 |
|------------------------|------------------|-------------|------------------|-------------|
| Less than \$10,000     | 930              | 216         | 1,800            | 308         |
| \$10,000 to \$14,999   | 659              | 180         | 939              | 196         |
| \$15,000 to \$19,999   | 708              | 184         | 1,428            | 272         |
| \$20,000 to \$24,999   | 623              | 193         | 1,283            | 225         |
| \$25,000 to \$29,999   | 895              | 295         | 1,377            | 244         |
| \$30,000 to \$34,999   | 672              | 201         | 1,430            | 230         |
| \$35,000 to \$39,999   | 869              | 227         | 1,412            | 286         |
| \$40,000 to \$44,999   | 928              | 242         | 1,380            | 247         |
| \$45,000 to \$49,999   | 755              | 241         | 1,183            | 238         |
| \$50,000 to \$59,999   | 1,492            | 262         | 2,431            | 361         |
| \$60,000 to \$74,999   | 2,946            | 443         | 2,809            | 311         |
| \$75,000 to \$99,999   | 4,804            | 695         | 3,849            | 453         |
| \$100,000 to \$124,999 | 4,168            | 652         | 2,531            | 343         |
| \$125,000 to \$149,999 | 2,923            | 452         | 1,425            | 208         |
| \$150,000 to \$199,999 | 3,556            | 417         | 1,399            | 191         |
| \$200,000 or more      | 3,723            | 543         | 751              | 169         |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 28. Housing Units by Type

| HOUSING TYPE                     | ESTIMATE | MOE   |
|----------------------------------|----------|-------|
| 1-unit, attached                 | 2,197    | 488.8 |
| 1-unit, detached                 | 16,409   | 770.9 |
| 10 or more units                 | 6,075    | 584.3 |
| 2-9 units                        | 5,286    | 591.8 |
| Mobile home, Boat, RV, Van, etc. | 2,129    | 346.3 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 29. Rental Vacancy

| ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|-------|-----------------|-----------------|--------------------|----------------------------|
| 909      | 280.9 | 12,735          | 787.8           | 0.07               | 0.02                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 30. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | 39                 |
| Total Units                                | 2023    | 8                  |
| Total Units                                | 2024    | 0                  |
| Total Units                                | YTD2025 | 0                  |
| Units in 2-Unit Multifamily Structures     | 2022    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2023    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2024    | 0                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2023    | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2024    | 0                  |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | 0                  |
| Units in All Multifamily Structures        | 2022    | 0                  |
| Units in All Multifamily Structures        | 2023    | 0                  |
| Units in All Multifamily Structures        | 2024    | 0                  |
| Units in All Multifamily Structures        | YTD2025 | 0                  |
| Units in Single Family Structures          | 2022    | 39                 |
| Units in Single Family Structures          | 2023    | 8                  |
| Units in Single Family Structures          | 2024    | 0                  |
| Units in Single Family Structures          | YTD2025 | 0                  |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change





### Exhibit 31. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 2,875             | 0            | 3,059             | 0            | 0.20           | 0.20           |
| owner  | 50%-80% AMI           | 1,880             | 0            | 3,009             | 0            | 0.13           | 0.19           |
| owner  | 80%-100% AMI          | 2,540             | 0            | 3,280             | 0            | 0.18           | 0.21           |
| owner  | Greater than 100% AMI | 7,125             | 0            | 6,150             | 0            | 0.49           | 0.40           |
| renter | Less than 30% AMI     | 1,035             | 0            | 1,190             | 0            | 0.10           | 0.10           |
| renter | 30%-50% AMI           | 4,380             | 0            | 4,245             | 0            | 0.44           | 0.36           |
| renter | 50%-80% AMI           | 3,955             | 0            | 5,645             | 0            | 0.39           | 0.48           |
| renter | Greater than 80% AMI  | 685               | 0            | 720               | 0            | 0.07           | 0.06           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

## Funding Landscape

### DATA AND INFORMATION USED FOR INVENTORY

This profile draws on the most reliable data available. Dedicated tax revenue streams are supported by consistent administrative records, while information on other local tools – such as fee waivers, general fund allocations, or incentive programs – is based on publicly available documents or self-reported sources. As a result, this profile likely reflects only a portion of total local activity and should be considered a conservative estimate of the jurisdiction’s housing-related efforts.

Auburn currently implements several land use-based tools, has a dedicated tax revenue stream through the sales tax credit, and participates actively in regional housing partnerships.

### USE OF LAND-BASED TOOLS

Based on review of public records and self-reports, Auburn currently implements the following tools for land use-based value capture tools and tax expenditure or fee offset programs:

- ◆ Density bonus <sup>4</sup>
- ◆ Inclusionary Zoning Requirements<sup>5</sup>

<sup>4</sup> City of Auburn. (n.d.). § 18.04.302 – *density bonus*. <https://auburn.municipal.codes/ACC/18.04.302>

<sup>5</sup> City of Auburn. (n.d.). § 18.02.067 – *units allowed per lot*. <https://auburn.municipal.codes/ACC/18.02.067>



- ◆ Multifamily Property Tax Exemption<sup>6</sup>
- ◆ Impact Fee Waivers<sup>7</sup>

## USE OF TAX-BASED TOOLS

In 2024, Auburn's revenue through the sales tax credit (HB 1406) was \$149,352 according to the Washington State Department of Revenue.<sup>8</sup>

## PARTICIPATION IN REGIONAL EFFORTS & REPORTED HOUSING PRODUCTION

Auburn has been a member of SKHHP since 2019.<sup>9</sup> According to SKHHP's annual 2024 report, Auburn contributed \$39,543 to the SKHHP Operating Budget and \$135,475 to the SKHHP Housing Capital Fund.<sup>10</sup> SKHHP reports Auburn as one of their capital fund awardees on their website, receiving direct SKHHP funding for the White River Apartments in 2024, a 24-unit affordable housing preservation project serving households at 30-60% area median income (AMI). The \$775,000 award will support critical rehabilitation work including siding, lighting, hot water tanks, and doors. The property is well-located near transit, schools, and services.<sup>11</sup>

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<sup>6</sup> City of Auburn. (n.d.). § 3.94 – multifamily housing property tax exemption. <https://auburn.municipal.codes/ACC/3.94>.

<sup>7</sup> City of Auburn. (n.d.). 19.02.080 – exemptions. <https://www.housingconsortium.org/wp-content/uploads/2020/07/AuburnSnapshot2020.pdf>

<sup>8</sup> Washington State Department of Revenue. (2025, June). *Local sales and use tax distributions: Calendar year 2024*. Olympia, WA. <https://dor.wa.gov/sites/default/files/2025-06/Publication24.pdf>

<sup>9</sup> South King Housing and Homelessness Partners. (2019, February 6). *Draft interlocal agreement for SKHHP*. [https://skhhp.org/wp-content/uploads/2023/04/SKHHP-ILA\\_signed.pdf](https://skhhp.org/wp-content/uploads/2023/04/SKHHP-ILA_signed.pdf)

<sup>10</sup> South King Housing and Homelessness Partners. (2025). *2024 annual progress report (January–December)*. [https://skhhp.org/wp-content/uploads/2025/05/Final\\_2024\\_SKHHP\\_Q4\\_AnnualProgressReport.pdf](https://skhhp.org/wp-content/uploads/2025/05/Final_2024_SKHHP_Q4_AnnualProgressReport.pdf)

<sup>11</sup> South King Housing and Homelessness Partners. (n.d.). *Capital fund awardees*. <https://skhhp.org/capital-fund-awardees/>



# Baring

## Housing Data Points

### Exhibit 32. Population

| POPULATION | ESTIMATE | MOE |
|------------|----------|-----|
| Population | 190      | 90  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 33. Household Size

| HOUSHOLD                   | ESTIMATE | MOE  |
|----------------------------|----------|------|
| 1-person household         | 21       | 20.6 |
| 2-person household         | 54       | 32.6 |
| 3-person household         | 11       | 21.4 |
| 4-person household         | 3        | 13.9 |
| 5-person household         | 4        | 14.3 |
| 6-person household         | 0        | 13.0 |
| 7-or-more person household | 0        | 13.0 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 34. Cost Burden

| COST BURDEN     | ESTIMATE | MOE  | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT_MOE |
|-----------------|----------|------|-----------------|-----------------|-------------------------|-----------------------------|
| Over 30 Percent | 10       | 20.0 | 93              | 42.06           | 0.11                    | 0.21                        |
| Over 50 Percent | 6        | 19.7 | 93              | 42.06           | 0.06                    | 0.21                        |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 35. Number of Housing Units

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 248      | 63  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 36. Income-Restricted Housing by AMI

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| -        | -         | -         | -           |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.



### Exhibit 37. Rents

| RENT            | ESTIMATE | MOE |
|-----------------|----------|-----|
| Med. Gross Rent | -        | -   |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 38. Race/Ethnicity

| RACE/ETHNICITY                                                 | ESTIMATE | MOE |
|----------------------------------------------------------------|----------|-----|
| White alone, Not Hispanic                                      | 153      | 83  |
| Black or African American alone, Not Hispanic                  | 0        | 13  |
| American Indian and Alaska Native alone, Not Hispanic          | 5        | 7   |
| Asian alone, Not Hispanic                                      | 10       | 15  |
| Native Hawaiian and Other Pacific Islander alone, Not Hispanic | 0        | 13  |
| Some other race alone, Not Hispanic                            | 0        | 13  |
| Two or more races, Not Hispanic                                | 7        | 10  |
| Hispanic, all Races                                            | 15       | 22  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 39. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 84       | 40  | White Alone Householder                                            | 88              | 40              | 0.95  | 0.14          |
| Renter | 4        | 6   | White Alone Householder                                            | 88              | 40              | 0.05  | 0.06          |
| Owner  | 0        | 13  | Black or African American<br>Alone Householder                     | 0               | 13              | -     | -             |
| Renter | 0        | 13  | Black or African American<br>Alone Householder                     | 0               | 13              | -     | -             |
| Owner  | 0        | 13  | American Indian and<br>Alaska Native Alone<br>Householder          | 0               | 13              | -     | -             |
| Renter | 0        | 13  | American Indian and<br>Alaska Native Alone<br>Householder          | 0               | 13              | -     | -             |
| Owner  | 0        | 13  | Asian Alone Householder                                            | 0               | 13              | -     | -             |
| Renter | 0        | 13  | Asian Alone Householder                                            | 0               | 13              | -     | -             |
| Owner  | 0        | 13  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 13              | -     | -             |
| Renter | 0        | 13  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 13              | -     | -             |
| Owner  | 0        | 13  | Some Other Race Alone<br>Householder                               | 0               | 13              | -     | -             |
| Renter | 0        | 13  | Some Other Race Alone<br>Householder                               | 0               | 13              |       |               |
| Owner  | 5        | 6   | Two or More Races<br>Householder                                   | 5               | 6               | 1.00  | 1.70          |
| Renter | 0        | 13  | Two or More Races<br>Householder                                   | 5               | 6               | 0.00  | 2.60          |
| Owner  | 80       | 40  | White Alone, Not Hispanic<br>or Latino Householder                 | 84              | 40              | 0.95  | 0.15          |
| Renter | 4        | 6   | White Alone, Not Hispanic<br>or Latino Householder                 | 84              | 40              | 0.05  | 0.07          |
| Owner  | 4        | 6   | Hispanic or Latino<br>Householder                                  | 4               | 6               | 1.00  | 2.12          |
| Renter | 0        | 13  | Hispanic or Latino<br>Householder                                  | 4               | 6               | 0.00  | 3.25          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 40. Tenure by AMI**

| TENURE          | AMI                   | EST | MOE |
|-----------------|-----------------------|-----|-----|
| Owner occupied  | Less than 30% AMI     | 4   | 0   |
| Owner occupied  | 30%-50% AMI           | 10  | 0   |
| Owner occupied  | 50%-80% AMI           | 25  | 0   |
| Owner occupied  | 80%-100% AMI          | 10  | 0   |
| Owner occupied  | Greater than 100% AMI | 25  | 0   |
| Renter occupied | Less than 30% AMI     | 0   | 0   |
| Renter occupied | 30%-50% AMI           | 10  | 0   |
| Renter occupied | 50%-80% AMI           | 0   | 0   |
| Renter occupied | 80%-100% AMI          | 4   | 0   |
| Renter occupied | Greater than 100% AMI | 0   | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 41. Income Distribution**

| INCOME                 | ESTIMATE<br>_2023 | MOE<br>_2023 | ESTIMATE<br>_2013 | MOE<br>_2013 |
|------------------------|-------------------|--------------|-------------------|--------------|
| Less than \$10,000     | 2                 | 3            | 32                | 30           |
| \$10,000 to \$14,999   | 0                 | 13           | 13                | 15           |
| \$15,000 to \$19,999   | 0                 | 13           | 3                 | 5            |
| \$20,000 to \$24,999   | 4                 | 6            | 4                 | 7            |
| \$25,000 to \$29,999   | 3                 | 4            | 3                 | 5            |
| \$30,000 to \$34,999   | 0                 | 13           | 9                 | 14           |
| \$35,000 to \$39,999   | 0                 | 13           | 0                 | 12           |
| \$40,000 to \$44,999   | 0                 | 13           | 11                | 12           |
| \$45,000 to \$49,999   | 0                 | 13           | 0                 | 12           |
| \$50,000 to \$59,999   | 2                 | 3            | 23                | 26           |
| \$60,000 to \$74,999   | 18                | 14           | 15                | 16           |
| \$75,000 to \$99,999   | 23                | 18           | 0                 | 12           |
| \$100,000 to \$124,999 | 3                 | 5            | 0                 | 12           |
| \$125,000 to \$149,999 | 11                | 17           | 0                 | 12           |
| \$150,000 to \$199,999 | 14                | 20           | 0                 | 12           |
| \$200,000 or more      | 13                | 17           | 0                 | 12           |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



#### Exhibit 42. Housing Units by Type

| HOUSING TYPE                     | ESTIMATE | MOE  |
|----------------------------------|----------|------|
| 1-unit, attached                 | 0        | 13.0 |
| 1-unit, detached                 | 223      | 56.6 |
| 10 or more units                 | 0        | 13.0 |
| 2-9 units                        | 0        | 13.0 |
| Mobile home, Boat, RV, Van, etc. | 25       | 19.1 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

#### Exhibit 43. Rental Vacancy

| ESTIMATE | MOE  | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|------|-----------------|-----------------|--------------------|----------------------------|
| 0        | 13.0 | 4               | 14.3            | 0.00               | 3.25                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



#### Exhibit 44. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | -                  |
| Total Units                                | 2023    | -                  |
| Total Units                                | 2024    | -                  |
| Total Units                                | YTD2025 | -                  |
| Units in 2-Unit Multifamily Structures     | 2022    | -                  |
| Units in 2-Unit Multifamily Structures     | 2023    | -                  |
| Units in 2-Unit Multifamily Structures     | 2024    | -                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | -                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | -                  |
| Units in 5+-Unit Multifamily Structures    | 2023    | -                  |
| Units in 5+-Unit Multifamily Structures    | 2024    | -                  |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | -                  |
| Units in All Multifamily Structures        | 2022    | -                  |
| Units in All Multifamily Structures        | 2023    | -                  |
| Units in All Multifamily Structures        | 2024    | -                  |
| Units in All Multifamily Structures        | YTD2025 | -                  |
| Units in Single Family Structures          | 2022    | -                  |
| Units in Single Family Structures          | 2023    | -                  |
| Units in Single Family Structures          | 2024    | -                  |
| Units in Single Family Structures          | YTD2025 | -                  |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change





#### Exhibit 45. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 25                | 0            | 19                | 0            | 0.36           | 0.28           |
| owner  | 50%-80% AMI           | 25                | 0            | 4                 | 0            | 0.36           | 0.06           |
| owner  | 80%-100% AMI          | 0                 | 0            | 4                 | 0            | 0.00           | 0.06           |
| owner  | Greater than 100% AMI | 19                | 0            | 40                | 0            | 0.28           | 0.60           |
| renter | Less than 30% AMI     | 15                | 0            | 0                 | 0            | 0.43           | 0.00           |
| renter | 30%-50% AMI           | 20                | 0            | 10                | 0            | 0.57           | 0.71           |
| renter | 50%-80% AMI           | 0                 | 0            | 4                 | 0            | 0.00           | 0.29           |
| renter | Greater than 80% AMI  | 0                 | 0            | 0                 | 0            | 0.00           | 0.00           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).



# Beaux Arts Village

## Housing Needs

**Exhibit 46: Jurisdictional Housing Needs 2019-2044**

| JURISDICTION/<br>CATEGORY                 | TOTAL | 0 TO ≤30%   |     | >30 TO<br>≤50% | >50 TO<br>≤80% | >80 TO<br>≤100% | >100<br>TO<br>≤120% | >120% | EMERGENCY<br>HOUSING<br>NEEDS |
|-------------------------------------------|-------|-------------|-----|----------------|----------------|-----------------|---------------------|-------|-------------------------------|
|                                           |       | NON-<br>PSH | PSH |                |                |                 |                     |       |                               |
| Beaux Arts Total<br>Future Need:<br>2044  | 120   | 1           | 0   | 4              | 9              | 2               | 10                  | 94    | 0                             |
| Beaux Arts<br>Baseline Supply:<br>2019    | 119   | 0           | 0   | 4              | 9              | 2               | 10                  | 94    | 0                             |
| Beaux Arts Net<br>New Need: 2019-<br>2044 | 1     | 1           | 0   | 0              | 0              | 0               | 0                   | 0     | 0                             |

Source: 2021 King County Countywide Planning Policies.

## Housing Data Points

**Exhibit 47. Population**

| POPULATION | ESTIMATE | MOE |
|------------|----------|-----|
| Population | 294      | 82  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 48. Household Size**

| HOUSHOLD                   | ESTIMATE | MOE  |
|----------------------------|----------|------|
| 1-person household         | 13       | 9.4  |
| 2-person household         | 29       | 20.6 |
| 3-person household         | 41       | 20.4 |
| 4-person household         | 20       | 12.4 |
| 5-person household         | 4        | 14.8 |
| 6-person household         | 0        | 13.0 |
| 7-or-more person household | 0        | 13.0 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 49. Cost Burden**

| COST BURDEN     | ESTIMATE | MOE  | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT_MOE |
|-----------------|----------|------|-----------------|-----------------|-------------------------|-----------------------------|
| Over 30 Percent | 22       | 17.2 | 105             | 35.31           | 0.21                    | 0.15                        |
| Over 50 Percent | 8        | 14.9 | 105             | 35.31           | 0.08                    | 0.14                        |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 50. Number of Housing Units

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 123      | 33  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 51. Income-Restricted Housing by AMI

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| -        | -         | -         | -           |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.

### Exhibit 52. Rents

| RENT            | ESTIMATE | MOE   |
|-----------------|----------|-------|
| Med. Gross Rent | 3,500    | 1,101 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 53. Race/Ethnicity

| RACE/ETHNICITY                                                 | ESTIMATE | MOE |
|----------------------------------------------------------------|----------|-----|
| White alone, Not Hispanic                                      | 247      | 69  |
| Black or African American alone, Not Hispanic                  | 2        | 3   |
| American Indian and Alaska Native alone, Not Hispanic          | 0        | 13  |
| Asian alone, Not Hispanic                                      | 18       | 19  |
| Native Hawaiian and Other Pacific Islander alone, Not Hispanic | 0        | 13  |
| Some other race alone, Not Hispanic                            | 0        | 13  |
| Two or more races, Not Hispanic                                | 25       | 24  |
| Hispanic, all Races                                            | 2        | 6   |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



## Exhibit 54. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 91       | 29  | White Alone Householder                                            | 99              | 30              | 0.92  | 0.09          |
| Renter | 8        | 7   | White Alone Householder                                            | 99              | 30              | 0.08  | 0.07          |
| Owner  | 0        | 13  | Black or African American<br>Alone Householder                     | 0               | 13              | -     | -             |
| Renter | 0        | 13  | Black or African American<br>Alone Householder                     | 0               | 13              | -     | -             |
| Owner  | 0        | 13  | American Indian and<br>Alaska Native Alone<br>Householder          | 0               | 13              | -     | -             |
| Renter | 0        | 13  | American Indian and<br>Alaska Native Alone<br>Householder          | 0               | 13              | -     | -             |
| Owner  | 4        | 5   | Asian Alone Householder                                            | 4               | 5               | 1.00  | 1.77          |
| Renter | 0        | 13  | Asian Alone Householder                                            | 4               | 5               | 0.00  | 3.25          |
| Owner  | 0        | 13  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 13              | -     | -             |
| Renter | 0        | 13  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 13              | -     | -             |
| Owner  | 0        | 13  | Some Other Race Alone<br>Householder                               | 0               | 13              | -     | -             |
| Renter | 0        | 13  | Some Other Race Alone<br>Householder                               | 0               | 13              | -     | -             |
| Owner  | 4        | 6   | Two or More Races<br>Householder                                   | 4               | 6               | 1.00  | 2.12          |
| Renter | 0        | 13  | Two or More Races<br>Householder                                   | 4               | 6               | 0.00  | 3.25          |
| Owner  | 91       | 29  | White Alone, Not Hispanic<br>or Latino Householder                 | 99              | 30              | 0.92  | 0.09          |
| Renter | 8        | 7   | White Alone, Not Hispanic<br>or Latino Householder                 | 99              | 30              | 0.08  | 0.07          |
| Owner  | 0        | 13  | Hispanic or Latino<br>Householder                                  | 0               | 13              | -     | -             |
| Renter | 0        | 13  | Hispanic or Latino<br>Householder                                  | 0               | 13              | -     | -             |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 55. Tenure by AMI**

| TENURE          | AMI                   | EST | MOE |
|-----------------|-----------------------|-----|-----|
| Owner occupied  | Less than 30% AMI     | 4   | 0   |
| Owner occupied  | 30%-50% AMI           | 10  | 0   |
| Owner occupied  | 50%-80% AMI           | 4   | 0   |
| Owner occupied  | 80%-100% AMI          | 4   | 0   |
| Owner occupied  | Greater than 100% AMI | 80  | 0   |
| Renter occupied | Less than 30% AMI     | 0   | 0   |
| Renter occupied | 30%-50% AMI           | 0   | 0   |
| Renter occupied | 50%-80% AMI           | 0   | 0   |
| Renter occupied | 80%-100% AMI          | 4   | 0   |
| Renter occupied | Greater than 100% AMI | 10  | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 56. Income Distribution**

| INCOME                 | ESTIMATE<br>_2023 | MOE<br>_2023 | ESTIMATE<br>_2013 | MOE<br>_2013 |
|------------------------|-------------------|--------------|-------------------|--------------|
| Less than \$10,000     | 4                 | 5            | 0                 | 12           |
| \$10,000 to \$14,999   | 0                 | 13           | 1                 | 4            |
| \$15,000 to \$19,999   | 1                 | 3            | 1                 | 3            |
| \$20,000 to \$24,999   | 0                 | 13           | 0                 | 12           |
| \$25,000 to \$29,999   | 1                 | 2            | 3                 | 4            |
| \$30,000 to \$34,999   | 0                 | 13           | 3                 | 4            |
| \$35,000 to \$39,999   | 0                 | 13           | 1                 | 2            |
| \$40,000 to \$44,999   | 1                 | 3            | 3                 | 4            |
| \$45,000 to \$49,999   | 0                 | 13           | 5                 | 7            |
| \$50,000 to \$59,999   | 2                 | 4            | 3                 | 4            |
| \$60,000 to \$74,999   | 3                 | 5            | 6                 | 6            |
| \$75,000 to \$99,999   | 10                | 8            | 8                 | 7            |
| \$100,000 to \$124,999 | 2                 | 3            | 13                | 9            |
| \$125,000 to \$149,999 | 3                 | 4            | 18                | 14           |
| \$150,000 to \$199,999 | 4                 | 6            | 36                | 23           |
| \$200,000 or more      | 76                | 27           | 46                | 24           |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](http://data.census.gov).



### Exhibit 57. Housing Units by Type

| HOUSING TYPE                     | ESTIMATE | MOE  |
|----------------------------------|----------|------|
| 1-unit, attached                 | 4        | 13.6 |
| 1-unit, detached                 | 119      | 32.2 |
| 10 or more units                 | 0        | 13.0 |
| 2-9 units                        | 0        | 13.0 |
| Mobile home, Boat, RV, Van, etc. | 0        | 13.0 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 58. Rental Vacancy

| ESTIMATE | MOE  | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|------|-----------------|-----------------|--------------------|----------------------------|
| 2        | 13.3 | 10              | 15.1            | 0.20               | 1.30                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 59. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | 0                  |
| Total Units                                | 2023    | 1                  |
| Total Units                                | 2024    | 1                  |
| Total Units                                | YTD2025 | 0                  |
| Units in 2-Unit Multifamily Structures     | 2022    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2023    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2024    | 0                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2023    | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2024    | 0                  |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | 0                  |
| Units in All Multifamily Structures        | 2022    | 0                  |
| Units in All Multifamily Structures        | 2023    | 0                  |
| Units in All Multifamily Structures        | 2024    | 0                  |
| Units in All Multifamily Structures        | YTD2025 | 0                  |
| Units in Single Family Structures          | 2022    | 0                  |
| Units in Single Family Structures          | 2023    | 1                  |
| Units in Single Family Structures          | 2024    | 1                  |
| Units in Single Family Structures          | YTD2025 | 0                  |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change



## Exhibit 60. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 0                 | 0            | 0                 | 0            | 0.00           | 0.00           |
| owner  | 50%-80% AMI           | 0                 | 0            | 0                 | 0            | 0.00           | 0.00           |
| owner  | 80%-100% AMI          | 0                 | 0            | 0                 | 0            | 0.00           | 0.00           |
| owner  | Greater than 100% AMI | 124               | 0            | 100               | 0            | 1.00           | 1.00           |
| renter | Less than 30% AMI     | 0                 | 0            | 0                 | 0            | 0.00           | 0.00           |
| renter | 30%-50% AMI           | 0                 | 0            | 0                 | 0            | 0.00           | 0.00           |
| renter | 50%-80% AMI           | 4                 | 0            | 0                 | 0            | 0.21           | 0.00           |
| renter | Greater than 80% AMI  | 15                | 0            | 10                | 0            | 0.79           | 1.00           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

## Funding Landscape

### DATA AND INFORMATION USED FOR INVENTORY

This profile draws on the most reliable data available. Dedicated tax revenue streams are supported by consistent administrative records, while information on other local tools – such as fee waivers, general fund allocations, or incentive programs – is based on publicly available documents or self-reported sources. As a result, this profile likely reflects only a portion of total local activity and should be considered a conservative estimate of the jurisdiction’s housing-related efforts.

Beaux Arts Village currently participates actively in regional housing partnerships.

### PARTICIPATION IN REGIONAL EFFORTS & REPORTED HOUSING PRODUCTION

Beaux Arts Village has been a member of ARCH since 2000.<sup>12</sup> According to the city’s 2025 budget, they contribute about \$4,000 allocated membership dues.<sup>13</sup>

<sup>12</sup> Metropolitan King County Council. (2000, April 4). *Revised staff report: Agenda item no. 6, proposed ordinance 2000-0221*. <https://kingcounty.legistar.com/LegislationDetail.aspx?From=RSS&ID=549486&GUID=14B97F0B-6F99-4E1E-9EEE-C75EA1D9F16A>.

<sup>13</sup> Town of Beaux Arts Village. (2024, December 10). *2025 summary budget – final*. [https://beauxarts-wa.gov/documents/153/2025\\_Budget\\_worksheets\\_-\\_20241210\\_Final.pdf](https://beauxarts-wa.gov/documents/153/2025_Budget_worksheets_-_20241210_Final.pdf)





# Bellevue

## Housing Needs

**Exhibit 61: Jurisdictional Housing Needs 2019-2044**

| JURISDICTION/<br>CATEGORY              | TOTAL  | 0 TO ≤30%   |       | >30 TO<br>≤50% | >50 TO<br>≤80% | >80 TO<br>≤100% | >100<br>TO<br>≤120% | >120%  | EMERGENCY<br>HOUSING<br>NEEDS |
|----------------------------------------|--------|-------------|-------|----------------|----------------|-----------------|---------------------|--------|-------------------------------|
|                                        |        | NON-<br>PSH | PSH   |                |                |                 |                     |        |                               |
| Bellevue Total<br>Future Need:<br>2044 | 99,687 | 13,680      | 6,392 | 11,121         | 8,213          | 13,622          | 9,186               | 37,473 | 6,888                         |
| Bellevue Baseline<br>Supply: 2019      | 64,687 | 1,755       | 122   | 2,341          | 5,542          | 12,919          | 8,388               | 33,620 | 200                           |
| Bellevue Net New<br>Need: 2019-2044    | 35,000 | 11,925      | 6,270 | 8,780          | 2,671          | 703             | 798                 | 3,853  | 6,688                         |

Source: 2021 King County Countywide Planning Policies.

## Housing Data Points

**Exhibit 62. Population**

| POPULATION | ESTIMATE | MOE |
|------------|----------|-----|
| Population | 151,199  | 61  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 63. Household Size**

| HOUSHOLD                   | ESTIMATE | MOE     |
|----------------------------|----------|---------|
| 1-person household         | 17,082   | 1,090.1 |
| 2-person household         | 21,134   | 1,054.2 |
| 3-person household         | 10,489   | 726.6   |
| 4-person household         | 9,125    | 627.5   |
| 5-person household         | 2,436    | 319.2   |
| 6-person household         | 623      | 149.6   |
| 7-or-more person household | 544      | 178.2   |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 64. Cost Burden**

| COST BURDEN     | ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT<br>_MOE |
|-----------------|----------|-------|-----------------|-----------------|-------------------------|---------------------------------|
| Over 30 Percent | 16,535   | 995.3 | 60,269          | 1,038.56        | 0.27                    | 0.02                            |
| Over 50 Percent | 8,797    | 668.8 | 60,269          | 1,038.56        | 0.15                    | 0.01                            |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 65. Number of Housing Units

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 65,536   | 949 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 66. Income-Restricted Housing by AMI

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| 548      | 438       | 2,655     | 31          |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.

### Exhibit 67. Rents

| RENT            | ESTIMATE | MOE |
|-----------------|----------|-----|
| Med. Gross Rent | 2,505    | 60  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 68. Race/Ethnicity

| RACE/ETHNICITY                                                 | ESTIMATE | MOE   |
|----------------------------------------------------------------|----------|-------|
| White alone, Not Hispanic                                      | 64,109   | 2,184 |
| Black or African American alone, Not Hispanic                  | 3,247    | 1,014 |
| American Indian and Alaska Native alone, Not Hispanic          | 202      | 108   |
| Asian alone, Not Hispanic                                      | 61,797   | 2,205 |
| Native Hawaiian and Other Pacific Islander alone, Not Hispanic | 460      | 259   |
| Some other race alone, Not Hispanic                            | 910      | 385   |
| Two or more races, Not Hispanic                                | 7,606    | 981   |
| Hispanic, all Races                                            | 12,868   | 1,893 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



## Exhibit 69. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 17,754   | 796 | White Alone Householder                                            | 30,349          | 946             | 0.58  | 0.02          |
| Renter | 12,595   | 734 | White Alone Householder                                            | 30,349          | 946             | 0.42  | 0.02          |
| Owner  | 257      | 123 | Black or African American<br>Alone Householder                     | 1,365           | 348             | 0.19  | 0.08          |
| Renter | 1,108    | 300 | Black or African American<br>Alone Householder                     | 1,365           | 348             | 0.81  | 0.07          |
| Owner  | 77       | 57  | American Indian and<br>Alaska Native Alone<br>Householder          | 182             | 93              | 0.42  | 0.23          |
| Renter | 105      | 72  | American Indian and<br>Alaska Native Alone<br>Householder          | 182             | 93              | 0.58  | 0.26          |
| Owner  | 12,490   | 712 | Asian Alone Householder                                            | 24,588          | 881             | 0.51  | 0.02          |
| Renter | 12,098   | 771 | Asian Alone Householder                                            | 24,588          | 881             | 0.49  | 0.03          |
| Owner  | 27       | 23  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 88              | 62              | 0.31  | 0.15          |
| Renter | 61       | 57  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 88              | 62              | 0.69  | 0.43          |
| Owner  | 239      | 125 | Some Other Race Alone<br>Householder                               | 1,368           | 387             | 0.17  | 0.08          |
| Renter | 1,129    | 364 | Some Other Race Alone<br>Householder                               | 1,368           | 387             | 0.83  | 0.13          |
| Owner  | 1,055    | 249 | Two or More Races<br>Householder                                   | 3,493           | 484             | 0.30  | 0.06          |
| Renter | 2,438    | 437 | Two or More Races<br>Householder                                   | 3,493           | 484             | 0.70  | 0.08          |
| Owner  | 17,420   | 804 | White Alone, Not Hispanic<br>or Latino Householder                 | 29,267          | 988             | 0.60  | 0.02          |
| Renter | 11,847   | 757 | White Alone, Not Hispanic<br>or Latino Householder                 | 29,267          | 988             | 0.40  | 0.02          |
| Owner  | 873      | 262 | Hispanic or Latino<br>Householder                                  | 3,714           | 477             | 0.24  | 0.06          |
| Renter | 2,841    | 391 | Hispanic or Latino<br>Householder                                  | 3,714           | 477             | 0.76  | 0.04          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 70. Tenure by AMI**

| TENURE          | AMI                   | EST    | MOE |
|-----------------|-----------------------|--------|-----|
| Owner occupied  | Less than 30% AMI     | 1,865  | 0   |
| Owner occupied  | 30%-50% AMI           | 1,665  | 0   |
| Owner occupied  | 50%-80% AMI           | 2,385  | 0   |
| Owner occupied  | 80%-100% AMI          | 2,140  | 0   |
| Owner occupied  | Greater than 100% AMI | 23,295 | 0   |
| Renter occupied | Less than 30% AMI     | 3,590  | 0   |
| Renter occupied | 30%-50% AMI           | 1,970  | 0   |
| Renter occupied | 50%-80% AMI           | 2,780  | 0   |
| Renter occupied | 80%-100% AMI          | 3,070  | 0   |
| Renter occupied | Greater than 100% AMI | 17,030 | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 71. Income Distribution**

| INCOME                 | ESTIMATE<br>2023 | MOE<br>2023 | ESTIMATE<br>2013 | MOE<br>2013 |
|------------------------|------------------|-------------|------------------|-------------|
| Less than \$10,000     | 1,583            | 289         | 2,084            | 327         |
| \$10,000 to \$14,999   | 1,318            | 313         | 1,093            | 227         |
| \$15,000 to \$19,999   | 770              | 177         | 1,308            | 234         |
| \$20,000 to \$24,999   | 1,002            | 345         | 1,670            | 298         |
| \$25,000 to \$29,999   | 1,031            | 250         | 1,362            | 259         |
| \$30,000 to \$34,999   | 928              | 252         | 1,488            | 250         |
| \$35,000 to \$39,999   | 548              | 152         | 1,733            | 316         |
| \$40,000 to \$44,999   | 859              | 236         | 1,713            | 238         |
| \$45,000 to \$49,999   | 1,313            | 289         | 1,612            | 289         |
| \$50,000 to \$59,999   | 1,753            | 350         | 2,998            | 406         |
| \$60,000 to \$74,999   | 2,730            | 393         | 4,605            | 529         |
| \$75,000 to \$99,999   | 4,703            | 509         | 7,295            | 525         |
| \$100,000 to \$124,999 | 4,995            | 552         | 6,217            | 564         |
| \$125,000 to \$149,999 | 4,996            | 627         | 4,928            | 481         |
| \$150,000 to \$199,999 | 8,157            | 606         | 5,252            | 500         |
| \$200,000 or more      | 24,747           | 931         | 7,219            | 513         |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 72. Housing Units by Type**

| HOUSING TYPE                     | ESTIMATE | MOE     |
|----------------------------------|----------|---------|
| 1-unit, attached                 | 3,538    | 474.4   |
| 1-unit, detached                 | 30,908   | 851.7   |
| 10 or more units                 | 22,808   | 1,189.4 |
| 2-9 units                        | 8,212    | 732.8   |
| Mobile home, Boat, RV, Van, etc. | 70       | 66.6    |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 73. Rental Vacancy**

| ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|-------|-----------------|-----------------|--------------------|----------------------------|
| 2,259    | 514.3 | 31,793          | 1,039.2         | 0.07               | 0.02                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



#### Exhibit 74. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | 452                |
| Total Units                                | 2023    | 802                |
| Total Units                                | 2024    | 589                |
| Total Units                                | YTD2025 | 83                 |
| Units in 2-Unit Multifamily Structures     | 2022    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2023    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2024    | 0                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | 135                |
| Units in 5+-Unit Multifamily Structures    | 2023    | 615                |
| Units in 5+-Unit Multifamily Structures    | 2024    | 335                |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | 0                  |
| Units in All Multifamily Structures        | 2022    | 135                |
| Units in All Multifamily Structures        | 2023    | 615                |
| Units in All Multifamily Structures        | 2024    | 335                |
| Units in All Multifamily Structures        | YTD2025 | 0                  |
| Units in Single Family Structures          | 2022    | 317                |
| Units in Single Family Structures          | 2023    | 187                |
| Units in Single Family Structures          | 2024    | 254                |
| Units in Single Family Structures          | YTD2025 | 83                 |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change



## Exhibit 75. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 700               | 0            | 795               | 0            | 0.02           | 0.03           |
| owner  | 50%-80% AMI           | 345               | 0            | 445               | 0            | 0.01           | 0.01           |
| owner  | 80%-100% AMI          | 1,320             | 0            | 555               | 0            | 0.04           | 0.02           |
| owner  | Greater than 100% AMI | 26,995            | 0            | 29,745            | 0            | 0.92           | 0.94           |
| renter | Less than 30% AMI     | 1,220             | 0            | 1,775             | 0            | 0.06           | 0.06           |
| renter | 30%-50% AMI           | 1,600             | 0            | 1,090             | 0            | 0.07           | 0.04           |
| renter | 50%-80% AMI           | 9,235             | 0            | 5,345             | 0            | 0.42           | 0.18           |
| renter | Greater than 80% AMI  | 10,040            | 0            | 20,790            | 0            | 0.45           | 0.72           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

## Funding Landscape

### DATA AND INFORMATION USED FOR INVENTORY

This profile draws on the most reliable data available. Dedicated tax revenue streams are supported by consistent administrative records, while information on other local tools – such as fee waivers, general fund allocations, or incentive programs – is based on publicly available documents or self-reported sources. As a result, this profile likely reflects only a portion of total local activity and should be considered a conservative estimate of the jurisdiction’s housing-related efforts.

Bellevue currently implements several land use-based tools, has a large dedicated tax revenue stream through the sales tax credit as well as a local sales tax, and participates actively in regional housing partnerships.

### USE OF LAND-BASED TOOLS

Based on review of public records and self-reports, Bellevue currently implements the following tools for land use-based value capture tools and tax expenditure or fee offset programs:

- ◆ Downtown FAR Incentives<sup>14</sup>
- ◆ Bellevue-Redmond FAR Incentives<sup>15</sup>

<sup>14</sup> City of Bellevue. (n.d.). § 20.25A.070 – amenity incentive system and floor area ratio. <https://bellevue.municipal.codes/LUC/20.25A.070>

<sup>15</sup> City of Bellevue. (n.d.). § 20.25D.090 – FAR amenity incentive system. <https://bellevue.municipal.codes/LUC/20.25D.090>



- ◆ Density Bonus<sup>16</sup>
- ◆ Multifamily Property Tax Exemption<sup>17</sup>
- ◆ Impact Fee Waivers<sup>18</sup>
- ◆ Permit Fee Waivers<sup>19</sup>

## USE OF TAX-BASED TOOLS

In 2024, Bellevue's revenue through the sales tax credit (HB 1406) was \$613,201 and through the local sales tax (HB 1590) was \$10,444,099 according to the Washington State Department of Revenue.<sup>20</sup>

## PARTICIPATION IN REGIONAL EFFORTS & REPORTED HOUSING PRODUCTION

Bellevue has been a member of ARCH since 1993.<sup>21</sup> According to ARCH's first quarter of 2025 report, Bellevue contributed over \$1 million to the ARCH Housing Trust Fund from general fund and HB 1406 contributions.<sup>22</sup> The city also allocated \$125,000 in their 2025 budget for ARCH membership dues.<sup>23</sup> Between Q2 2024 and Q1 2025, Bellevue obligated over 200 units through ARCH inclusionary housing agreements.<sup>24</sup> Between 2021 and 2024, the city also contributed to several affordable housing projects through ARCH and its Housing Stability Program. Notable developments include:

- ◆ Spring District 120<sup>th</sup> Station Transit Oriented Development: 235 permanently affordable units at 50-60% AMI, including 40 units serving people with intellectual and developmental disabilities
- ◆ Aventine Apartments: 66 affordable units for veterans, households with members who have physical disabilities, households exiting homelessness, and low-wage workers.
- ◆ Maurice Elbert House: 49 affordable units for seniors at 30% AMI or below<sup>25</sup>

<sup>16</sup> City of Bellevue. (n.d.). *C-1 affordable housing density bonus*. <https://bellevuewa.gov/city-government/departments/development/codes-and-guidelines/code-amendments/recent-code-amendments/c-1-affordable-housing-density-bonus>

<sup>17</sup> City of Bellevue. (n.d.). § 4.52 – *multifamily housing property tax exemption*. <https://bellevue.municipal.codes/BCC/4.52>

<sup>18</sup> City of Bellevue. (n.d.). § 22.16.070 – *imposition of transportation impact fees*. <https://bellevue.municipal.codes/BCC/22.16.070>

<sup>19</sup> City of Bellevue. (2024, April 9). *Affordable housing commitment agreement*. [https://bellevuewa.gov/sites/default/files/media/pdf\\_document/2024/DSD-04092024-Affordable%20Housing%20Commitment%20Agreement.pdf](https://bellevuewa.gov/sites/default/files/media/pdf_document/2024/DSD-04092024-Affordable%20Housing%20Commitment%20Agreement.pdf)

<sup>20</sup> Washington State Department of Revenue, *Local sales and use tax distributions: Calendar year 2024*.

<sup>21</sup> Metropolitan King County Council, *Revised staff report: Agenda item no. 6, proposed ordinance 2000-0221*.

<sup>22</sup> A Regional Coalition for Housing. (2025). *First quarter report 2025*. <https://static1.squarespace.com/static/61687c3f7fbc096461d80234/t/6815334439b8410c761c0b75/1746219861173/ARCH+Q1+Report+-+2025.pdf>

<sup>23</sup> City of Bellevue. (2024). *2025–2026 adopted budget*. <https://bellevuewa.gov/sites/default/files/media/file/2025/2025-2026-adopted-budget.pdf>

<sup>24</sup> A Regional Coalition for Housing, *First quarter report 2025*.

<sup>25</sup> City of Bellevue. (n.d.). *Funding affordable housing*. <https://bellevuewa.gov/city-government/departments/city-managers-office/office-housing/housing-affordability/funding-affordable-housing>





# Black Diamond

## Housing Needs

**Exhibit 76: Jurisdictional Housing Needs 2019-2044**

| JURISDICTION/<br>CATEGORY                   | TOTAL | 0 TO ≤30%   |     | >30 TO<br>≤50% | >50 TO<br>≤80% | >80 TO<br>≤100% | >100<br>TO<br>≤120% | >120% | EMERGENCY<br>HOUSING<br>NEEDS |
|---------------------------------------------|-------|-------------|-----|----------------|----------------|-----------------|---------------------|-------|-------------------------------|
|                                             |       | NON-<br>PSH | PSH |                |                |                 |                     |       |                               |
| Black Diamond<br>Total Future<br>Need: 2044 | 4,742 | 826         | 392 | 445            | 641            | 512             | 498                 | 1,428 | 554                           |
| Black Diamond<br>Baseline Supply:<br>2019   | 1,842 | 81          | 0   | 242            | 231            | 361             | 327                 | 600   | 0                             |
| Black Diamond<br>Net New Need:<br>2019-2044 | 2,900 | 745         | 392 | 203            | 410            | 151             | 171                 | 828   | 554                           |

Source: 2021 King County Countywide Planning Policies.

## Housing Data Points

**Exhibit 77. Population**

| POPULATION | ESTIMATE | MOE |
|------------|----------|-----|
| Population | 5,678    | 23  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 78. Household Size**

| HOUSHOLD                   | ESTIMATE | MOE   |
|----------------------------|----------|-------|
| 1-person household         | 322      | 162.2 |
| 2-person household         | 884      | 235.4 |
| 3-person household         | 550      | 138.7 |
| 4-person household         | 326      | 110.6 |
| 5-person household         | 75       | 56.3  |
| 6-person household         | 24       | 32.2  |
| 7-or-more person household | 0        | 19.0  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 79. Cost Burden**

| COST BURDEN     | ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT _MOE |
|-----------------|----------|-------|-----------------|-----------------|-------------------------|------------------------------|
| Over 30 Percent | 396      | 149.5 | 2,177           | 148.62          | 0.18                    | 0.07                         |
| Over 50 Percent | 204      | 120.5 | 2,177           | 148.62          | 0.09                    | 0.05                         |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 80. Number of Housing Units

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 2,296    | 170 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 81. Income-Restricted Housing by AMI

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| 0        | 0         | 16        | 0           |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.

### Exhibit 82. Rents

| RENT            | ESTIMATE | MOE   |
|-----------------|----------|-------|
| Med. Gross Rent | 2,340    | 1,263 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 83. Race/Ethnicity

| RACE/ETHNICITY                                                 | ESTIMATE | MOE |
|----------------------------------------------------------------|----------|-----|
| White alone, Not Hispanic                                      | 4,193    | 405 |
| Black or African American alone, Not Hispanic                  | 21       | 35  |
| American Indian and Alaska Native alone, Not Hispanic          | 0        | 19  |
| Asian alone, Not Hispanic                                      | 647      | 310 |
| Native Hawaiian and Other Pacific Islander alone, Not Hispanic | 0        | 19  |
| Some other race alone, Not Hispanic                            | 35       | 50  |
| Two or more races, Not Hispanic                                | 243      | 120 |
| Hispanic, all Races                                            | 539      | 301 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



## Exhibit 84. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 1,506    | 213 | White Alone Householder                                            | 1,722           | 211             | 0.87  | 0.06          |
| Renter | 216      | 134 | White Alone Householder                                            | 1,722           | 211             | 0.13  | 0.08          |
| Owner  | 0        | 19  | Black or African American<br>Alone Householder                     | 0               | 19              | -     | -             |
| Renter | 0        | 19  | Black or African American<br>Alone Householder                     | 0               | 19              | -     | -             |
| Owner  | 0        | 19  | American Indian and<br>Alaska Native Alone<br>Householder          | 0               | 19              | -     | -             |
| Renter | 0        | 19  | American Indian and<br>Alaska Native Alone<br>Householder          | 0               | 19              | -     | -             |
| Owner  | 183      | 98  | Asian Alone Householder                                            | 215             | 110             | 0.85  | 0.13          |
| Renter | 32       | 48  | Asian Alone Householder                                            | 215             | 110             | 0.15  | 0.21          |
| Owner  | 0        | 19  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 19              | -     | -             |
| Renter | 0        | 19  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 19              | -     | -             |
| Owner  | 33       | 37  | Some Other Race Alone<br>Householder                               | 58              | 56              | 0.57  | 0.32          |
| Renter | 25       | 41  | Some Other Race Alone<br>Householder                               | 58              | 56              | 0.43  | 0.57          |
| Owner  | 175      | 97  | Two or More Races<br>Householder                                   | 186             | 93              | 0.94  | 0.23          |
| Renter | 11       | 18  | Two or More Races<br>Householder                                   | 186             | 93              | 0.06  | 0.09          |
| Owner  | 1,492    | 219 | White Alone, Not Hispanic<br>or Latino Householder                 | 1,704           | 218             | 0.88  | 0.06          |
| Renter | 212      | 135 | White Alone, Not Hispanic<br>or Latino Householder                 | 1,704           | 218             | 0.12  | 0.08          |
| Owner  | 124      | 98  | Hispanic or Latino<br>Householder                                  | 153             | 99              | 0.81  | 0.37          |
| Renter | 29       | 42  | Hispanic or Latino<br>Householder                                  | 153             | 99              | 0.19  | 0.25          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 85. Tenure by AMI**

| TENURE          | AMI                   | EST   | MOE |
|-----------------|-----------------------|-------|-----|
| Owner occupied  | Less than 30% AMI     | 55    | 0   |
| Owner occupied  | 30%-50% AMI           | 110   | 0   |
| Owner occupied  | 50%-80% AMI           | 110   | 0   |
| Owner occupied  | 80%-100% AMI          | 190   | 0   |
| Owner occupied  | Greater than 100% AMI | 1,150 | 0   |
| Renter occupied | Less than 30% AMI     | 60    | 0   |
| Renter occupied | 30%-50% AMI           | 4     | 0   |
| Renter occupied | 50%-80% AMI           | 55    | 0   |
| Renter occupied | 80%-100% AMI          | 100   | 0   |
| Renter occupied | Greater than 100% AMI | 75    | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 86. Income Distribution**

| INCOME                 | ESTIMATE<br>_2023 | MOE<br>_2023 | ESTIMATE<br>_2013 | MOE<br>_2013 |
|------------------------|-------------------|--------------|-------------------|--------------|
| Less than \$10,000     | 0                 | 19           | 12                | 19           |
| \$10,000 to \$14,999   | 0                 | 19           | 0                 | 12           |
| \$15,000 to \$19,999   | 8                 | 15           | 29                | 36           |
| \$20,000 to \$24,999   | 16                | 26           | 55                | 51           |
| \$25,000 to \$29,999   | 20                | 18           | 103               | 82           |
| \$30,000 to \$34,999   | 29                | 34           | 72                | 43           |
| \$35,000 to \$39,999   | 63                | 75           | 55                | 44           |
| \$40,000 to \$44,999   | 37                | 34           | 109               | 50           |
| \$45,000 to \$49,999   | 0                 | 19           | 33                | 32           |
| \$50,000 to \$59,999   | 14                | 23           | 175               | 80           |
| \$60,000 to \$74,999   | 101               | 63           | 199               | 78           |
| \$75,000 to \$99,999   | 216               | 134          | 200               | 95           |
| \$100,000 to \$124,999 | 388               | 126          | 181               | 81           |
| \$125,000 to \$149,999 | 258               | 136          | 107               | 49           |
| \$150,000 to \$199,999 | 354               | 145          | 172               | 70           |
| \$200,000 or more      | 677               | 170          | 90                | 63           |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 87. Housing Units by Type

| HOUSING TYPE                     | ESTIMATE | MOE   |
|----------------------------------|----------|-------|
| 1-unit, attached                 | 46       | 74.5  |
| 1-unit, detached                 | 2,094    | 243.4 |
| 10 or more units                 | 61       | 96.9  |
| 2-9 units                        | 11       | 26.2  |
| Mobile home, Boat, RV, Van, etc. | 84       | 80.3  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 88. Rental Vacancy

| ESTIMATE | MOE  | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|------|-----------------|-----------------|--------------------|----------------------------|
| 8        | 29.8 | 292             | 147.1           | 0.03               | 0.10                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 89. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | 152                |
| Total Units                                | 2023    | 119                |
| Total Units                                | 2024    | 96                 |
| Total Units                                | YTD2025 | 32                 |
| Units in 2-Unit Multifamily Structures     | 2022    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2023    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2024    | 0                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2023    | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2024    | 0                  |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | 0                  |
| Units in All Multifamily Structures        | 2022    | 0                  |
| Units in All Multifamily Structures        | 2023    | 0                  |
| Units in All Multifamily Structures        | 2024    | 0                  |
| Units in All Multifamily Structures        | YTD2025 | 0                  |
| Units in Single Family Structures          | 2022    | 152                |
| Units in Single Family Structures          | 2023    | 119                |
| Units in Single Family Structures          | 2024    | 96                 |
| Units in Single Family Structures          | YTD2025 | 32                 |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change



## Exhibit 90. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 135               | 0            | 30                | 0            | 0.09           | 0.02           |
| owner  | 50%-80% AMI           | 105               | 0            | 135               | 0            | 0.07           | 0.08           |
| owner  | 80%-100% AMI          | 235               | 0            | 215               | 0            | 0.16           | 0.13           |
| owner  | Greater than 100% AMI | 995               | 0            | 1,230             | 0            | 0.68           | 0.76           |
| renter | Less than 30% AMI     | 0                 | 0            | 135               | 0            | 0.00           | 0.45           |
| renter | 30%-50% AMI           | 80                | 0            | 30                | 0            | 0.89           | 0.10           |
| renter | 50%-80% AMI           | 10                | 0            | 100               | 0            | 0.11           | 0.33           |
| renter | Greater than 80% AMI  | 0                 | 0            | 35                | 0            | 0.00           | 0.12           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).



# Bothell

## Housing Needs

### Exhibit 91: Jurisdictional Housing Needs 2019-2044

| JURISDICTION/<br>CATEGORY             | TOTAL  | 0 TO ≤30%   |       | >30 TO<br>≤50% | >50 TO<br>≤80% | >80 TO<br>≤100% | >100<br>TO<br>≤120% | >120% | EMERGENCY<br>HOUSING<br>NEEDS |
|---------------------------------------|--------|-------------|-------|----------------|----------------|-----------------|---------------------|-------|-------------------------------|
|                                       |        | NON-<br>PSH | PSH   |                |                |                 |                     |       |                               |
| Bothell Total<br>Future Need:<br>2044 | 18,482 | 2,487       | 1,105 | 2,077          | 2,401          | 2,679           | 2,026               | 5,707 | 1,119                         |
| Bothell Baseline<br>Supply: 2019      | 12,682 | 387         | 0     | 1,258          | 1,747          | 2,532           | 1,859               | 4,899 | 11                            |
| Bothell Net New<br>Need: 2019-2044    | 5,800  | 2,100       | 1,105 | 819            | 654            | 147             | 167                 | 808   | 1,108                         |

Source: 2021 King County Countywide Planning Policies.

## Housing Data Points

### Exhibit 92. Population

| POPULATION | ESTIMATE | MOE |
|------------|----------|-----|
| Population | 48,610   | 70  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 93. Household Size

| HOUSHOLD                   | ESTIMATE | MOE   |
|----------------------------|----------|-------|
| 1-person household         | 4,770    | 573.4 |
| 2-person household         | 5,766    | 499.0 |
| 3-person household         | 3,475    | 388.7 |
| 4-person household         | 3,348    | 410.9 |
| 5-person household         | 927      | 262.8 |
| 6-person household         | 299      | 146.5 |
| 7-or-more person household | 150      | 82.1  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 94. Cost Burden

| COST BURDEN     | ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT<br>_MOE |
|-----------------|----------|-------|-----------------|-----------------|-------------------------|---------------------------------|
| Over 30 Percent | 5,590    | 543.2 | 18,527          | 510.99          | 0.30                    | 0.03                            |
| Over 50 Percent | 2,648    | 402.9 | 18,527          | 510.99          | 0.14                    | 0.02                            |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).





### Exhibit 95. Number of Housing Units

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 19,926   | 521 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 96. Income-Restricted Housing by AMI

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| 51       | 102       | 145       | 0           |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.

### Exhibit 97. Rents

| RENT            | ESTIMATE | MOE |
|-----------------|----------|-----|
| Med. Gross Rent | 2,295    | 61  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 98. Race/Ethnicity

| RACE/ETHNICITY                                                 | ESTIMATE | MOE   |
|----------------------------------------------------------------|----------|-------|
| White alone, Not Hispanic                                      | 30,412   | 1,466 |
| Black or African American alone, Not Hispanic                  | 416      | 204   |
| American Indian and Alaska Native alone, Not Hispanic          | 61       | 63    |
| Asian alone, Not Hispanic                                      | 9,276    | 1,111 |
| Native Hawaiian and Other Pacific Islander alone, Not Hispanic | 0        | 28    |
| Some other race alone, Not Hispanic                            | 359      | 177   |
| Two or more races, Not Hispanic                                | 3,034    | 638   |
| Hispanic, all Races                                            | 5,052    | 1,043 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



## Exhibit 99. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 8,575    | 520 | White Alone Householder                                            | 13,428          | 721             | 0.64  | 0.02          |
| Renter | 4,853    | 511 | White Alone Householder                                            | 13,428          | 721             | 0.36  | 0.03          |
| Owner  | 0        | 28  | Black or African American<br>Alone Householder                     | 94              | 62              | 0.00  | 0.30          |
| Renter | 94       | 62  | Black or African American<br>Alone Householder                     | 94              | 62              | 1.00  | 0.93          |
| Owner  | 0        | 28  | American Indian and<br>Alaska Native Alone<br>Householder          | 18              | 26              | 0.00  | 1.56          |
| Renter | 18       | 26  | American Indian and<br>Alaska Native Alone<br>Householder          | 18              | 26              | 1.00  | 2.04          |
| Owner  | 2,436    | 367 | Asian Alone Householder                                            | 3,119           | 383             | 0.78  | 0.07          |
| Renter | 683      | 210 | Asian Alone Householder                                            | 3,119           | 383             | 0.22  | 0.06          |
| Owner  | 0        | 28  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 28              | .     | .             |
| Renter | 0        | 28  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 28              | .     | .             |
| Owner  | 172      | 95  | Some Other Race Alone<br>Householder                               | 797             | 197             | 0.22  | 0.11          |
| Renter | 625      | 196 | Some Other Race Alone<br>Householder                               | 797             | 197             | 0.78  | 0.15          |
| Owner  | 657      | 227 | Two or More Races<br>Householder                                   | 1,279           | 334             | 0.51  | 0.12          |
| Renter | 622      | 242 | Two or More Races<br>Householder                                   | 1,279           | 334             | 0.49  | 0.14          |
| Owner  | 8,486    | 529 | White Alone, Not Hispanic<br>or Latino Householder                 | 13,160          | 707             | 0.64  | 0.02          |
| Renter | 4,674    | 481 | White Alone, Not Hispanic<br>or Latino Householder                 | 13,160          | 707             | 0.36  | 0.03          |
| Owner  | 340      | 108 | Hispanic or Latino<br>Householder                                  | 1,347           | 244             | 0.25  | 0.07          |
| Renter | 1,007    | 233 | Hispanic or Latino<br>Householder                                  | 1,347           | 244             | 0.75  | 0.11          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 100. Tenure by AMI**

| TENURE          | AMI                   | EST   | MOE |
|-----------------|-----------------------|-------|-----|
| Owner occupied  | Less than 30% AMI     | 395   | 0   |
| Owner occupied  | 30%-50% AMI           | 460   | 0   |
| Owner occupied  | 50%-80% AMI           | 820   | 0   |
| Owner occupied  | 80%-100% AMI          | 640   | 0   |
| Owner occupied  | Greater than 100% AMI | 4,605 | 0   |
| Renter occupied | Less than 30% AMI     | 570   | 0   |
| Renter occupied | 30%-50% AMI           | 690   | 0   |
| Renter occupied | 50%-80% AMI           | 710   | 0   |
| Renter occupied | 80%-100% AMI          | 565   | 0   |
| Renter occupied | Greater than 100% AMI | 2,020 | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 101. Income Distribution**

| INCOME                 | ESTIMATE<br>2023 | MOE<br>2023 | ESTIMATE<br>2013 | MOE<br>2013 |
|------------------------|------------------|-------------|------------------|-------------|
| Less than \$10,000     | 395              | 134         | 553              | 168         |
| \$10,000 to \$14,999   | 315              | 133         | 350              | 112         |
| \$15,000 to \$19,999   | 202              | 107         | 513              | 165         |
| \$20,000 to \$24,999   | 383              | 166         | 425              | 124         |
| \$25,000 to \$29,999   | 520              | 193         | 511              | 154         |
| \$30,000 to \$34,999   | 395              | 198         | 584              | 208         |
| \$35,000 to \$39,999   | 261              | 125         | 588              | 161         |
| \$40,000 to \$44,999   | 317              | 140         | 407              | 121         |
| \$45,000 to \$49,999   | 421              | 149         | 625              | 164         |
| \$50,000 to \$59,999   | 529              | 160         | 1,071            | 256         |
| \$60,000 to \$74,999   | 1,047            | 252         | 1,210            | 216         |
| \$75,000 to \$99,999   | 2,142            | 349         | 1,790            | 256         |
| \$100,000 to \$124,999 | 1,732            | 283         | 1,511            | 246         |
| \$125,000 to \$149,999 | 1,893            | 329         | 1,305            | 199         |
| \$150,000 to \$199,999 | 2,479            | 388         | 1,124            | 205         |
| \$200,000 or more      | 5,704            | 421         | 1,076            | 197         |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 102. Housing Units by Type

| HOUSING TYPE                     | ESTIMATE | MOE   |
|----------------------------------|----------|-------|
| 1-unit, attached                 | 996      | 240.7 |
| 1-unit, detached                 | 10,634   | 403.9 |
| 10 or more units                 | 4,305    | 470.0 |
| 2-9 units                        | 2,730    | 421.7 |
| Mobile home, Boat, RV, Van, etc. | 1,261    | 299.3 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 103. Rental Vacancy

| ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|-------|-----------------|-----------------|--------------------|----------------------------|
| 624      | 265.6 | 7,519           | 618.9           | 0.08               | 0.03                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



# Exhibit 104. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | 1,263              |
| Total Units                                | 2023    | 179                |
| Total Units                                | 2024    | 206                |
| Total Units                                | YTD2025 | 182                |
| Units in 2-Unit Multifamily Structures     | 2022    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2023    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2024    | 0                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | 954                |
| Units in 5+-Unit Multifamily Structures    | 2023    | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2024    | 0                  |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | 143                |
| Units in All Multifamily Structures        | 2022    | 954                |
| Units in All Multifamily Structures        | 2023    | 0                  |
| Units in All Multifamily Structures        | 2024    | 0                  |
| Units in All Multifamily Structures        | YTD2025 | 143                |
| Units in Single Family Structures          | 2022    | 309                |
| Units in Single Family Structures          | 2023    | 179                |
| Units in Single Family Structures          | 2024    | 206                |
| Units in Single Family Structures          | YTD2025 | 39                 |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change



## Exhibit 105. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 195               | 0            | 445               | 0            | 0.05           | 0.06           |
| owner  | 50%-80% AMI           | 255               | 0            | 320               | 0            | 0.06           | 0.05           |
| owner  | 80%-100% AMI          | 545               | 0            | 465               | 0            | 0.13           | 0.07           |
| owner  | Greater than 100% AMI | 3,200             | 0            | 5,660             | 0            | 0.76           | 0.82           |
| renter | Less than 30% AMI     | 170               | 0            | 265               | 0            | 0.06           | 0.05           |
| renter | 30%-50% AMI           | 520               | 0            | 385               | 0            | 0.17           | 0.08           |
| renter | 50%-80% AMI           | 1,520             | 0            | 1,420             | 0            | 0.49           | 0.29           |
| renter | Greater than 80% AMI  | 870               | 0            | 2,825             | 0            | 0.28           | 0.58           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

## Funding Landscape

### DATA AND INFORMATION USED FOR INVENTORY

This profile draws on the most reliable data available. Dedicated tax revenue streams are supported by consistent administrative records, while information on other local tools – such as fee waivers, general fund allocations, or incentive programs – is based on publicly available documents or self-reported sources. As a result, this profile likely reflects only a portion of total local activity and should be considered a conservative estimate of the jurisdiction’s housing-related efforts.

Bothell currently implements several land use-based tools, has a dedicated tax revenue stream through the sales tax credit, and participates actively in regional housing partnerships.

### USE OF LAND-BASED TOOLS

Based on review of public records and self-reports, Bothell currently implements the following tools for land use-based value capture tools and tax expenditure or fee offset programs:

- ♦ Commercial Linkage Fees<sup>26</sup>
- ♦ Incentive Zoning<sup>27</sup>

<sup>26</sup> City of Bothell. (n.d.). § 12.07.030 – general affordable housing requirements. <https://bothell.municipal.codes/BMC/12.07.030>

<sup>27</sup> City of Bothell. (n.d.). § 12.07.030 – general affordable housing requirements. <https://bothell.municipal.codes/BMC/12.07.020>



- ◆ Inclusionary Zoning Requirements<sup>28</sup>
- ◆ Multifamily Property Tax Exemption<sup>29</sup>

## USE OF TAX-BASED TOOLS

In 2024, Bothell's revenue through the sales tax credit (HB 1406) was \$107,752 according to the Washington State Department of Revenue.<sup>30</sup>

## PARTICIPATION IN REGIONAL EFFORTS & REPORTED HOUSING PRODUCTION

Bothell has been a member of ARCH since 1993.<sup>31</sup> According to ARCH's first quarter of 2025 report, Bothell contributed over \$100,000 to the ARCH Housing Trust Fund from HB 1406 contributions. Through the ARCH Housing Trust Fund, Bothell is supporting the construction of Samma Senior, a 54-unit affordable housing development by Imagine Housing.<sup>32</sup> Additionally, in January 2025, City Council approved a Purchase and Sale agreement with the Bothell United Methodist Church for development of affordable housing on the city-owned Lot P South.<sup>33</sup>

<sup>28</sup> City of Bothell. (n.d.). § 12.48.180 – transfer of development rights.  
<https://bothell.municipal.codes/BMC/12.48.150>

<sup>29</sup> City of Bothell. (n.d.). § 3.90 – multifamily housing property tax exemption.  
<https://bothell.municipal.codes/BMC/3.90>

<sup>30</sup> Washington State Department of Revenue, *Local sales and use tax distributions: Calendar year 2024*.

<sup>31</sup> Metropolitan King County Council, *Revised staff report: Agenda item no. 6, proposed ordinance 2000-0221*.

<sup>32</sup> A Regional Coalition for Housing, *First quarter report 2025*.

<sup>33</sup> City of Bothell. (n.d.). *Lot P South*. <https://www.bothellwa.gov/2320/Lot-P-South>



# Burien

## Housing Needs

### Exhibit 106: Jurisdictional Housing Needs 2019-2044

| JURISDICTION/<br>CATEGORY            | TOTAL  | 0 TO ≤30%   |     | >30 TO<br>≤50% | >50 TO<br>≤80% | >80 TO<br>≤100% | >100<br>TO<br>≤120% | >120% | EMERGENCY<br>HOUSING<br>NEEDS |
|--------------------------------------|--------|-------------|-----|----------------|----------------|-----------------|---------------------|-------|-------------------------------|
|                                      |        | NON-<br>PSH | PSH |                |                |                 |                     |       |                               |
| Burien Total<br>Future Need:<br>2044 | 28,285 | 2,434       | 759 | 4,457          | 5,849          | 4,346           | 3,354               | 7,086 | 1,683                         |
| Burien Baseline<br>Supply: 2019      | 20,785 | 990         | 0   | 3,933          | 5,442          | 3,772           | 2,704               | 3,944 | 250                           |
| Burien Net New<br>Need: 2019-2044    | 7,500  | 1,444       | 759 | 524            | 407            | 574             | 650                 | 3,142 | 1,433                         |

Source: 2021 King County Countywide Planning Policies.

## Housing Data Points

### Exhibit 107. Population

| POPULATION | ESTIMATE | MOE |
|------------|----------|-----|
| Population | 51,331   | 84  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 108. Household Size

| HOUSHOLD                   | ESTIMATE | MOE   |
|----------------------------|----------|-------|
| 1-person household         | 5,823    | 582.2 |
| 2-person household         | 6,251    | 578.5 |
| 3-person household         | 3,539    | 488.4 |
| 4-person household         | 2,362    | 365.1 |
| 5-person household         | 1,217    | 276.5 |
| 6-person household         | 224      | 105.4 |
| 7-or-more person household | 427      | 169.8 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 109. Cost Burden

| COST BURDEN     | ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT<br>_MOE |
|-----------------|----------|-------|-----------------|-----------------|-------------------------|---------------------------------|
| Over 30 Percent | 6,802    | 668.8 | 19,533          | 669.43          | 0.35                    | 0.03                            |
| Over 50 Percent | 3,015    | 525.9 | 19,533          | 669.43          | 0.15                    | 0.03                            |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).





**Exhibit 110. Number of Housing Units**

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 21,184   | 683 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 111. Income-Restricted Housing by AMI**

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| 167      | 326       | 873       | 0           |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.

**Exhibit 112. Rents**

| RENT            | ESTIMATE | MOE |
|-----------------|----------|-----|
| Med. Gross Rent | 1,742    | 42  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 113. Race/Ethnicity**

| RACE/ETHNICITY                                                 | ESTIMATE | MOE   |
|----------------------------------------------------------------|----------|-------|
| White alone, Not Hispanic                                      | 24,613   | 1,610 |
| Black or African American alone, Not Hispanic                  | 3,571    | 844   |
| American Indian and Alaska Native alone, Not Hispanic          | 159      | 93    |
| Asian alone, Not Hispanic                                      | 7,687    | 1,012 |
| Native Hawaiian and Other Pacific Islander alone, Not Hispanic | 231      | 151   |
| Some other race alone, Not Hispanic                            | 206      | 105   |
| Two or more races, Not Hispanic                                | 2,988    | 501   |
| Hispanic, all Races                                            | 11,876   | 1,594 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 114. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 8,402    | 642 | White Alone Householder                                            | 12,120          | 846             | 0.69  | 0.02          |
| Renter | 3,718    | 508 | White Alone Householder                                            | 12,120          | 846             | 0.31  | 0.04          |
| Owner  | 511      | 224 | Black or African American<br>Alone Householder                     | 1,401           | 335             | 0.36  | 0.13          |
| Renter | 890      | 291 | Black or African American<br>Alone Householder                     | 1,401           | 335             | 0.64  | 0.14          |
| Owner  | 27       | 30  | American Indian and<br>Alaska Native Alone<br>Householder          | 146             | 87              | 0.18  | 0.17          |
| Renter | 119      | 78  | American Indian and<br>Alaska Native Alone<br>Householder          | 146             | 87              | 0.82  | 0.22          |
| Owner  | 1,367    | 263 | Asian Alone Householder                                            | 2,376           | 344             | 0.58  | 0.07          |
| Renter | 1,009    | 224 | Asian Alone Householder                                            | 2,376           | 344             | 0.42  | 0.07          |
| Owner  | 29       | 31  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 60              | 57              | 0.48  | 0.24          |
| Renter | 31       | 47  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 60              | 57              | 0.52  | 0.61          |
| Owner  | 402      | 107 | Some Other Race Alone<br>Householder                               | 2,046           | 354             | 0.20  | 0.04          |
| Renter | 1,644    | 344 | Some Other Race Alone<br>Householder                               | 2,046           | 354             | 0.80  | 0.09          |
| Owner  | 560      | 172 | Two or More Races<br>Householder                                   | 1,694           | 346             | 0.33  | 0.08          |
| Renter | 1,134    | 307 | Two or More Races<br>Householder                                   | 1,694           | 346             | 0.67  | 0.12          |
| Owner  | 8,247    | 635 | White Alone, Not Hispanic<br>or Latino Householder                 | 11,605          | 845             | 0.71  | 0.02          |
| Renter | 3,358    | 510 | White Alone, Not Hispanic<br>or Latino Householder                 | 11,605          | 845             | 0.29  | 0.04          |
| Owner  | 759      | 186 | Hispanic or Latino<br>Householder                                  | 3,259           | 460             | 0.23  | 0.05          |
| Renter | 2,500    | 440 | Hispanic or Latino<br>Householder                                  | 3,259           | 460             | 0.77  | 0.08          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 115. Tenure by AMI**

| TENURE          | AMI                   | EST   | MOE |
|-----------------|-----------------------|-------|-----|
| Owner occupied  | Less than 30% AMI     | 950   | 0   |
| Owner occupied  | 30%-50% AMI           | 1,240 | 0   |
| Owner occupied  | 50%-80% AMI           | 1,000 | 0   |
| Owner occupied  | 80%-100% AMI          | 1,205 | 0   |
| Owner occupied  | Greater than 100% AMI | 6,440 | 0   |
| Renter occupied | Less than 30% AMI     | 2,180 | 0   |
| Renter occupied | 30%-50% AMI           | 1,535 | 0   |
| Renter occupied | 50%-80% AMI           | 2,225 | 0   |
| Renter occupied | 80%-100% AMI          | 895   | 0   |
| Renter occupied | Greater than 100% AMI | 1,695 | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 116. Income Distribution**

| INCOME                 | ESTIMATE<br>2023 | MOE<br>2023 | ESTIMATE<br>2013 | MOE<br>2013 |
|------------------------|------------------|-------------|------------------|-------------|
| Less than \$10,000     | 727              | 207         | 1,215            | 223         |
| \$10,000 to \$14,999   | 610              | 228         | 862              | 178         |
| \$15,000 to \$19,999   | 204              | 112         | 841              | 181         |
| \$20,000 to \$24,999   | 545              | 210         | 1,247            | 256         |
| \$25,000 to \$29,999   | 452              | 186         | 837              | 209         |
| \$30,000 to \$34,999   | 636              | 201         | 1,231            | 214         |
| \$35,000 to \$39,999   | 728              | 273         | 817              | 182         |
| \$40,000 to \$44,999   | 488              | 169         | 771              | 199         |
| \$45,000 to \$49,999   | 501              | 183         | 800              | 188         |
| \$50,000 to \$59,999   | 1,127            | 284         | 1,351            | 225         |
| \$60,000 to \$74,999   | 1,670            | 296         | 2,210            | 263         |
| \$75,000 to \$99,999   | 2,958            | 346         | 1,859            | 244         |
| \$100,000 to \$124,999 | 2,020            | 342         | 1,167            | 179         |
| \$125,000 to \$149,999 | 1,495            | 265         | 950              | 162         |
| \$150,000 to \$199,999 | 2,533            | 358         | 742              | 139         |
| \$200,000 or more      | 3,149            | 341         | 588              | 126         |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 117. Housing Units by Type**

| HOUSING TYPE                     | ESTIMATE | MOE   |
|----------------------------------|----------|-------|
| 1-unit, attached                 | 583      | 168.9 |
| 1-unit, detached                 | 12,626   | 679.8 |
| 10 or more units                 | 5,137    | 520.8 |
| 2-9 units                        | 2,715    | 500.4 |
| Mobile home, Boat, RV, Van, etc. | 123      | 110.4 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 118. Rental Vacancy**

| ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|-------|-----------------|-----------------|--------------------|----------------------------|
| 475      | 182.5 | 9,020           | 573.8           | 0.05               | 0.02                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 119. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | 272                |
| Total Units                                | 2023    | 281                |
| Total Units                                | 2024    | 174                |
| Total Units                                | YTD2025 | 53                 |
| Units in 2-Unit Multifamily Structures     | 2022    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2023    | 6                  |
| Units in 2-Unit Multifamily Structures     | 2024    | 0                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | 2                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | 7                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | 231                |
| Units in 5+-Unit Multifamily Structures    | 2023    | 235                |
| Units in 5+-Unit Multifamily Structures    | 2024    | 169                |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | 42                 |
| Units in All Multifamily Structures        | 2022    | 231                |
| Units in All Multifamily Structures        | 2023    | 248                |
| Units in All Multifamily Structures        | 2024    | 169                |
| Units in All Multifamily Structures        | YTD2025 | 44                 |
| Units in Single Family Structures          | 2022    | 41                 |
| Units in Single Family Structures          | 2023    | 33                 |
| Units in Single Family Structures          | 2024    | 5                  |
| Units in Single Family Structures          | YTD2025 | 9                  |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change



## Exhibit 120. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 265               | 0            | 650               | 0            | 0.04           | 0.06           |
| owner  | 50%-80% AMI           | 620               | 0            | 1,655             | 0            | 0.08           | 0.15           |
| owner  | 80%-100% AMI          | 1,270             | 0            | 1,440             | 0            | 0.17           | 0.13           |
| owner  | Greater than 100% AMI | 5,370             | 0            | 7,065             | 0            | 0.71           | 0.65           |
| renter | Less than 30% AMI     | 875               | 0            | 910               | 0            | 0.13           | 0.10           |
| renter | 30%-50% AMI           | 2,605             | 0            | 1,980             | 0            | 0.39           | 0.23           |
| renter | 50%-80% AMI           | 2,790             | 0            | 4,515             | 0            | 0.41           | 0.52           |
| renter | Greater than 80% AMI  | 475               | 0            | 1,330             | 0            | 0.07           | 0.15           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

## Funding Landscape

### DATA AND INFORMATION USED FOR INVENTORY

This profile draws on the most reliable data available. Dedicated tax revenue streams are supported by consistent administrative records, while information on other local tools – such as fee waivers, general fund allocations, or incentive programs – is based on publicly available documents or self-reported sources. As a result, this profile likely reflects only a portion of total local activity and should be considered a conservative estimate of the jurisdiction’s housing-related efforts.

Burien currently implements land use-based tools, has a dedicated tax revenue stream through the sales tax credit, and participates actively in regional housing partnerships.

### USE OF LAND-BASED TOOLS

Based on review of public records and self-reports, Burien currently implements the following tools for land use-based value capture tools and tax expenditure or fee offset programs:

- ◆ Density Bonus<sup>34</sup>
- ◆ Multifamily Property Tax Exemption<sup>35</sup>

<sup>34</sup> City of Burien. (2025, June 30). *Agenda bill – city council regular meeting*. <https://burienwa.civicweb.net/document/210948/Ordinance%20No.%20868%20to%20Title%2019%20Housing%20Code%20and%20.pdf?handle=EEF3765FDB8E4ADEA895F674253134DF>

<sup>35</sup> City of Burien. (n.d.). § 19.45 – *multifamily housing property tax exemption*. <https://www.codepublishing.com/WA/Burien/html/Burien19/Burien1945.html>



## USE OF TAX-BASED TOOLS

In 2024, Burien's revenue through the sales tax credit (HB 1406) was \$63,321 according to the Washington State Department of Revenue.<sup>36</sup>

## PARTICIPATION IN REGIONAL EFFORTS & REPORTED HOUSING PRODUCTION

Burien has been a member of SKHHP since 2019.<sup>37</sup> According to SKHHP's annual 2024 report, Burien contributed \$22,814 to the SKHHP Operating Budget and \$64,623 to the SKHHP Housing Capital Fund.<sup>38</sup> SKHHP reports Burien as one of their capital fund awardees on their website, receiving direct SKHHP funding for two affordable housing projects in 2022 and 2024:

- ◆ Mercy Housing Northwest – Burien Family Housing: Awarded over \$3 million across the two funding rounds to develop 91 affordable rental units serving households earning 30–60% AMI, including families with children, individuals exiting homelessness, and people with physical disabilities.
- ◆ Habitat for Humanity Seattle-King & Kittitas County – Burien Miller Creek: Received \$850,00 across the two funding rounds to construct 40 affordable homeownership units, expanding permanent housing opportunities for low-income families in Burien.<sup>39</sup>

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<sup>36</sup> Washington State Department of Revenue, *Local sales and use tax distributions: Calendar year 2024*.

<sup>37</sup> South King Housing and Homelessness Partners, *Draft interlocal agreement for SKHHP*.

<sup>38</sup> South King Housing and Homelessness Partners, *2024 annual progress report*.

<sup>39</sup> South King Housing and Homelessness Partners, *Capital fund awardees*.



# Carnation

## Housing Needs

### Exhibit 121: Jurisdictional Housing Needs 2019-2044

| JURISDICTION/<br>CATEGORY                | TOTAL | 0 TO ≤30%   |     | >30 TO<br>≤50% | >50 TO<br>≤80% | >80 TO<br>≤100% | >100<br>TO<br>≤120% | >120% | EMERGENCY<br>HOUSING<br>NEEDS |
|------------------------------------------|-------|-------------|-----|----------------|----------------|-----------------|---------------------|-------|-------------------------------|
|                                          |       | NON-<br>PSH | PSH |                |                |                 |                     |       |                               |
| Carnation Total<br>Future Need:<br>2044  | 1,614 | 244         | 126 | 164            | 215            | 130             | 111                 | 624   | 153                           |
| Carnation<br>Baseline Supply:<br>2019    | 815   | 5           | 0   | 141            | 130            | 87              | 63                  | 389   | 0                             |
| Carnation Net<br>New Need: 2019-<br>2044 | 799   | 239         | 126 | 23             | 85             | 43              | 48                  | 235   | 153                           |

Source: 2021 King County Countywide Planning Policies.

## Housing Data Points

### Exhibit 122. Population

| POPULATION | ESTIMATE | MOE |
|------------|----------|-----|
| Population | 2,476    | 427 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 123. Household Size

| HOUSHOLD                   | ESTIMATE | MOE  |
|----------------------------|----------|------|
| 1-person household         | 106      | 49.2 |
| 2-person household         | 304      | 79.8 |
| 3-person household         | 144      | 44.6 |
| 4-person household         | 177      | 70.2 |
| 5-person household         | 58       | 30.0 |
| 6-person household         | 15       | 17.7 |
| 7-or-more person household | 25       | 25.0 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 124. Cost Burden

| COST BURDEN     | ESTIMATE | MOE  | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT_MOE |
|-----------------|----------|------|-----------------|-----------------|-------------------------|-----------------------------|
| Over 30 Percent | 211      | 71.0 | 806             | 131.65          | 0.26                    | 0.08                        |
| Over 50 Percent | 94       | 43.9 | 806             | 131.65          | 0.12                    | 0.05                        |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).





**Exhibit 125. Number of Housing Units**

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 838      | 130 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 126. Income-Restricted Housing by AMI**

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| -        | -         | -         | -           |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.

**Exhibit 127. Rents**

| RENT            | ESTIMATE | MOE |
|-----------------|----------|-----|
| Med. Gross Rent | 1,831    | 193 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 128. Race/Ethnicity**

| RACE/ETHNICITY                                                 | ESTIMATE | MOE |
|----------------------------------------------------------------|----------|-----|
| White alone, Not Hispanic                                      | 1,857    | 328 |
| Black or African American alone, Not Hispanic                  | 14       | 24  |
| American Indian and Alaska Native alone, Not Hispanic          | 10       | 15  |
| Asian alone, Not Hispanic                                      | 109      | 67  |
| Native Hawaiian and Other Pacific Islander alone, Not Hispanic | 0        | 13  |
| Some other race alone, Not Hispanic                            | 0        | 13  |
| Two or more races, Not Hispanic                                | 118      | 58  |
| Hispanic, all Races                                            | 368      | 200 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



## Exhibit 129. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 590      | 107 | White Alone Householder                                            | 699             | 116             | 0.84  | 0.06          |
| Renter | 109      | 39  | White Alone Householder                                            | 699             | 116             | 0.16  | 0.05          |
| Owner  | 2        | 5   | Black or African American<br>Alone Householder                     | 2               | 5               | 1.00  | 3.54          |
| Renter | 0        | 13  | Black or African American<br>Alone Householder                     | 2               | 5               | 0.00  | 6.50          |
| Owner  | 2        | 4   | American Indian and<br>Alaska Native Alone<br>Householder          | 10              | 15              | 0.20  | 0.26          |
| Renter | 8        | 15  | American Indian and<br>Alaska Native Alone<br>Householder          | 10              | 15              | 0.80  | 0.90          |
| Owner  | 38       | 21  | Asian Alone Householder                                            | 38              | 21              | 1.00  | 0.78          |
| Renter | 0        | 13  | Asian Alone Householder                                            | 38              | 21              | 0.00  | 0.34          |
| Owner  | 0        | 13  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 13              | .     | .             |
| Renter | 0        | 13  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 13              | .     | .             |
| Owner  | 4        | 6   | Some Other Race Alone<br>Householder                               | 16              | 22              | 0.25  | 0.15          |
| Renter | 12       | 21  | Some Other Race Alone<br>Householder                               | 16              | 22              | 0.75  | 0.81          |
| Owner  | 39       | 19  | Two or More Races<br>Householder                                   | 64              | 36              | 0.61  | 0.45          |
| Renter | 25       | 30  | Two or More Races<br>Householder                                   | 64              | 36              | 0.39  | 0.41          |
| Owner  | 562      | 105 | White Alone, Not Hispanic<br>or Latino Householder                 | 661             | 114             | 0.85  | 0.06          |
| Renter | 99       | 37  | White Alone, Not Hispanic<br>or Latino Householder                 | 661             | 114             | 0.15  | 0.05          |
| Owner  | 50       | 33  | Hispanic or Latino<br>Householder                                  | 97              | 52              | 0.52  | 0.20          |
| Renter | 47       | 35  | Hispanic or Latino<br>Householder                                  | 97              | 52              | 0.48  | 0.25          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 130. Tenure by AMI**

| TENURE          | AMI                   | EST | MOE |
|-----------------|-----------------------|-----|-----|
| Owner occupied  | Less than 30% AMI     | 45  | 0   |
| Owner occupied  | 30%-50% AMI           | 45  | 0   |
| Owner occupied  | 50%-80% AMI           | 55  | 0   |
| Owner occupied  | 80%-100% AMI          | 40  | 0   |
| Owner occupied  | Greater than 100% AMI | 470 | 0   |
| Renter occupied | Less than 30% AMI     | 4   | 0   |
| Renter occupied | 30%-50% AMI           | 15  | 0   |
| Renter occupied | 50%-80% AMI           | 75  | 0   |
| Renter occupied | 80%-100% AMI          | 15  | 0   |
| Renter occupied | Greater than 100% AMI | 10  | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 131. Income Distribution**

| INCOME                 | ESTIMATE<br>_2023 | MOE<br>_2023 | ESTIMATE<br>_2013 | MOE<br>_2013 |
|------------------------|-------------------|--------------|-------------------|--------------|
| Less than \$10,000     | 13                | 20           | 19                | 18           |
| \$10,000 to \$14,999   | 8                 | 14           | 9                 | 7            |
| \$15,000 to \$19,999   | 2                 | 4            | 26                | 19           |
| \$20,000 to \$24,999   | 27                | 19           | 51                | 33           |
| \$25,000 to \$29,999   | 11                | 17           | 22                | 14           |
| \$30,000 to \$34,999   | 12                | 11           | 8                 | 13           |
| \$35,000 to \$39,999   | 3                 | 4            | 45                | 34           |
| \$40,000 to \$44,999   | 10                | 10           | 27                | 22           |
| \$45,000 to \$49,999   | 2                 | 3            | 26                | 20           |
| \$50,000 to \$59,999   | 27                | 24           | 68                | 34           |
| \$60,000 to \$74,999   | 44                | 32           | 52                | 30           |
| \$75,000 to \$99,999   | 99                | 52           | 131               | 47           |
| \$100,000 to \$124,999 | 93                | 41           | 86                | 37           |
| \$125,000 to \$149,999 | 95                | 56           | 54                | 27           |
| \$150,000 to \$199,999 | 141               | 54           | 63                | 27           |
| \$200,000 or more      | 242               | 63           | 36                | 18           |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 132. Housing Units by Type**

| HOUSING TYPE                     | ESTIMATE | MOE   |
|----------------------------------|----------|-------|
| 1-unit, attached                 | 0        | 13.0  |
| 1-unit, detached                 | 729      | 120.1 |
| 10 or more units                 | 30       | 30.0  |
| 2-9 units                        | 60       | 44.0  |
| Mobile home, Boat, RV, Van, etc. | 19       | 20.6  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 133. Rental Vacancy**

| ESTIMATE | MOE  | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|------|-----------------|-----------------|--------------------|----------------------------|
| 0        | 13.0 | 154             | 55.5            | 0.00               | 0.08                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 134. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | 16                 |
| Total Units                                | 2023    | 16                 |
| Total Units                                | 2024    | 74                 |
| Total Units                                | YTD2025 | 37                 |
| Units in 2-Unit Multifamily Structures     | 2022    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2023    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2024    | 0                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2023    | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2024    | 0                  |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | 0                  |
| Units in All Multifamily Structures        | 2022    | 0                  |
| Units in All Multifamily Structures        | 2023    | 0                  |
| Units in All Multifamily Structures        | 2024    | 0                  |
| Units in All Multifamily Structures        | YTD2025 | 0                  |
| Units in Single Family Structures          | 2022    | 16                 |
| Units in Single Family Structures          | 2023    | 16                 |
| Units in Single Family Structures          | 2024    | 74                 |
| Units in Single Family Structures          | YTD2025 | 37                 |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change



### Exhibit 135. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 35                | 0            | 40                | 0            | 0.06           | 0.06           |
| owner  | 50%-80% AMI           | 14                | 0            | 49                | 0            | 0.02           | 0.07           |
| owner  | 80%-100% AMI          | 39                | 0            | 75                | 0            | 0.07           | 0.11           |
| owner  | Greater than 100% AMI | 475               | 0            | 490               | 0            | 0.84           | 0.75           |
| renter | Less than 30% AMI     | 15                | 0            | 4                 | 0            | 0.09           | 0.04           |
| renter | 30%-50% AMI           | 65                | 0            | 35                | 0            | 0.37           | 0.31           |
| renter | 50%-80% AMI           | 64                | 0            | 60                | 0            | 0.37           | 0.53           |
| renter | Greater than 80% AMI  | 30                | 0            | 15                | 0            | 0.17           | 0.13           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

## Funding Landscape

### DATA AND INFORMATION USED FOR INVENTORY

This profile draws on the most reliable data available. Dedicated tax revenue streams are supported by consistent administrative records, while information on other local tools – such as fee waivers, general fund allocations, or incentive programs – is based on publicly available documents or self-reported sources. As a result, this profile likely reflects only a portion of total local activity and should be considered a conservative estimate of the jurisdiction’s housing-related efforts.

Carnation currently implements a dedicated tax revenue stream through the sales tax credit.

### USE OF TAX-BASED TOOLS

In 2024, Carnation’s revenue through the sales tax credit (HB 1406) was \$4,328 and through according to the Washington State Department of Revenue.<sup>40</sup>

<sup>40</sup> Washington State Department of Revenue, *Local sales and use tax distributions: Calendar year 2024*.



# Clyde Hill

## Housing Needs

**Exhibit 136: Jurisdictional Housing Needs 2019-2044**

| JURISDICTION/<br>CATEGORY                 | TOTAL | 0 TO ≤30%   |     | >30 TO<br>≤50% | >50 TO<br>≤80% | >80 TO<br>≤100% | >100<br>TO<br>≤120% | >120% | EMERGENCY<br>HOUSING<br>NEEDS |
|-------------------------------------------|-------|-------------|-----|----------------|----------------|-----------------|---------------------|-------|-------------------------------|
|                                           |       | NON-<br>PSH | PSH |                |                |                 |                     |       |                               |
| Clyde Hill Total<br>Future Need:<br>2044  | 1,106 | 27          | 2   | 30             | 26             | 52              | 104                 | 865   | 2                             |
| Clyde Hill<br>Baseline Supply:<br>2019    | 1,096 | 24          | 0   | 28             | 23             | 52              | 104                 | 865   | 0                             |
| Clyde Hill Net<br>New Need: 2019-<br>2044 | 10    | 3           | 2   | 2              | 3              | 0               | 0                   | 0     | 2                             |

Source: 2021 King County Countywide Planning Policies.

## Housing Data Points

**Exhibit 137. Population**

| POPULATION | ESTIMATE | MOE |
|------------|----------|-----|
| Population | 3,104    | 23  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 138. Household Size**

| HOUSHOLD                   | ESTIMATE | MOE   |
|----------------------------|----------|-------|
| 1-person household         | 227      | 156.7 |
| 2-person household         | 376      | 82.7  |
| 3-person household         | 252      | 67.2  |
| 4-person household         | 228      | 50.0  |
| 5-person household         | 63       | 27.7  |
| 6-person household         | 13       | 17.7  |
| 7-or-more person household | 11       | 19.8  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 139. Cost Burden**

| COST BURDEN     | ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT_MOE |
|-----------------|----------|-------|-----------------|-----------------|-------------------------|-----------------------------|
| Over 30 Percent | 373      | 150.7 | 1,160           | 111.09          | 0.32                    | 0.13                        |
| Over 50 Percent | 210      | 151.9 | 1,160           | 111.09          | 0.18                    | 0.13                        |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 140. Number of Housing Units**

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 1,234    | 117 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 141. Income-Restricted Housing by AMI**

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| -        | -         | -         | -           |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.

**Exhibit 142. Rents**

| RENT            | ESTIMATE | MOE |
|-----------------|----------|-----|
| Med. Gross Rent | 3,501    | 0   |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 143. Race/Ethnicity**

| RACE/ETHNICITY                                                 | ESTIMATE | MOE |
|----------------------------------------------------------------|----------|-----|
| White alone, Not Hispanic                                      | 1,664    | 203 |
| Black or African American alone, Not Hispanic                  | 0        | 13  |
| American Indian and Alaska Native alone, Not Hispanic          | 0        | 13  |
| Asian alone, Not Hispanic                                      | 1,037    | 210 |
| Native Hawaiian and Other Pacific Islander alone, Not Hispanic | 0        | 13  |
| Some other race alone, Not Hispanic                            | 0        | 13  |
| Two or more races, Not Hispanic                                | 273      | 158 |
| Hispanic, all Races                                            | 130      | 57  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).





### Exhibit 144. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 633      | 79  | White Alone Householder                                            | 684             | 80              | 0.93  | 0.04          |
| Renter | 51       | 20  | White Alone Householder                                            | 684             | 80              | 0.07  | 0.03          |
| Owner  | 0        | 13  | Black or African American<br>Alone Householder                     | 0               | 13              | .     | .             |
| Renter | 0        | 13  | Black or African American<br>Alone Householder                     | 0               | 13              | .     | .             |
| Owner  | 6        | 8   | American Indian and<br>Alaska Native Alone<br>Householder          | 6               | 8               | 1.00  | 1.89          |
| Renter | 0        | 13  | American Indian and<br>Alaska Native Alone<br>Householder          | 6               | 8               | 0.00  | 2.17          |
| Owner  | 312      | 64  | Asian Alone Householder                                            | 318             | 63              | 0.98  | 0.05          |
| Renter | 6        | 9   | Asian Alone Householder                                            | 318             | 63              | 0.02  | 0.03          |
| Owner  | 0        | 13  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 13              | .     | .             |
| Renter | 0        | 13  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 13              | .     | .             |
| Owner  | 11       | 11  | Some Other Race Alone<br>Householder                               | 11              | 11              | 1.00  | 1.41          |
| Renter | 0        | 13  | Some Other Race Alone<br>Householder                               | 11              | 11              | 0.00  | 1.18          |
| Owner  | 151      | 154 | Two or More Races<br>Householder                                   | 151             | 154             | 1.00  | 1.44          |
| Renter | 0        | 13  | Two or More Races<br>Householder                                   | 151             | 154             | 0.00  | 0.09          |
| Owner  | 633      | 79  | White Alone, Not Hispanic<br>or Latino Householder                 | 684             | 80              | 0.93  | 0.04          |
| Renter | 51       | 20  | White Alone, Not Hispanic<br>or Latino Householder                 | 684             | 80              | 0.07  | 0.03          |
| Owner  | 22       | 16  | Hispanic or Latino<br>Householder                                  | 28              | 16              | 0.79  | 0.35          |
| Renter | 6        | 9   | Hispanic or Latino<br>Householder                                  | 28              | 16              | 0.21  | 0.30          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 145. Tenure by AMI**

| TENURE          | AMI                   | EST | MOE |
|-----------------|-----------------------|-----|-----|
| Owner occupied  | Less than 30% AMI     | 20  | 0   |
| Owner occupied  | 30%-50% AMI           | 25  | 0   |
| Owner occupied  | 50%-80% AMI           | 165 | 0   |
| Owner occupied  | 80%-100% AMI          | 30  | 0   |
| Owner occupied  | Greater than 100% AMI | 800 | 0   |
| Renter occupied | Less than 30% AMI     | 15  | 0   |
| Renter occupied | 30%-50% AMI           | 0   | 0   |
| Renter occupied | 50%-80% AMI           | 4   | 0   |
| Renter occupied | 80%-100% AMI          | 4   | 0   |
| Renter occupied | Greater than 100% AMI | 80  | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 146. Income Distribution**

| INCOME                 | ESTIMATE<br>2023 | MOE<br>2023 | ESTIMATE<br>2013 | MOE<br>2013 |
|------------------------|------------------|-------------|------------------|-------------|
| Less than \$10,000     | 12               | 11          | 16               | 12          |
| \$10,000 to \$14,999   | 0                | 13          | 11               | 10          |
| \$15,000 to \$19,999   | 0                | 13          | 0                | 12          |
| \$20,000 to \$24,999   | 0                | 13          | 28               | 19          |
| \$25,000 to \$29,999   | 0                | 13          | 15               | 12          |
| \$30,000 to \$34,999   | 0                | 13          | 15               | 12          |
| \$35,000 to \$39,999   | 6                | 8           | 11               | 13          |
| \$40,000 to \$44,999   | 5                | 8           | 34               | 26          |
| \$45,000 to \$49,999   | 0                | 13          | 10               | 10          |
| \$50,000 to \$59,999   | 127              | 154         | 20               | 14          |
| \$60,000 to \$74,999   | 41               | 25          | 38               | 18          |
| \$75,000 to \$99,999   | 26               | 17          | 59               | 25          |
| \$100,000 to \$124,999 | 24               | 16          | 63               | 26          |
| \$125,000 to \$149,999 | 26               | 27          | 43               | 21          |
| \$150,000 to \$199,999 | 75               | 30          | 126              | 43          |
| \$200,000 or more      | 828              | 79          | 499              | 63          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 147. Housing Units by Type**

| HOUSING TYPE                     | ESTIMATE | MOE   |
|----------------------------------|----------|-------|
| 1-unit, attached                 | 2        | 13.3  |
| 1-unit, detached                 | 1,232    | 121.2 |
| 10 or more units                 | 0        | 13.0  |
| 2-9 units                        | 0        | 13.0  |
| Mobile home, Boat, RV, Van, etc. | 0        | 13.0  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 148. Rental Vacancy**

| ESTIMATE | MOE  | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|------|-----------------|-----------------|--------------------|----------------------------|
| 25       | 42.1 | 82              | 47.0            | 0.30               | 0.48                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 149. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | 9                  |
| Total Units                                | 2023    | 11                 |
| Total Units                                | 2024    | 9                  |
| Total Units                                | YTD2025 | 3                  |
| Units in 2-Unit Multifamily Structures     | 2022    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2023    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2024    | 0                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2023    | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2024    | 0                  |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | 0                  |
| Units in All Multifamily Structures        | 2022    | 0                  |
| Units in All Multifamily Structures        | 2023    | 0                  |
| Units in All Multifamily Structures        | 2024    | 0                  |
| Units in All Multifamily Structures        | YTD2025 | 0                  |
| Units in Single Family Structures          | 2022    | 9                  |
| Units in Single Family Structures          | 2023    | 11                 |
| Units in Single Family Structures          | 2024    | 9                  |
| Units in Single Family Structures          | YTD2025 | 3                  |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change



## Exhibit 150. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 8                 | 0            | 4                 | 0            | 0.01           | 0.00           |
| owner  | 50%-80% AMI           | 4                 | 0            | 135               | 0            | 0.00           | 0.13           |
| owner  | 80%-100% AMI          | 4                 | 0            | 4                 | 0            | 0.00           | 0.00           |
| owner  | Greater than 100% AMI | 840               | 0            | 890               | 0            | 0.98           | 0.86           |
| renter | Less than 30% AMI     | 15                | 0            | 15                | 0            | 0.19           | 0.14           |
| renter | 30%-50% AMI           | 0                 | 0            | 10                | 0            | 0.00           | 0.10           |
| renter | 50%-80% AMI           | 0                 | 0            | 10                | 0            | 0.00           | 0.10           |
| renter | Greater than 80% AMI  | 65                | 0            | 70                | 0            | 0.81           | 0.67           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

## Funding Landscape

### DATA AND INFORMATION USED FOR INVENTORY

This profile draws on the most reliable data available. Dedicated tax revenue streams are supported by consistent administrative records, while information on other local tools – such as fee waivers, general fund allocations, or incentive programs – is based on publicly available documents or self-reported sources. As a result, this profile likely reflects only a portion of total local activity and should be considered a conservative estimate of the jurisdiction’s housing-related efforts.

Clyde Hill currently implements a dedicated tax revenue stream through the sales tax credit and participates actively in regional housing partnerships.

### USE OF TAX-BASED TOOLS

In 2024, Clyde Hill’s revenue through the sales tax credit (HB 1406) was \$7,340 according to the Washington State Department of Revenue.<sup>41</sup>

### PARTICIPATION IN REGIONAL EFFORTS & REPORTED HOUSING PRODUCTION

Clyde Hill has been a member of ARCH since 2000.<sup>42</sup> According to ARCH’s first quarter of 2025 report, Clyde Hill contributed less than \$15,000 to ARCH Housing Trust Fund from HB 1406 contributions.<sup>43</sup>

<sup>41</sup> Washington State Department of Revenue, *Local sales and use tax distributions: Calendar year 2024*.

<sup>42</sup> Metropolitan King County Council, *Revised staff report: Agenda item no. 6, proposed ordinance 2000-0221*.

<sup>43</sup> A Regional Coalition for Housing, *First quarter report 2025*.



# Covington

## Housing Needs

### Exhibit 151: Jurisdictional Housing Needs 2019-2044

| JURISDICTION/<br>CATEGORY                | TOTAL  | 0 TO ≤30%   |     | >30 TO<br>≤50% | >50 TO<br>≤80% | >80 TO<br>≤100% | >100<br>TO<br>≤120% | >120% | EMERGENCY<br>HOUSING<br>NEEDS |
|------------------------------------------|--------|-------------|-----|----------------|----------------|-----------------|---------------------|-------|-------------------------------|
|                                          |        | NON-<br>PSH | PSH |                |                |                 |                     |       |                               |
| Covington Total<br>Future Need:<br>2044  | 11,460 | 1,087       | 535 | 1,165          | 1,821          | 1,875           | 1,457               | 3,520 | 824                           |
| Covington<br>Baseline Supply:<br>2019    | 7,150  | 71          | 0   | 562            | 1,821          | 1,592           | 1,136               | 1,968 | 0                             |
| Covington Net<br>New Need: 2019-<br>2044 | 4,310  | 1,016       | 535 | 603            | 0              | 283             | 321                 | 1,552 | 824                           |

Source: 2021 King County Countywide Planning Policies.

## Housing Data Points

### Exhibit 152. Population

| POPULATION | ESTIMATE | MOE |
|------------|----------|-----|
| Population | 20,957   | 41  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 153. Household Size

| HOUSHOLD                   | ESTIMATE | MOE   |
|----------------------------|----------|-------|
| 1-person household         | 1,284    | 266.4 |
| 2-person household         | 2,375    | 294.7 |
| 3-person household         | 1,251    | 253.3 |
| 4-person household         | 1,651    | 388.9 |
| 5-person household         | 416      | 157.8 |
| 6-person household         | 267      | 146.1 |
| 7-or-more person household | 80       | 49.7  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 154. Cost Burden

| COST BURDEN     | ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT_MOE |
|-----------------|----------|-------|-----------------|-----------------|-------------------------|-----------------------------|
| Over 30 Percent | 2,198    | 379.5 | 7,228           | 295.03          | 0.30                    | 0.05                        |
| Over 50 Percent | 849      | 258.6 | 7,228           | 295.03          | 0.12                    | 0.04                        |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 155. Number of Housing Units

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 7,499    | 298 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 156. Income-Restricted Housing by AMI

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| 4        | 37        | 510       | 0           |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.

### Exhibit 157. Rents

| RENT            | ESTIMATE | MOE |
|-----------------|----------|-----|
| Med. Gross Rent | 2,220    | 270 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 158. Race/Ethnicity

| RACE/ETHNICITY                                                 | ESTIMATE | MOE |
|----------------------------------------------------------------|----------|-----|
| White alone, Not Hispanic                                      | 12,551   | 913 |
| Black or African American alone, Not Hispanic                  | 1,261    | 592 |
| American Indian and Alaska Native alone, Not Hispanic          | 24       | 26  |
| Asian alone, Not Hispanic                                      | 2,728    | 599 |
| Native Hawaiian and Other Pacific Islander alone, Not Hispanic | 18       | 28  |
| Some other race alone, Not Hispanic                            | 121      | 122 |
| Two or more races, Not Hispanic                                | 1,832    | 661 |
| Hispanic, all Races                                            | 2,422    | 574 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 159. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 4,087    | 383 | White Alone Householder                                            | 5,198           | 359             | 0.79  | 0.05          |
| Renter | 1,111    | 306 | White Alone Householder                                            | 5,198           | 359             | 0.21  | 0.06          |
| Owner  | 316      | 178 | Black or African American<br>Alone Householder                     | 469             | 199             | 0.67  | 0.25          |
| Renter | 153      | 122 | Black or African American<br>Alone Householder                     | 469             | 199             | 0.33  | 0.22          |
| Owner  | 16       | 19  | American Indian and<br>Alaska Native Alone<br>Householder          | 40              | 42              | 0.40  | 0.22          |
| Renter | 24       | 40  | American Indian and<br>Alaska Native Alone<br>Householder          | 40              | 42              | 0.60  | 0.78          |
| Owner  | 697      | 195 | Asian Alone Householder                                            | 731             | 197             | 0.95  | 0.07          |
| Renter | 34       | 39  | Asian Alone Householder                                            | 731             | 197             | 0.05  | 0.05          |
| Owner  | 75       | 69  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 75              | 69              | 1.00  | 1.30          |
| Renter | 0        | 25  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 75              | 69              | 0.00  | 0.33          |
| Owner  | 104      | 99  | Some Other Race Alone<br>Householder                               | 148             | 109             | 0.70  | 0.42          |
| Renter | 44       | 51  | Some Other Race Alone<br>Householder                               | 148             | 109             | 0.30  | 0.27          |
| Owner  | 499      | 229 | Two or More Races<br>Householder                                   | 663             | 277             | 0.75  | 0.14          |
| Renter | 164      | 114 | Two or More Races<br>Householder                                   | 663             | 277             | 0.25  | 0.14          |
| Owner  | 4,017    | 379 | White Alone, Not Hispanic<br>or Latino Householder                 | 5,089           | 363             | 0.79  | 0.05          |
| Renter | 1,072    | 304 | White Alone, Not Hispanic<br>or Latino Householder                 | 5,089           | 363             | 0.21  | 0.06          |
| Owner  | 444      | 193 | Hispanic or Latino<br>Householder                                  | 589             | 214             | 0.75  | 0.18          |
| Renter | 145      | 112 | Hispanic or Latino<br>Householder                                  | 589             | 214             | 0.25  | 0.17          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).





**Exhibit 160. Tenure by AMI**

| TENURE          | AMI                   | EST   | MOE |
|-----------------|-----------------------|-------|-----|
| Owner occupied  | Less than 30% AMI     | 325   | 0   |
| Owner occupied  | 30%-50% AMI           | 570   | 0   |
| Owner occupied  | 50%-80% AMI           | 455   | 0   |
| Owner occupied  | 80%-100% AMI          | 700   | 0   |
| Owner occupied  | Greater than 100% AMI | 3,695 | 0   |
| Renter occupied | Less than 30% AMI     | 260   | 0   |
| Renter occupied | 30%-50% AMI           | 265   | 0   |
| Renter occupied | 50%-80% AMI           | 200   | 0   |
| Renter occupied | 80%-100% AMI          | 90    | 0   |
| Renter occupied | Greater than 100% AMI | 580   | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 161. Income Distribution**

| INCOME                 | ESTIMATE<br>2023 | MOE<br>2023 | ESTIMATE<br>2013 | MOE<br>2013 |
|------------------------|------------------|-------------|------------------|-------------|
| Less than \$10,000     | 158              | 109         | 96               | 57          |
| \$10,000 to \$14,999   | 76               | 66          | 79               | 59          |
| \$15,000 to \$19,999   | 85               | 64          | 62               | 47          |
| \$20,000 to \$24,999   | 67               | 55          | 141              | 101         |
| \$25,000 to \$29,999   | 133              | 81          | 53               | 51          |
| \$30,000 to \$34,999   | 104              | 78          | 118              | 70          |
| \$35,000 to \$39,999   | 253              | 180         | 98               | 72          |
| \$40,000 to \$44,999   | 161              | 88          | 192              | 91          |
| \$45,000 to \$49,999   | 185              | 94          | 197              | 113         |
| \$50,000 to \$59,999   | 198              | 111         | 379              | 163         |
| \$60,000 to \$74,999   | 301              | 113         | 737              | 218         |
| \$75,000 to \$99,999   | 868              | 232         | 1,239            | 263         |
| \$100,000 to \$124,999 | 963              | 201         | 1,065            | 204         |
| \$125,000 to \$149,999 | 944              | 280         | 700              | 193         |
| \$150,000 to \$199,999 | 1,199            | 299         | 508              | 136         |
| \$200,000 or more      | 1,629            | 293         | 293              | 110         |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 162. Housing Units by Type**

| HOUSING TYPE                     | ESTIMATE | MOE   |
|----------------------------------|----------|-------|
| 1-unit, attached                 | 33       | 34.0  |
| 1-unit, detached                 | 6,573    | 301.5 |
| 10 or more units                 | 693      | 173.8 |
| 2-9 units                        | 87       | 67.8  |
| Mobile home, Boat, RV, Van, etc. | 113      | 80.0  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 163. Rental Vacancy**

| ESTIMATE | MOE  | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|------|-----------------|-----------------|--------------------|----------------------------|
| 24       | 46.3 | 1,554           | 315.4           | 0.02               | 0.03                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 164. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | 20                 |
| Total Units                                | 2023    | 27                 |
| Total Units                                | 2024    | 60                 |
| Total Units                                | YTD2025 | 42                 |
| Units in 2-Unit Multifamily Structures     | 2022    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2023    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2024    | 0                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2023    | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2024    | 0                  |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | 0                  |
| Units in All Multifamily Structures        | 2022    | 0                  |
| Units in All Multifamily Structures        | 2023    | 0                  |
| Units in All Multifamily Structures        | 2024    | 0                  |
| Units in All Multifamily Structures        | YTD2025 | 0                  |
| Units in Single Family Structures          | 2022    | 20                 |
| Units in Single Family Structures          | 2023    | 27                 |
| Units in Single Family Structures          | 2024    | 60                 |
| Units in Single Family Structures          | YTD2025 | 42                 |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change



## Exhibit 165. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 220               | 0            | 305               | 0            | 0.05           | 0.05           |
| owner  | 50%-80% AMI           | 415               | 0            | 920               | 0            | 0.09           | 0.16           |
| owner  | 80%-100% AMI          | 1,015             | 0            | 1,405             | 0            | 0.21           | 0.24           |
| owner  | Greater than 100% AMI | 3,205             | 0            | 3,110             | 0            | 0.66           | 0.54           |
| renter | Less than 30% AMI     | 45                | 0            | 30                | 0            | 0.04           | 0.02           |
| renter | 30%-50% AMI           | 95                | 0            | 330               | 0            | 0.09           | 0.24           |
| renter | 50%-80% AMI           | 780               | 0            | 630               | 0            | 0.77           | 0.45           |
| renter | Greater than 80% AMI  | 90                | 0            | 405               | 0            | 0.09           | 0.29           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

## Funding Landscape

### DATA AND INFORMATION USED FOR INVENTORY

This profile draws on the most reliable data available. Dedicated tax revenue streams are supported by consistent administrative records, while information on other local tools – such as fee waivers, general fund allocations, or incentive programs – is based on publicly available documents or self-reported sources. As a result, this profile likely reflects only a portion of total local activity and should be considered a conservative estimate of the jurisdiction’s housing-related efforts.

Covington currently implements land use-based tools, has a dedicated tax revenue stream through the sales tax credit as well as a local sales tax, and participates actively in regional housing partnerships.

### USE OF LAND-BASED TOOLS

Based on review of public records and self-reports, Covington currently implements the following tools for land use-based value capture tools and tax expenditure or fee offset programs:

- ◆ Density Bonus<sup>44</sup>
- ◆ Multifamily Property Tax Exemption<sup>45</sup>

<sup>44</sup> City of Covington. (n.d.). § 18.90.040 – public benefits and density incentives. [https://covington.municipal.codes/CMC/18.90.040\(6\)?redirect=false](https://covington.municipal.codes/CMC/18.90.040(6)?redirect=false)

<sup>45</sup> City of Covington. (n.d.). Chapter 3.80 – multifamily property tax exemption. <https://covington.municipal.codes/CMC/3.80>



## USE OF TAX-BASED TOOLS

In 2024, Covington's revenue through the sales tax credit (HB 1406) was \$43,966 and through the local sales tax (HB 1590) was \$728,513 according to the Washington State Department of Revenue.<sup>46</sup>

## PARTICIPATION IN REGIONAL EFFORTS & REPORTED HOUSING PRODUCTION

Covington has been a member of SKHHP since 2019.<sup>47</sup> According to SKHHP's annual 2024 report, Covington contributed \$11,407 to the SKHHP Operating Budget and \$213,657 to the SKHHP Housing Capital Fund.<sup>48</sup>

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<sup>46</sup> Washington State Department of Revenue, *Local sales and use tax distributions: Calendar year 2024*.

<sup>47</sup> South King Housing and Homelessness Partners, *Draft interlocal agreement for SKHHP*.

<sup>48</sup> South King Housing and Homelessness Partners, *2024 annual progress report*.



# Des Moines

## Housing Needs

### Exhibit 166: Jurisdictional Housing Needs 2019-2044

| JURISDICTION/<br>CATEGORY                 | TOTAL  | 0 TO ≤30%   |     | >30 TO<br>≤50% | >50 TO<br>≤80% | >80 TO<br>≤100% | >100<br>TO<br>≤120% | >120% | EMERGENCY<br>HOUSING<br>NEEDS |
|-------------------------------------------|--------|-------------|-----|----------------|----------------|-----------------|---------------------|-------|-------------------------------|
|                                           |        | NON-<br>PSH | PSH |                |                |                 |                     |       |                               |
| Des Moines Total<br>Future Need:<br>2044  | 17,022 | 1,246       | 415 | 2,857          | 3,537          | 2,933           | 1,948               | 4,086 | 726                           |
| Des Moines<br>Baseline Supply:<br>2019    | 13,222 | 456         | 0   | 2,626          | 3,310          | 2,652           | 1,630               | 2,548 | 0                             |
| Des Moines Net<br>New Need: 2019-<br>2044 | 3,800  | 790         | 415 | 231            | 227            | 281             | 318                 | 1,538 | 726                           |

Source: 2021 King County Countywide Planning Policies.

## Housing Data Points

### Exhibit 167. Population

| POPULATION | ESTIMATE | MOE |
|------------|----------|-----|
| Population | 32,545   | 81  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 168. Household Size

| HOUSHOLD                   | ESTIMATE | MOE   |
|----------------------------|----------|-------|
| 1-person household         | 3,477    | 475.0 |
| 2-person household         | 3,478    | 411.6 |
| 3-person household         | 2,225    | 424.1 |
| 4-person household         | 1,622    | 367.8 |
| 5-person household         | 674      | 215.9 |
| 6-person household         | 296      | 125.9 |
| 7-or-more person household | 294      | 141.2 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 169. Cost Burden

| COST BURDEN     | ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT_MOE |
|-----------------|----------|-------|-----------------|-----------------|-------------------------|-----------------------------|
| Over 30 Percent | 4,821    | 510.1 | 11,862          | 488.67          | 0.41                    | 0.04                        |
| Over 50 Percent | 2,243    | 405.1 | 11,862          | 488.67          | 0.19                    | 0.03                        |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 170. Number of Housing Units**

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 12,740   | 470 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 171. Income-Restricted Housing by AMI**

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| 23       | 98        | 907       | 0           |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.

**Exhibit 172. Rents**

| RENT            | ESTIMATE | MOE |
|-----------------|----------|-----|
| Med. Gross Rent | 1,727    | 102 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 173. Race/Ethnicity**

| RACE/ETHNICITY                                                 | ESTIMATE | MOE   |
|----------------------------------------------------------------|----------|-------|
| White alone, Not Hispanic                                      | 14,932   | 1,318 |
| Black or African American alone, Not Hispanic                  | 3,529    | 1,023 |
| American Indian and Alaska Native alone, Not Hispanic          | 62       | 48    |
| Asian alone, Not Hispanic                                      | 3,921    | 756   |
| Native Hawaiian and Other Pacific Islander alone, Not Hispanic | 524      | 312   |
| Some other race alone, Not Hispanic                            | 66       | 58    |
| Two or more races, Not Hispanic                                | 2,724    | 861   |
| Hispanic, all Races                                            | 6,787    | 1,355 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 174. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 4,905    | 480 | White Alone Householder                                            | 7,013           | 553             | 0.70  | 0.04          |
| Renter | 2,108    | 378 | White Alone Householder                                            | 7,013           | 553             | 0.30  | 0.05          |
| Owner  | 379      | 146 | Black or African American<br>Alone Householder                     | 1,268           | 368             | 0.30  | 0.08          |
| Renter | 889      | 343 | Black or African American<br>Alone Householder                     | 1,268           | 368             | 0.70  | 0.18          |
| Owner  | 44       | 49  | American Indian and<br>Alaska Native Alone<br>Householder          | 66              | 53              | 0.67  | 0.51          |
| Renter | 22       | 23  | American Indian and<br>Alaska Native Alone<br>Householder          | 66              | 53              | 0.33  | 0.22          |
| Owner  | 987      | 213 | Asian Alone Householder                                            | 1,106           | 217             | 0.89  | 0.08          |
| Renter | 119      | 66  | Asian Alone Householder                                            | 1,106           | 217             | 0.11  | 0.06          |
| Owner  | 31       | 37  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 259             | 175             | 0.12  | 0.12          |
| Renter | 228      | 168 | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 259             | 175             | 0.88  | 0.26          |
| Owner  | 502      | 175 | Some Other Race Alone<br>Householder                               | 1,204           | 354             | 0.42  | 0.08          |
| Renter | 702      | 313 | Some Other Race Alone<br>Householder                               | 1,204           | 354             | 0.58  | 0.20          |
| Owner  | 490      | 133 | Two or More Races<br>Householder                                   | 1,150           | 278             | 0.43  | 0.05          |
| Renter | 660      | 225 | Two or More Races<br>Householder                                   | 1,150           | 278             | 0.57  | 0.14          |
| Owner  | 4,777    | 469 | White Alone, Not Hispanic<br>or Latino Householder                 | 6,724           | 558             | 0.71  | 0.04          |
| Renter | 1,947    | 374 | White Alone, Not Hispanic<br>or Latino Householder                 | 6,724           | 558             | 0.29  | 0.05          |
| Owner  | 760      | 188 | Hispanic or Latino<br>Householder                                  | 1,961           | 379             | 0.39  | 0.06          |
| Renter | 1,201    | 323 | Hispanic or Latino<br>Householder                                  | 1,961           | 379             | 0.61  | 0.11          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).





**Exhibit 175. Tenure by AMI**

| TENURE          | AMI                   | EST   | MOE |
|-----------------|-----------------------|-------|-----|
| Owner occupied  | Less than 30% AMI     | 480   | 0   |
| Owner occupied  | 30%-50% AMI           | 745   | 0   |
| Owner occupied  | 50%-80% AMI           | 1,285 | 0   |
| Owner occupied  | 80%-100% AMI          | 730   | 0   |
| Owner occupied  | Greater than 100% AMI | 3,980 | 0   |
| Renter occupied | Less than 30% AMI     | 1,040 | 0   |
| Renter occupied | 30%-50% AMI           | 1,495 | 0   |
| Renter occupied | 50%-80% AMI           | 1,315 | 0   |
| Renter occupied | 80%-100% AMI          | 380   | 0   |
| Renter occupied | Greater than 100% AMI | 815   | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 176. Income Distribution**

| INCOME                 | ESTIMATE<br>2023 | MOE<br>2023 | ESTIMATE<br>2013 | MOE<br>2013 |
|------------------------|------------------|-------------|------------------|-------------|
| Less than \$10,000     | 260              | 88          | 667              | 182         |
| \$10,000 to \$14,999   | 96               | 75          | 400              | 121         |
| \$15,000 to \$19,999   | 229              | 104         | 489              | 160         |
| \$20,000 to \$24,999   | 402              | 192         | 558              | 175         |
| \$25,000 to \$29,999   | 324              | 131         | 486              | 165         |
| \$30,000 to \$34,999   | 298              | 156         | 531              | 152         |
| \$35,000 to \$39,999   | 352              | 123         | 504              | 171         |
| \$40,000 to \$44,999   | 863              | 362         | 755              | 180         |
| \$45,000 to \$49,999   | 313              | 140         | 442              | 153         |
| \$50,000 to \$59,999   | 888              | 254         | 901              | 216         |
| \$60,000 to \$74,999   | 978              | 324         | 1,643            | 276         |
| \$75,000 to \$99,999   | 1,634            | 321         | 1,603            | 231         |
| \$100,000 to \$124,999 | 1,197            | 265         | 1,222            | 222         |
| \$125,000 to \$149,999 | 1,239            | 279         | 398              | 110         |
| \$150,000 to \$199,999 | 1,519            | 298         | 483              | 130         |
| \$200,000 or more      | 1,474            | 262         | 355              | 136         |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 177. Housing Units by Type**

| HOUSING TYPE                     | ESTIMATE | MOE   |
|----------------------------------|----------|-------|
| 1-unit, attached                 | 258      | 96.2  |
| 1-unit, detached                 | 7,332    | 460.6 |
| 10 or more units                 | 2,778    | 395.6 |
| 2-9 units                        | 2,162    | 425.0 |
| Mobile home, Boat, RV, Van, etc. | 210      | 102.9 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 178. Rental Vacancy**

| ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|-------|-----------------|-----------------|--------------------|----------------------------|
| 135      | 107.6 | 4,863           | 479.2           | 0.03               | 0.02                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 179. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | 6                  |
| Total Units                                | 2023    | 15                 |
| Total Units                                | 2024    | 33                 |
| Total Units                                | YTD2025 | 5                  |
| Units in 2-Unit Multifamily Structures     | 2022    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2023    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2024    | 0                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2023    | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2024    | 0                  |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | 0                  |
| Units in All Multifamily Structures        | 2022    | 0                  |
| Units in All Multifamily Structures        | 2023    | 0                  |
| Units in All Multifamily Structures        | 2024    | 0                  |
| Units in All Multifamily Structures        | YTD2025 | 0                  |
| Units in Single Family Structures          | 2022    | 6                  |
| Units in Single Family Structures          | 2023    | 15                 |
| Units in Single Family Structures          | 2024    | 33                 |
| Units in Single Family Structures          | YTD2025 | 5                  |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change



## Exhibit 180. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 430               | 0            | 450               | 0            | 0.06           | 0.06           |
| owner  | 50%-80% AMI           | 820               | 0            | 1,180             | 0            | 0.11           | 0.16           |
| owner  | 80%-100% AMI          | 1,670             | 0            | 1,940             | 0            | 0.22           | 0.27           |
| owner  | Greater than 100% AMI | 4,700             | 0            | 3,635             | 0            | 0.62           | 0.50           |
| renter | Less than 30% AMI     | 460               | 0            | 180               | 0            | 0.11           | 0.04           |
| renter | 30%-50% AMI           | 1,655             | 0            | 1,675             | 0            | 0.40           | 0.34           |
| renter | 50%-80% AMI           | 1,530             | 0            | 2,470             | 0            | 0.37           | 0.50           |
| renter | Greater than 80% AMI  | 470               | 0            | 615               | 0            | 0.11           | 0.12           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

## Funding Landscape

### DATA AND INFORMATION USED FOR INVENTORY

This profile draws on the most reliable data available. Dedicated tax revenue streams are supported by consistent administrative records, while information on other local tools – such as fee waivers, general fund allocations, or incentive programs – is based on publicly available documents or self-reported sources. As a result, this profile likely reflects only a portion of total local activity and should be considered a conservative estimate of the jurisdiction’s housing-related efforts.

Des Moines currently implements a dedicated tax revenue stream through the sales tax credit and participates actively in regional housing partnerships.

### USE OF TAX-BASED TOOLS

In 2024, Des Moines’s revenue through the sales tax credit (HB 1406) was \$30,667 according to the Washington State Department of Revenue.<sup>49</sup>

### PARTICIPATION IN REGIONAL EFFORTS & REPORTED HOUSING PRODUCTION

Des Moines has been a member of SKHHP since 2019.<sup>50</sup> According to SKHHP’s annual 2024 report, Des Moines contributed \$11,407 to the SKHHP Operating Budget and \$34,012 to the SKHHP Housing Capital Fund.<sup>51</sup> SKHHP reports Des Moines as one of their capital fund awardees on their website, receiving direct SKHHP funding for the Victorian Place II

<sup>49</sup> Washington State Department of Revenue, *Local sales and use tax distributions: Calendar year 2024*.

<sup>50</sup> South King Housing and Homelessness Partners, *Draft interlocal agreement for SKHHP*.

<sup>51</sup> South King Housing and Homelessness Partners, *2024 annual progress report*.



preservation project led by Multi-Service Center in 2023. The \$776,306 award rehabilitates 20 existing affordable rental units serving households at 30–50% AMI, including roof and exterior repairs, interior improvements, and accessibility upgrades.<sup>52</sup>

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<sup>52</sup> South King Housing and Homelessness Partners, *Capital fund awardees*.



# Duvall

## Housing Needs

### Exhibit 181: Jurisdictional Housing Needs 2019-2044

| JURISDICTION/<br>CATEGORY            | TOTAL | 0 TO ≤30%   |     | >30 TO<br>≤50% | >50 TO<br>≤80% | >80 TO<br>≤100% | >100<br>TO<br>≤120% | >120% | EMERGENCY<br>HOUSING<br>NEEDS |
|--------------------------------------|-------|-------------|-----|----------------|----------------|-----------------|---------------------|-------|-------------------------------|
|                                      |       | NON-<br>PSH | PSH |                |                |                 |                     |       |                               |
| Duvall Total<br>Future Need:<br>2044 | 3,668 | 316         | 141 | 221            | 341            | 323             | 321                 | 2,005 | 195                           |
| Duvall Baseline<br>Supply: 2019      | 2,778 | 48          | 0   | 221            | 75             | 295             | 289                 | 1,850 | 25                            |
| Duvall Net New<br>Need: 2019-2044    | 890   | 268         | 141 | 0              | 266            | 28              | 32                  | 155   | 170                           |

Source: 2021 King County Countywide Planning Policies.

## Housing Data Points

### Exhibit 182. Population

| POPULATION | ESTIMATE | MOE |
|------------|----------|-----|
| Population | 8,279    | 31  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 183. Household Size

| HOUSHOLD                   | ESTIMATE | MOE   |
|----------------------------|----------|-------|
| 1-person household         | 343      | 139.7 |
| 2-person household         | 792      | 221.4 |
| 3-person household         | 546      | 163.6 |
| 4-person household         | 651      | 189.6 |
| 5-person household         | 173      | 100.7 |
| 6-person household         | 63       | 58.2  |
| 7-or-more person household | 113      | 120.5 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 184. Cost Burden

| COST BURDEN     | ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT<br>_MOE |
|-----------------|----------|-------|-----------------|-----------------|-------------------------|---------------------------------|
| Over 30 Percent | 431      | 172.4 | 2,633           | 237.54          | 0.16                    | 0.06                            |
| Over 50 Percent | 223      | 139.8 | 2,633           | 237.54          | 0.08                    | 0.05                            |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 185. Number of Housing Units**

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 2,681    | 228 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 186. Income-Restricted Housing by AMI**

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| 8        | 0         | 0         | 14          |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.

**Exhibit 187. Rents**

| RENT            | ESTIMATE | MOE |
|-----------------|----------|-----|
| Med. Gross Rent | 2,602    | 992 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 188. Race/Ethnicity**

| RACE/ETHNICITY                                                 | ESTIMATE | MOE |
|----------------------------------------------------------------|----------|-----|
| White alone, Not Hispanic                                      | 5,451    | 520 |
| Black or African American alone, Not Hispanic                  | 51       | 52  |
| American Indian and Alaska Native alone, Not Hispanic          | 0        | 19  |
| Asian alone, Not Hispanic                                      | 1,144    | 527 |
| Native Hawaiian and Other Pacific Islander alone, Not Hispanic | 0        | 19  |
| Some other race alone, Not Hispanic                            | 0        | 19  |
| Two or more races, Not Hispanic                                | 361      | 196 |
| Hispanic, all Races                                            | 1,272    | 457 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 189. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 1,863    | 217 | White Alone Householder                                            | 2,079           | 219             | 0.90  | 0.04          |
| Renter | 216      | 114 | White Alone Householder                                            | 2,079           | 219             | 0.10  | 0.05          |
| Owner  | 0        | 19  | Black or African American<br>Alone Householder                     | 0               | 19              | -     | -             |
| Renter | 0        | 19  | Black or African American<br>Alone Householder                     | 0               | 19              | -     | -             |
| Owner  | 0        | 19  | American Indian and<br>Alaska Native Alone<br>Householder          | 0               | 19              | -     | -             |
| Renter | 0        | 19  | American Indian and<br>Alaska Native Alone<br>Householder          | 0               | 19              | -     | -             |
| Owner  | 282      | 154 | Asian Alone Householder                                            | 337             | 165             | 0.84  | 0.20          |
| Renter | 55       | 72  | Asian Alone Householder                                            | 337             | 165             | 0.16  | 0.20          |
| Owner  | 0        | 19  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 19              | -     | -             |
| Renter | 0        | 19  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 19              | -     | -             |
| Owner  | 95       | 90  | Some Other Race Alone<br>Householder                               | 95              | 90              | 1.00  | 1.34          |
| Renter | 0        | 19  | Some Other Race Alone<br>Householder                               | 95              | 90              | 0.00  | 0.20          |
| Owner  | 155      | 72  | Two or More Races<br>Householder                                   | 170             | 76              | 0.91  | 0.12          |
| Renter | 15       | 24  | Two or More Races<br>Householder                                   | 170             | 76              | 0.09  | 0.14          |
| Owner  | 1,804    | 217 | White Alone, Not Hispanic<br>or Latino Householder                 | 2,020           | 219             | 0.89  | 0.05          |
| Renter | 216      | 114 | White Alone, Not Hispanic<br>or Latino Householder                 | 2,020           | 219             | 0.11  | 0.06          |
| Owner  | 242      | 101 | Hispanic or Latino<br>Householder                                  | 242             | 101             | 1.00  | 0.59          |
| Renter | 0        | 19  | Hispanic or Latino<br>Householder                                  | 242             | 101             | 0.00  | 0.08          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).





**Exhibit 190. Tenure by AMI**

| TENURE          | AMI                   | EST   | MOE |
|-----------------|-----------------------|-------|-----|
| Owner occupied  | Less than 30% AMI     | 35    | 0   |
| Owner occupied  | 30%-50% AMI           | 60    | 0   |
| Owner occupied  | 50%-80% AMI           | 210   | 0   |
| Owner occupied  | 80%-100% AMI          | 205   | 0   |
| Owner occupied  | Greater than 100% AMI | 1,985 | 0   |
| Renter occupied | Less than 30% AMI     | 70    | 0   |
| Renter occupied | 30%-50% AMI           | 0     | 0   |
| Renter occupied | 50%-80% AMI           | 50    | 0   |
| Renter occupied | 80%-100% AMI          | 50    | 0   |
| Renter occupied | Greater than 100% AMI | 65    | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 191. Income Distribution**

| INCOME                 | ESTIMATE<br>_2023 | MOE<br>_2023 | ESTIMATE<br>_2013 | MOE<br>_2013 |
|------------------------|-------------------|--------------|-------------------|--------------|
| Less than \$10,000     | 38                | 61           | 58                | 52           |
| \$10,000 to \$14,999   | 0                 | 19           | 0                 | 17           |
| \$15,000 to \$19,999   | 14                | 23           | 89                | 86           |
| \$20,000 to \$24,999   | 0                 | 19           | 56                | 60           |
| \$25,000 to \$29,999   | 18                | 29           | 33                | 50           |
| \$30,000 to \$34,999   | 107               | 143          | 37                | 57           |
| \$35,000 to \$39,999   | 12                | 19           | 17                | 26           |
| \$40,000 to \$44,999   | 14                | 24           | 47                | 47           |
| \$45,000 to \$49,999   | 13                | 22           | 53                | 54           |
| \$50,000 to \$59,999   | 66                | 57           | 72                | 51           |
| \$60,000 to \$74,999   | 59                | 49           | 170               | 86           |
| \$75,000 to \$99,999   | 251               | 143          | 282               | 107          |
| \$100,000 to \$124,999 | 269               | 157          | 312               | 123          |
| \$125,000 to \$149,999 | 251               | 124          | 342               | 123          |
| \$150,000 to \$199,999 | 444               | 174          | 340               | 113          |
| \$200,000 or more      | 1,125             | 219          | 298               | 98           |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 192. Housing Units by Type**

| HOUSING TYPE                     | ESTIMATE | MOE   |
|----------------------------------|----------|-------|
| 1-unit, attached                 | 71       | 61.0  |
| 1-unit, detached                 | 2,237    | 293.6 |
| 10 or more units                 | 0        | 19.0  |
| 2-9 units                        | 161      | 103.8 |
| Mobile home, Boat, RV, Van, etc. | 212      | 113.6 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 193. Rental Vacancy**

| ESTIMATE | MOE  | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|------|-----------------|-----------------|--------------------|----------------------------|
| 0        | 19.0 | 286             | 148.2           | 0.00               | 0.07                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 194. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | 74                 |
| Total Units                                | 2023    | 191                |
| Total Units                                | 2024    | 93                 |
| Total Units                                | YTD2025 | 32                 |
| Units in 2-Unit Multifamily Structures     | 2022    | 16                 |
| Units in 2-Unit Multifamily Structures     | 2023    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2024    | 0                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | 4                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2023    | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2024    | 10                 |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | 0                  |
| Units in All Multifamily Structures        | 2022    | 16                 |
| Units in All Multifamily Structures        | 2023    | 4                  |
| Units in All Multifamily Structures        | 2024    | 10                 |
| Units in All Multifamily Structures        | YTD2025 | 0                  |
| Units in Single Family Structures          | 2022    | 58                 |
| Units in Single Family Structures          | 2023    | 187                |
| Units in Single Family Structures          | 2024    | 83                 |
| Units in Single Family Structures          | YTD2025 | 32                 |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change



## Exhibit 195. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 165               | 0            | 140               | 0            | 0.08           | 0.06           |
| owner  | 50%-80% AMI           | 0                 | 0            | 145               | 0            | 0.00           | 0.06           |
| owner  | 80%-100% AMI          | 60                | 0            | 195               | 0            | 0.03           | 0.08           |
| owner  | Greater than 100% AMI | 1,720             | 0            | 2,010             | 0            | 0.88           | 0.81           |
| renter | Less than 30% AMI     | 0                 | 0            | 20                | 0            | 0.00           | 0.09           |
| renter | 30%-50% AMI           | 15                | 0            | 20                | 0            | 0.07           | 0.09           |
| renter | 50%-80% AMI           | 75                | 0            | 70                | 0            | 0.37           | 0.30           |
| renter | Greater than 80% AMI  | 115               | 0            | 120               | 0            | 0.56           | 0.52           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

## Funding Landscape

### DATA AND INFORMATION USED FOR INVENTORY

This profile draws on the most reliable data available. Dedicated tax revenue streams are supported by consistent administrative records, while information on other local tools – such as fee waivers, general fund allocations, or incentive programs – is based on publicly available documents or self-reported sources. As a result, this profile likely reflects only a portion of total local activity and should be considered a conservative estimate of the jurisdiction’s housing-related efforts.

Duvall currently implements a dedicated tax revenue stream through the sales tax credit.

### USE OF TAX-BASED TOOLS

In 2024, Duvall’s revenue through the sales tax credit (HB 1406) was \$10,061 according to the Washington State Department of Revenue.<sup>53</sup>

<sup>53</sup> Washington State Department of Revenue, *Local sales and use tax distributions: Calendar year 2024*.



# Enumclaw

## Housing Needs

### Exhibit 196: Jurisdictional Housing Needs 2019-2044

| JURISDICTION/<br>CATEGORY               | TOTAL | 0 TO ≤30%   |     | >30 TO<br>≤50% | >50 TO<br>≤80% | >80 TO<br>≤100% | >100<br>TO<br>≤120% | >120% | EMERGENCY<br>HOUSING<br>NEEDS |
|-----------------------------------------|-------|-------------|-----|----------------|----------------|-----------------|---------------------|-------|-------------------------------|
|                                         |       | NON-<br>PSH | PSH |                |                |                 |                     |       |                               |
| Enumclaw Total<br>Future Need:<br>2044  | 6,422 | 436         | 85  | 1,520          | 1,665          | 1,141           | 461                 | 1,114 | 202                           |
| Enumclaw<br>Baseline Supply:<br>2019    | 5,365 | 274         | 0   | 1,481          | 1,604          | 1,048           | 355                 | 603   | 0                             |
| Enumclaw Net<br>New Need: 2019-<br>2044 | 1,057 | 162         | 85  | 39             | 61             | 93              | 106                 | 511   | 202                           |

Source: 2021 King County Countywide Planning Policies.

## Housing Data Points

### Exhibit 197. Population

| POPULATION | ESTIMATE | MOE |
|------------|----------|-----|
| Population | 12,663   | 30  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 198. Household Size

| HOUSHOLD                   | ESTIMATE | MOE   |
|----------------------------|----------|-------|
| 1-person household         | 1,430    | 302.0 |
| 2-person household         | 1,960    | 366.7 |
| 3-person household         | 692      | 181.6 |
| 4-person household         | 574      | 176.0 |
| 5-person household         | 256      | 119.6 |
| 6-person household         | 110      | 73.6  |
| 7-or-more person household | 47       | 55.9  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 199. Cost Burden

| COST BURDEN     | ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT_MOE |
|-----------------|----------|-------|-----------------|-----------------|-------------------------|-----------------------------|
| Over 30 Percent | 1,274    | 245.1 | 5,054           | 302.50          | 0.25                    | 0.05                        |
| Over 50 Percent | 659      | 181.2 | 5,054           | 302.50          | 0.13                    | 0.03                        |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 200. Number of Housing Units

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 5,463    | 312 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 201. Income-Restricted Housing by AMI

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| 53       | 69        | 35        | 0           |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.

### Exhibit 202. Rents

| RENT            | ESTIMATE | MOE |
|-----------------|----------|-----|
| Med. Gross Rent | 1,672    | 249 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 203. Race/Ethnicity

| RACE/ETHNICITY                                                 | ESTIMATE | MOE |
|----------------------------------------------------------------|----------|-----|
| White alone, Not Hispanic                                      | 9,653    | 601 |
| Black or African American alone, Not Hispanic                  | 59       | 92  |
| American Indian and Alaska Native alone, Not Hispanic          | 57       | 55  |
| Asian alone, Not Hispanic                                      | 201      | 160 |
| Native Hawaiian and Other Pacific Islander alone, Not Hispanic | 66       | 84  |
| Some other race alone, Not Hispanic                            | 39       | 70  |
| Two or more races, Not Hispanic                                | 1,052    | 320 |
| Hispanic, all Races                                            | 1,536    | 639 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



## Exhibit 204. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 3,184    | 397 | White Alone Householder                                            | 4,310           | 315             | 0.74  | 0.07          |
| Renter | 1,126    | 315 | White Alone Householder                                            | 4,310           | 315             | 0.26  | 0.07          |
| Owner  | 12       | 20  | Black or African American<br>Alone Householder                     | 12              | 20              | 1.00  | 2.36          |
| Renter | 0        | 21  | Black or African American<br>Alone Householder                     | 12              | 20              | 0.00  | 1.75          |
| Owner  | 4        | 7   | American Indian and<br>Alaska Native Alone<br>Householder          | 10              | 11              | 0.40  | 0.54          |
| Renter | 6        | 9   | American Indian and<br>Alaska Native Alone<br>Householder          | 10              | 11              | 0.60  | 0.61          |
| Owner  | 49       | 53  | Asian Alone Householder                                            | 49              | 53              | 1.00  | 1.53          |
| Renter | 0        | 21  | Asian Alone Householder                                            | 49              | 53              | 0.00  | 0.43          |
| Owner  | 22       | 36  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 22              | 36              | 1.00  | 2.31          |
| Renter | 0        | 21  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 22              | 36              | 0.00  | 0.95          |
| Owner  | 118      | 86  | Some Other Race Alone<br>Householder                               | 167             | 104             | 0.71  | 0.27          |
| Renter | 49       | 52  | Some Other Race Alone<br>Householder                               | 167             | 104             | 0.29  | 0.25          |
| Owner  | 329      | 157 | Two or More Races<br>Householder                                   | 499             | 189             | 0.66  | 0.19          |
| Renter | 170      | 90  | Two or More Races<br>Householder                                   | 499             | 189             | 0.34  | 0.13          |
| Owner  | 3,129    | 398 | White Alone, Not Hispanic<br>or Latino Householder                 | 4,165           | 332             | 0.75  | 0.07          |
| Renter | 1,036    | 304 | White Alone, Not Hispanic<br>or Latino Householder                 | 4,165           | 332             | 0.25  | 0.07          |
| Owner  | 272      | 146 | Hispanic or Latino<br>Householder                                  | 423             | 171             | 0.64  | 0.23          |
| Renter | 151      | 87  | Hispanic or Latino<br>Householder                                  | 423             | 171             | 0.36  | 0.15          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 205. Tenure by AMI

| TENURE          | AMI                   | EST   | MOE |
|-----------------|-----------------------|-------|-----|
| Owner occupied  | Less than 30% AMI     | 430   | 0   |
| Owner occupied  | 30%-50% AMI           | 375   | 0   |
| Owner occupied  | 50%-80% AMI           | 375   | 0   |
| Owner occupied  | 80%-100% AMI          | 265   | 0   |
| Owner occupied  | Greater than 100% AMI | 2,110 | 0   |
| Renter occupied | Less than 30% AMI     | 465   | 0   |
| Renter occupied | 30%-50% AMI           | 370   | 0   |
| Renter occupied | 50%-80% AMI           | 200   | 0   |
| Renter occupied | 80%-100% AMI          | 190   | 0   |
| Renter occupied | Greater than 100% AMI | 405   | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

### Exhibit 206. Income Distribution

| INCOME                 | ESTIMATE<br>2023 | MOE<br>2023 | ESTIMATE<br>2013 | MOE<br>2013 |
|------------------------|------------------|-------------|------------------|-------------|
| Less than \$10,000     | 111              | 63          | 163              | 74          |
| \$10,000 to \$14,999   | 217              | 96          | 244              | 95          |
| \$15,000 to \$19,999   | 102              | 86          | 187              | 119         |
| \$20,000 to \$24,999   | 76               | 55          | 263              | 115         |
| \$25,000 to \$29,999   | 208              | 125         | 222              | 97          |
| \$30,000 to \$34,999   | 59               | 55          | 262              | 114         |
| \$35,000 to \$39,999   | 61               | 49          | 213              | 100         |
| \$40,000 to \$44,999   | 271              | 112         | 212              | 84          |
| \$45,000 to \$49,999   | 137              | 78          | 133              | 72          |
| \$50,000 to \$59,999   | 201              | 89          | 298              | 98          |
| \$60,000 to \$74,999   | 170              | 105         | 481              | 143         |
| \$75,000 to \$99,999   | 501              | 155         | 602              | 146         |
| \$100,000 to \$124,999 | 624              | 251         | 358              | 121         |
| \$125,000 to \$149,999 | 698              | 206         | 192              | 102         |
| \$150,000 to \$199,999 | 678              | 212         | 268              | 102         |
| \$200,000 or more      | 955              | 240         | 160              | 77          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).





### Exhibit 207. Housing Units by Type

| HOUSING TYPE                     | ESTIMATE | MOE   |
|----------------------------------|----------|-------|
| 1-unit, attached                 | 188      | 114.1 |
| 1-unit, detached                 | 3,637    | 320.4 |
| 10 or more units                 | 224      | 116.7 |
| 2-9 units                        | 637      | 188.7 |
| Mobile home, Boat, RV, Van, etc. | 777      | 238.6 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 208. Rental Vacancy

| ESTIMATE | MOE  | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|------|-----------------|-----------------|--------------------|----------------------------|
| 47       | 65.5 | 1,398           | 325.6           | 0.03               | 0.05                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



## Exhibit 209. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | 67                 |
| Total Units                                | 2023    | 38                 |
| Total Units                                | 2024    | 19                 |
| Total Units                                | YTD2025 | 9                  |
| Units in 2-Unit Multifamily Structures     | 2022    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2023    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2024    | 0                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | 15                 |
| Units in 5+-Unit Multifamily Structures    | 2023    | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2024    | 0                  |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | 0                  |
| Units in All Multifamily Structures        | 2022    | 15                 |
| Units in All Multifamily Structures        | 2023    | 0                  |
| Units in All Multifamily Structures        | 2024    | 0                  |
| Units in All Multifamily Structures        | YTD2025 | 0                  |
| Units in Single Family Structures          | 2022    | 52                 |
| Units in Single Family Structures          | 2023    | 38                 |
| Units in Single Family Structures          | 2024    | 19                 |
| Units in Single Family Structures          | YTD2025 | 9                  |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change



## Exhibit 210. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 545               | 0            | 835               | 0            | 0.19           | 0.23           |
| owner  | 50%-80% AMI           | 200               | 0            | 445               | 0            | 0.07           | 0.13           |
| owner  | 80%-100% AMI          | 760               | 0            | 1,090             | 0            | 0.26           | 0.31           |
| owner  | Greater than 100% AMI | 1,370             | 0            | 1,190             | 0            | 0.48           | 0.33           |
| renter | Less than 30% AMI     | 200               | 0            | 280               | 0            | 0.15           | 0.18           |
| renter | 30%-50% AMI           | 510               | 0            | 650               | 0            | 0.38           | 0.42           |
| renter | 50%-80% AMI           | 450               | 0            | 580               | 0            | 0.34           | 0.37           |
| renter | Greater than 80% AMI  | 165               | 0            | 45                | 0            | 0.12           | 0.03           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

## Funding Landscape

### DATA AND INFORMATION USED FOR INVENTORY

This profile draws on the most reliable data available. Dedicated tax revenue streams are supported by consistent administrative records, while information on other local tools – such as fee waivers, general fund allocations, or incentive programs – is based on publicly available documents or self-reported sources. As a result, this profile likely reflects only a portion of total local activity and should be considered a conservative estimate of the jurisdiction’s housing-related efforts.

Enumclaw currently implements land use-based tools and has a dedicated tax revenue stream through the sales tax credit.

### USE OF LAND-BASED TOOLS

Based on review of public records and self-reports, Enumclaw currently implements the following tools for land use-based value capture tools and tax expenditure or fee offset programs:

- ♦ Multifamily Property Tax Exemption<sup>54</sup>

<sup>54</sup> City of Enumclaw. (n.d.). *Chapter 3.60 – multifamily housing tax exemption*.  
<https://www.codepublishing.com/WA/Enumclaw/html/Enumclaw03/Enumclaw0360.html>



## USE OF TAX-BASED TOOLS

In 2024, Enumclaw’s revenue through the sales tax credit (HB 1406) was \$27,590 according to the Washington State Department of Revenue.<sup>55</sup>

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<sup>55</sup> Washington State Department of Revenue, *Local sales and use tax distributions: Calendar year 2024*.



# Fall City

## Housing Data Points

### Exhibit 211. Population

| POPULATION | ESTIMATE | MOE |
|------------|----------|-----|
| Population | 1,743    | 392 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 212. Household Size

| HOUSHOLD                   | ESTIMATE | MOE   |
|----------------------------|----------|-------|
| 1-person household         | 148      | 93.3  |
| 2-person household         | 285      | 104.8 |
| 3-person household         | 118      | 74.7  |
| 4-person household         | 46       | 33.2  |
| 5-person household         | 66       | 62.4  |
| 6-person household         | 24       | 24.7  |
| 7-or-more person household | 0        | 13.0  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 213. Cost Burden

| COST BURDEN     | ESTIMATE | MOE  | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT_MOE |
|-----------------|----------|------|-----------------|-----------------|-------------------------|-----------------------------|
| Over 30 Percent | 135      | 70.2 | 648             | 132.53          | 0.21                    | 0.10                        |
| Over 50 Percent | 76       | 60.5 | 648             | 132.53          | 0.12                    | 0.09                        |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 214. Number of Housing Units

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 765      | 123 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 215. Income-Restricted Housing by AMI

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| -        | -         | -         | -           |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.



### Exhibit 216. Rents

| RENT            | ESTIMATE | MOE   |
|-----------------|----------|-------|
| Med. Gross Rent | 1,781    | 1,673 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 217. Race/Ethnicity

| RACE/ETHNICITY                                                 | ESTIMATE | MOE |
|----------------------------------------------------------------|----------|-----|
| White alone, Not Hispanic                                      | 1,481    | 336 |
| Black or African American alone, Not Hispanic                  | 0        | 13  |
| American Indian and Alaska Native alone, Not Hispanic          | 0        | 13  |
| Asian alone, Not Hispanic                                      | 14       | 21  |
| Native Hawaiian and Other Pacific Islander alone, Not Hispanic | 0        | 13  |
| Some other race alone, Not Hispanic                            | 0        | 13  |
| Two or more races, Not Hispanic                                | 95       | 77  |
| Hispanic, all Races                                            | 153      | 171 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



## Exhibit 218. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 482      | 105 | White Alone Householder                                            | 638             | 122             | 0.76  | 0.08          |
| Renter | 156      | 74  | White Alone Householder                                            | 638             | 122             | 0.24  | 0.11          |
| Owner  | 0        | 13  | Black or African American<br>Alone Householder                     | 0               | 13              | -     | -             |
| Renter | 0        | 13  | Black or African American<br>Alone Householder                     | 0               | 13              | -     | -             |
| Owner  | 0        | 13  | American Indian and<br>Alaska Native Alone<br>Householder          | 0               | 13              | -     | -             |
| Renter | 0        | 13  | American Indian and<br>Alaska Native Alone<br>Householder          | 0               | 13              | -     | -             |
| Owner  | 0        | 13  | Asian Alone Householder                                            | 0               | 13              | -     | -             |
| Renter | 0        | 13  | Asian Alone Householder                                            | 0               | 13              | -     | -             |
| Owner  | 0        | 13  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 13              | -     | -             |
| Renter | 0        | 13  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 13              | -     | -             |
| Owner  | 0        | 13  | Some Other Race Alone<br>Householder                               | 0               | 13              | -     | -             |
| Renter | 0        | 13  | Some Other Race Alone<br>Householder                               | 0               | 13              | -     | -             |
| Owner  | 49       | 51  | Two or More Races<br>Householder                                   | 49              | 51              | 1.00  | 1.47          |
| Renter | 0        | 13  | Two or More Races<br>Householder                                   | 49              | 51              | 0.00  | 0.27          |
| Owner  | 460      | 108 | White Alone, Not Hispanic<br>or Latino Householder                 | 616             | 123             | 0.75  | 0.09          |
| Renter | 156      | 74  | White Alone, Not Hispanic<br>or Latino Householder                 | 616             | 123             | 0.25  | 0.11          |
| Owner  | 34       | 38  | Hispanic or Latino<br>Householder                                  | 34              | 38              | 1.00  | 1.58          |
| Renter | 0        | 13  | Hispanic or Latino<br>Householder                                  | 34              | 38              | 0.00  | 0.38          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 219. Tenure by AMI**

| TENURE          | AMI                   | EST | MOE |
|-----------------|-----------------------|-----|-----|
| Owner occupied  | Less than 30% AMI     | 15  | 0   |
| Owner occupied  | 30%-50% AMI           | 15  | 0   |
| Owner occupied  | 50%-80% AMI           | 90  | 0   |
| Owner occupied  | 80%-100% AMI          | 40  | 0   |
| Owner occupied  | Greater than 100% AMI | 390 | 0   |
| Renter occupied | Less than 30% AMI     | 35  | 0   |
| Renter occupied | 30%-50% AMI           | 10  | 0   |
| Renter occupied | 50%-80% AMI           | 30  | 0   |
| Renter occupied | 80%-100% AMI          | 0   | 0   |
| Renter occupied | Greater than 100% AMI | 70  | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 220. Income Distribution**

| INCOME                 | ESTIMATE<br>_2023 | MOE<br>_2023 | ESTIMATE<br>_2013 | MOE<br>_2013 |
|------------------------|-------------------|--------------|-------------------|--------------|
| Less than \$10,000     | 31                | 36           | 0                 | 12           |
| \$10,000 to \$14,999   | 9                 | 15           | 34                | 55           |
| \$15,000 to \$19,999   | 32                | 52           | 23                | 35           |
| \$20,000 to \$24,999   | 0                 | 13           | 37                | 49           |
| \$25,000 to \$29,999   | 26                | 24           | 25                | 29           |
| \$30,000 to \$34,999   | 9                 | 13           | 54                | 64           |
| \$35,000 to \$39,999   | 0                 | 13           | 28                | 26           |
| \$40,000 to \$44,999   | 5                 | 10           | 25                | 24           |
| \$45,000 to \$49,999   | 0                 | 13           | 88                | 80           |
| \$50,000 to \$59,999   | 19                | 21           | 39                | 35           |
| \$60,000 to \$74,999   | 63                | 48           | 68                | 68           |
| \$75,000 to \$99,999   | 73                | 68           | 185               | 93           |
| \$100,000 to \$124,999 | 47                | 47           | 72                | 61           |
| \$125,000 to \$149,999 | 31                | 28           | 81                | 45           |
| \$150,000 to \$199,999 | 138               | 86           | 62                | 35           |
| \$200,000 or more      | 204               | 76           | 31                | 34           |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).





**Exhibit 221. Housing Units by Type**

| HOUSING TYPE                     | ESTIMATE | MOE   |
|----------------------------------|----------|-------|
| 1-unit, attached                 | 0        | 13.0  |
| 1-unit, detached                 | 683      | 143.1 |
| 10 or more units                 | 8        | 18.4  |
| 2-9 units                        | 33       | 35.5  |
| Mobile home, Boat, RV, Van, etc. | 41       | 44.0  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 222. Rental Vacancy**

| ESTIMATE | MOE  | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|------|-----------------|-----------------|--------------------|----------------------------|
| 0        | 13.0 | 156             | 75.1            | 0.00               | 0.08                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



## Exhibit 223. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | -                  |
| Total Units                                | 2023    | -                  |
| Total Units                                | 2024    | -                  |
| Total Units                                | YTD2025 | -                  |
| Units in 2-Unit Multifamily Structures     | 2022    | -                  |
| Units in 2-Unit Multifamily Structures     | 2023    | -                  |
| Units in 2-Unit Multifamily Structures     | 2024    | -                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | -                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | -                  |
| Units in 5+-Unit Multifamily Structures    | 2023    | -                  |
| Units in 5+-Unit Multifamily Structures    | 2024    | -                  |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | -                  |
| Units in All Multifamily Structures        | 2022    | -                  |
| Units in All Multifamily Structures        | 2023    | -                  |
| Units in All Multifamily Structures        | 2024    | -                  |
| Units in All Multifamily Structures        | YTD2025 | -                  |
| Units in Single Family Structures          | 2022    | -                  |
| Units in Single Family Structures          | 2023    | -                  |
| Units in Single Family Structures          | 2024    | -                  |
| Units in Single Family Structures          | YTD2025 | -                  |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change



## Exhibit 224. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 70                | 0            | 30                | 0            | 0.11           | 0.05           |
| owner  | 50%-80% AMI           | 0                 | 0            | 35                | 0            | 0.00           | 0.06           |
| owner  | 80%-100% AMI          | 40                | 0            | 70                | 0            | 0.06           | 0.13           |
| owner  | Greater than 100% AMI | 520               | 0            | 415               | 0            | 0.83           | 0.75           |
| renter | Less than 30% AMI     | 40                | 0            | 20                | 0            | 0.23           | 0.15           |
| renter | 30%-50% AMI           | 85                | 0            | 30                | 0            | 0.49           | 0.22           |
| renter | 50%-80% AMI           | 15                | 0            | 40                | 0            | 0.09           | 0.30           |
| renter | Greater than 80% AMI  | 35                | 0            | 45                | 0            | 0.20           | 0.33           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).



# Federal Way

## Housing Needs

### Exhibit 225: Jurisdictional Housing Needs 2019-2044

| JURISDICTION/<br>CATEGORY                  | TOTAL  | 0 TO ≤30%   |       | >30 TO<br>≤50% | >50 TO<br>≤80% | >80 TO<br>≤100% | >100<br>TO<br>≤120% | >120%  | EMERGENCY<br>HOUSING<br>NEEDS |
|--------------------------------------------|--------|-------------|-------|----------------|----------------|-----------------|---------------------|--------|-------------------------------|
|                                            |        | NON-<br>PSH | PSH   |                |                |                 |                     |        |                               |
| Federal Way<br>Total Future<br>Need: 2044  | 48,937 | 3,424       | 1,024 | 7,754          | 13,283         | 8,190           | 4,528               | 10,734 | 2,259                         |
| Federal Way<br>Baseline Supply:<br>2019    | 37,677 | 1,625       | 78    | 6,912          | 13,075         | 7,209           | 3,416               | 5,362  | 107                           |
| Federal Way Net<br>New Need: 2019-<br>2044 | 11,260 | 1,799       | 946   | 842            | 208            | 981             | 1,112               | 5,372  | 2,152                         |

Source: 2021 King County Countywide Planning Policies.

## Housing Data Points

### Exhibit 226. Population

| POPULATION | ESTIMATE | MOE |
|------------|----------|-----|
| Population | 99,232   | 51  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 227. Household Size

| HOUSHOLD                   | ESTIMATE | MOE   |
|----------------------------|----------|-------|
| 1-person household         | 9,439    | 993.5 |
| 2-person household         | 10,980   | 907.7 |
| 3-person household         | 6,090    | 711.6 |
| 4-person household         | 5,813    | 646.9 |
| 5-person household         | 1,982    | 428.0 |
| 6-person household         | 1,189    | 270.2 |
| 7-or-more person household | 903      | 251.7 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 228. Cost Burden

| COST BURDEN     | ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT_MOE |
|-----------------|----------|-------|-----------------|-----------------|-------------------------|-----------------------------|
| Over 30 Percent | 13,928   | 981.1 | 35,725          | 895.38          | 0.39                    | 0.03                        |
| Over 50 Percent | 6,385    | 660.8 | 35,725          | 895.38          | 0.18                    | 0.02                        |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 229. Number of Housing Units**

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 38,251   | 880 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 230. Income-Restricted Housing by AMI**

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| 203      | 533       | 2,566     | 0           |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.

**Exhibit 231. Rents**

| RENT            | ESTIMATE | MOE |
|-----------------|----------|-----|
| Med. Gross Rent | 1,738    | 38  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 232. Race/Ethnicity**

| RACE/ETHNICITY                                                 | ESTIMATE | MOE   |
|----------------------------------------------------------------|----------|-------|
| White alone, Not Hispanic                                      | 35,479   | 2,178 |
| Black or African American alone, Not Hispanic                  | 17,218   | 1,918 |
| American Indian and Alaska Native alone, Not Hispanic          | 498      | 211   |
| Asian alone, Not Hispanic                                      | 14,327   | 1,534 |
| Native Hawaiian and Other Pacific Islander alone, Not Hispanic | 3,181    | 770   |
| Some other race alone, Not Hispanic                            | 493      | 310   |
| Two or more races, Not Hispanic                                | 9,141    | 1,209 |
| Hispanic, all Races                                            | 18,895   | 1,871 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 233. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 11,873   | 821 | White Alone Householder                                            | 17,650          | 898             | 0.67  | 0.03          |
| Renter | 5,777    | 649 | White Alone Householder                                            | 17,650          | 898             | 0.33  | 0.03          |
| Owner  | 1,898    | 388 | Black or African American<br>Alone Householder                     | 6,546           | 720             | 0.29  | 0.05          |
| Renter | 4,648    | 682 | Black or African American<br>Alone Householder                     | 6,546           | 720             | 0.71  | 0.07          |
| Owner  | 87       | 60  | American Indian and<br>Alaska Native Alone<br>Householder          | 283             | 131             | 0.31  | 0.16          |
| Renter | 196      | 113 | American Indian and<br>Alaska Native Alone<br>Householder          | 283             | 131             | 0.69  | 0.24          |
| Owner  | 3,388    | 378 | Asian Alone Householder                                            | 5,108           | 614             | 0.66  | 0.11          |
| Renter | 1,720    | 498 | Asian Alone Householder                                            | 5,108           | 614             | 0.34  | 0.09          |
| Owner  | 270      | 151 | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 770             | 230             | 0.35  | 0.17          |
| Renter | 500      | 195 | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 770             | 230             | 0.65  | 0.16          |
| Owner  | 1,025    | 202 | Some Other Race Alone<br>Householder                               | 2,413           | 396             | 0.42  | 0.05          |
| Renter | 1,388    | 354 | Some Other Race Alone<br>Householder                               | 2,413           | 396             | 0.58  | 0.11          |
| Owner  | 1,721    | 269 | Two or More Races<br>Householder                                   | 3,626           | 458             | 0.47  | 0.04          |
| Renter | 1,905    | 373 | Two or More Races<br>Householder                                   | 3,626           | 458             | 0.53  | 0.08          |
| Owner  | 11,413   | 815 | White Alone, Not Hispanic<br>or Latino Householder                 | 16,812          | 876             | 0.68  | 0.03          |
| Renter | 5,399    | 617 | White Alone, Not Hispanic<br>or Latino Householder                 | 16,812          | 876             | 0.32  | 0.03          |
| Owner  | 2,166    | 402 | Hispanic or Latino<br>Householder                                  | 4,792           | 638             | 0.45  | 0.06          |
| Renter | 2,626    | 451 | Hispanic or Latino<br>Householder                                  | 4,792           | 638             | 0.55  | 0.06          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 234. Tenure by AMI**

| TENURE          | AMI                   | EST    | MOE |
|-----------------|-----------------------|--------|-----|
| Owner occupied  | Less than 30% AMI     | 2,210  | 0   |
| Owner occupied  | 30%-50% AMI           | 2,170  | 0   |
| Owner occupied  | 50%-80% AMI           | 2,465  | 0   |
| Owner occupied  | 80%-100% AMI          | 2,795  | 0   |
| Owner occupied  | Greater than 100% AMI | 10,100 | 0   |
| Renter occupied | Less than 30% AMI     | 4,060  | 0   |
| Renter occupied | 30%-50% AMI           | 3,590  | 0   |
| Renter occupied | 50%-80% AMI           | 3,990  | 0   |
| Renter occupied | 80%-100% AMI          | 1,690  | 0   |
| Renter occupied | Greater than 100% AMI | 2,980  | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 235. Income Distribution**

| INCOME                 | ESTIMATE<br>2023 | MOE<br>2023 | ESTIMATE<br>2013 | MOE<br>2013 |
|------------------------|------------------|-------------|------------------|-------------|
| Less than \$10,000     | 1,656            | 338         | 2,048            | 306         |
| \$10,000 to \$14,999   | 1,214            | 297         | 1,548            | 265         |
| \$15,000 to \$19,999   | 905              | 237         | 1,484            | 275         |
| \$20,000 to \$24,999   | 1,064            | 356         | 2,051            | 308         |
| \$25,000 to \$29,999   | 1,259            | 361         | 1,646            | 372         |
| \$30,000 to \$34,999   | 1,315            | 432         | 1,688            | 314         |
| \$35,000 to \$39,999   | 837              | 251         | 1,759            | 330         |
| \$40,000 to \$44,999   | 961              | 274         | 1,759            | 316         |
| \$45,000 to \$49,999   | 921              | 253         | 1,290            | 226         |
| \$50,000 to \$59,999   | 2,665            | 403         | 2,816            | 439         |
| \$60,000 to \$74,999   | 3,494            | 544         | 3,551            | 342         |
| \$75,000 to \$99,999   | 5,110            | 599         | 4,639            | 486         |
| \$100,000 to \$124,999 | 4,586            | 624         | 2,999            | 407         |
| \$125,000 to \$149,999 | 3,225            | 532         | 1,742            | 280         |
| \$150,000 to \$199,999 | 2,804            | 391         | 1,639            | 252         |
| \$200,000 or more      | 4,380            | 612         | 1,101            | 199         |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 236. Housing Units by Type**

| HOUSING TYPE                     | ESTIMATE | MOE   |
|----------------------------------|----------|-------|
| 1-unit, attached                 | 1,303    | 299.1 |
| 1-unit, detached                 | 18,630   | 825.0 |
| 10 or more units                 | 7,571    | 771.8 |
| 2-9 units                        | 9,204    | 856.6 |
| Mobile home, Boat, RV, Van, etc. | 1,543    | 243.2 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 237. Rental Vacancy**

| ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|-------|-----------------|-----------------|--------------------|----------------------------|
| 888      | 272.2 | 17,022          | 958.5           | 0.05               | 0.02                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).





### Exhibit 238. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | 268                |
| Total Units                                | 2023    | 68                 |
| Total Units                                | 2024    | 31                 |
| Total Units                                | YTD2025 | 85                 |
| Units in 2-Unit Multifamily Structures     | 2022    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2023    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2024    | 0                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | 233                |
| Units in 5+-Unit Multifamily Structures    | 2023    | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2024    | 0                  |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | 0                  |
| Units in All Multifamily Structures        | 2022    | 233                |
| Units in All Multifamily Structures        | 2023    | 0                  |
| Units in All Multifamily Structures        | 2024    | 0                  |
| Units in All Multifamily Structures        | YTD2025 | 0                  |
| Units in Single Family Structures          | 2022    | 35                 |
| Units in Single Family Structures          | 2023    | 68                 |
| Units in Single Family Structures          | 2024    | 31                 |
| Units in Single Family Structures          | YTD2025 | 85                 |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change



## Exhibit 239. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 2,125             | 0            | 2,315             | 0            | 0.11           | 0.12           |
| owner  | 50%-80% AMI           | 2,495             | 0            | 5,250             | 0            | 0.13           | 0.26           |
| owner  | 80%-100% AMI          | 4,105             | 0            | 4,455             | 0            | 0.21           | 0.22           |
| owner  | Greater than 100% AMI | 10,955            | 0            | 7,860             | 0            | 0.56           | 0.40           |
| renter | Less than 30% AMI     | 825               | 0            | 1,625             | 0            | 0.06           | 0.10           |
| renter | 30%-50% AMI           | 5,145             | 0            | 3,570             | 0            | 0.34           | 0.21           |
| renter | 50%-80% AMI           | 7,505             | 0            | 9,915             | 0            | 0.50           | 0.59           |
| renter | Greater than 80% AMI  | 1,520             | 0            | 1,780             | 0            | 0.10           | 0.11           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

## Funding Landscape

### DATA AND INFORMATION USED FOR INVENTORY

This profile draws on the most reliable data available. Dedicated tax revenue streams are supported by consistent administrative records, while information on other local tools – such as fee waivers, general fund allocations, or incentive programs – is based on publicly available documents or self-reported sources. As a result, this profile likely reflects only a portion of total local activity and should be considered a conservative estimate of the jurisdiction’s housing-related efforts.

Federal Way currently implements land use-based tools, has a dedicated tax revenue stream through the sales tax credit, and participates actively in regional housing partnerships.

### USE OF LAND-BASED TOOLS

Based on review of public records and self-reports, Federal Way currently implements the following tools for land use-based value capture tools and tax expenditure or fee offset programs:

- ◆ Density Bonus
- ◆ Inclusionary Zoning Requirements<sup>56</sup>
- ◆ Multifamily Property Tax Exemption<sup>57</sup>

<sup>56</sup> City of Federal Way. (n.d.). § 19.110 – density and dimensions.  
<https://www.codepublishing.com/WA/FederalWay/html/FederalWay19/FederalWay19110.html>

<sup>57</sup> City of Federal Way. (n.d.). § 3.30 – multifamily dwelling unit limited property tax exemption.  
<https://www.codepublishing.com/WA/FederalWay/html/FederalWay03/FederalWay0330.html>



## USE OF TAX-BASED TOOLS

In 2024, Federal Way's revenue through the sales tax credit (HB 1406) was \$119,350 according to the Washington State Department of Revenue.<sup>58</sup>

## PARTICIPATION IN REGIONAL EFFORTS & REPORTED HOUSING PRODUCTION

Federal Way has been a member of SKHHP since 2019.<sup>59</sup> According to SKHHP's annual 2024 report, Federal Way contributed \$51,710 to the SKHHP Operating Budget and \$131,715 to the SKHHP Housing Capital Fund.<sup>60</sup>

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<sup>58</sup> Washington State Department of Revenue, *Local sales and use tax distributions: Calendar year 2024*.

<sup>59</sup> South King Housing and Homelessness Partners, *Draft interlocal agreement for SKHHP*.

<sup>60</sup> South King Housing and Homelessness Partners, *2024 annual progress report*.



# Hunts Point

## Housing Needs

### Exhibit 240: Jurisdictional Housing Needs 2019-2044

| JURISDICTION/<br>CATEGORY                  | TOTAL | 0 TO ≤30%   |     | >30 TO<br>≤50% | >50 TO<br>≤80% | >80 TO<br>≤100% | >100<br>TO<br>≤120% | >120% | EMERGENCY<br>HOUSING<br>NEEDS |
|--------------------------------------------|-------|-------------|-----|----------------|----------------|-----------------|---------------------|-------|-------------------------------|
|                                            |       | NON-<br>PSH | PSH |                |                |                 |                     |       |                               |
| Hunts Point Total<br>Future Need:<br>2044  | 186   | 1           | 0   | 15             | 5              | 3               | 15                  | 147   | 0                             |
| Hunts Point<br>Baseline Supply:<br>2019    | 185   | 0           | 0   | 15             | 5              | 3               | 15                  | 147   | 0                             |
| Hunts Point Net<br>New Need: 2019-<br>2044 | 1     | 1           | 0   | 0              | 0              | 0               | 0                   | 0     | 0                             |

Source: 2021 King County Countywide Planning Policies.

## Housing Data Points

### Exhibit 241. Population

| POPULATION | ESTIMATE | MOE |
|------------|----------|-----|
| Population | 321      | 65  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 242. Household Size

| HOUSHOLD                   | ESTIMATE | MOE  |
|----------------------------|----------|------|
| 1-person household         | 36       | 18.0 |
| 2-person household         | 77       | 21.5 |
| 3-person household         | 15       | 15.8 |
| 4-person household         | 16       | 17.0 |
| 5-person household         | 3        | 13.6 |
| 6-person household         | 1        | 13.2 |
| 7-or-more person household | 1        | 13.2 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 243. Cost Burden

| COST BURDEN     | ESTIMATE | MOE  | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT_MOE |
|-----------------|----------|------|-----------------|-----------------|-------------------------|-----------------------------|
| Over 30 Percent | 39       | 20.1 | 143             | 36.86           | 0.27                    | 0.12                        |
| Over 50 Percent | 17       | 18.4 | 143             | 36.86           | 0.12                    | 0.12                        |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 244. Number of Housing Units**

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 182      | 40  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 245. Income-Restricted Housing by AMI**

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| -        | -         | -         | -           |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.

**Exhibit 246. Rents**

| RENT            | ESTIMATE | MOE |
|-----------------|----------|-----|
| Med. Gross Rent | 0        | 0   |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 247. Race/Ethnicity**

| RACE/ETHNICITY                                                 | ESTIMATE | MOE |
|----------------------------------------------------------------|----------|-----|
| White alone, Not Hispanic                                      | 242      | 47  |
| Black or African American alone, Not Hispanic                  | 0        | 13  |
| American Indian and Alaska Native alone, Not Hispanic          | 0        | 13  |
| Asian alone, Not Hispanic                                      | 57       | 28  |
| Native Hawaiian and Other Pacific Islander alone, Not Hispanic | 0        | 13  |
| Some other race alone, Not Hispanic                            | 0        | 13  |
| Two or more races, Not Hispanic                                | 16       | 19  |
| Hispanic, all Races                                            | 6        | 6   |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



## Exhibit 248. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 111      | 28  | White Alone Householder                                            | 123             | 31              | 0.90  | 0.01          |
| Renter | 12       | 8   | White Alone Householder                                            | 123             | 31              | 0.10  | 0.06          |
| Owner  | 0        | 13  | Black or African American<br>Alone Householder                     | 0               | 13              | -     | -             |
| Renter | 0        | 13  | Black or African American<br>Alone Householder                     | 0               | 13              | -     | -             |
| Owner  | 0        | 13  | American Indian and<br>Alaska Native Alone<br>Householder          | 0               | 13              | -     | -             |
| Renter | 0        | 13  | American Indian and<br>Alaska Native Alone<br>Householder          | 0               | 13              | -     | -             |
| Owner  | 19       | 11  | Asian Alone Householder                                            | 25              | 15              | 0.76  | 0.63          |
| Renter | 6        | 10  | Asian Alone Householder                                            | 25              | 15              | 0.24  | 0.37          |
| Owner  | 0        | 13  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 13              | -     | -             |
| Renter | 0        | 13  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 13              | -     | -             |
| Owner  | 0        | 13  | Some Other Race Alone<br>Householder                               | 0               | 13              | -     | -             |
| Renter | 0        | 13  | Some Other Race Alone<br>Householder                               | 0               | 13              | -     | -             |
| Owner  | 1        | 2   | Two or More Races<br>Householder                                   | 1               | 2               | 1.00  | 2.83          |
| Renter | 0        | 13  | Two or More Races<br>Householder                                   | 1               | 2               | 0.00  | 13.00         |
| Owner  | 111      | 28  | White Alone, Not Hispanic<br>or Latino Householder                 | 123             | 31              | 0.90  | 0.01          |
| Renter | 12       | 8   | White Alone, Not Hispanic<br>or Latino Householder                 | 123             | 31              | 0.10  | 0.06          |
| Owner  | 0        | 13  | Hispanic or Latino<br>Householder                                  | 0               | 13              | -     | -             |
| Renter | 0        | 13  | Hispanic or Latino<br>Householder                                  | 0               | 13              | -     | -             |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 249. Tenure by AMI**

| TENURE          | AMI                   | EST | MOE |
|-----------------|-----------------------|-----|-----|
| Owner occupied  | Less than 30% AMI     | 4   | 0   |
| Owner occupied  | 30%-50% AMI           | 4   | 0   |
| Owner occupied  | 50%-80% AMI           | 4   | 0   |
| Owner occupied  | 80%-100% AMI          | 4   | 0   |
| Owner occupied  | Greater than 100% AMI | 105 | 0   |
| Renter occupied | Less than 30% AMI     | 0   | 0   |
| Renter occupied | 30%-50% AMI           | 4   | 0   |
| Renter occupied | 50%-80% AMI           | 4   | 0   |
| Renter occupied | 80%-100% AMI          | 4   | 0   |
| Renter occupied | Greater than 100% AMI | 4   | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 250. Income Distribution**

| INCOME                 | ESTIMATE<br>2023 | MOE<br>2023 | ESTIMATE<br>2013 | MOE<br>2013 |
|------------------------|------------------|-------------|------------------|-------------|
| Less than \$10,000     | 10               | 12          | 13               | 9           |
| \$10,000 to \$14,999   | 6                | 10          | 0                | 12          |
| \$15,000 to \$19,999   | 3                | 4           | 1                | 3           |
| \$20,000 to \$24,999   | 0                | 13          | 1                | 2           |
| \$25,000 to \$29,999   | 0                | 13          | 2                | 3           |
| \$30,000 to \$34,999   | 1                | 3           | 1                | 3           |
| \$35,000 to \$39,999   | 1                | 3           | 0                | 12          |
| \$40,000 to \$44,999   | 0                | 13          | 4                | 5           |
| \$45,000 to \$49,999   | 1                | 2           | 8                | 9           |
| \$50,000 to \$59,999   | 6                | 7           | 3                | 4           |
| \$60,000 to \$74,999   | 1                | 2           | 9                | 7           |
| \$75,000 to \$99,999   | 3                | 4           | 11               | 7           |
| \$100,000 to \$124,999 | 9                | 10          | 16               | 11          |
| \$125,000 to \$149,999 | 5                | 6           | 16               | 13          |
| \$150,000 to \$199,999 | 8                | 8           | 9                | 8           |
| \$200,000 or more      | 95               | 24          | 65               | 20          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 251. Housing Units by Type**

| HOUSING TYPE                     | ESTIMATE | MOE  |
|----------------------------------|----------|------|
| 1-unit, attached                 | 1        | 13.3 |
| 1-unit, detached                 | 175      | 39.8 |
| 10 or more units                 | 6        | 16.4 |
| 2-9 units                        | 0        | 13.0 |
| Mobile home, Boat, RV, Van, etc. | 0        | 13.0 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 252. Rental Vacancy**

| ESTIMATE | MOE  | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|------|-----------------|-----------------|--------------------|----------------------------|
| 0        | 13.0 | 18              | 17.0            | 0.00               | 0.72                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).





### Exhibit 253. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | 3                  |
| Total Units                                | 2023    | 3                  |
| Total Units                                | 2024    | 3                  |
| Total Units                                | YTD2025 | 1                  |
| Units in 2-Unit Multifamily Structures     | 2022    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2023    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2024    | 0                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2023    | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2024    | 0                  |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | 0                  |
| Units in All Multifamily Structures        | 2022    | 0                  |
| Units in All Multifamily Structures        | 2023    | 0                  |
| Units in All Multifamily Structures        | 2024    | 0                  |
| Units in All Multifamily Structures        | YTD2025 | 0                  |
| Units in Single Family Structures          | 2022    | 3                  |
| Units in Single Family Structures          | 2023    | 3                  |
| Units in Single Family Structures          | 2024    | 3                  |
| Units in Single Family Structures          | YTD2025 | 1                  |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change



## Exhibit 254. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 8                 | 0            | 8                 | 0            | 0.06           | 0.07           |
| owner  | 50%-80% AMI           | 0                 | 0            | 0                 | 0            | 0.00           | 0.00           |
| owner  | 80%-100% AMI          | 0                 | 0            | 0                 | 0            | 0.00           | 0.00           |
| owner  | Greater than 100% AMI | 134               | 0            | 115               | 0            | 0.94           | 0.93           |
| renter | Less than 30% AMI     | 10                | 0            | 4                 | 0            | 0.56           | 0.33           |
| renter | 30%-50% AMI           | 0                 | 0            | 0                 | 0            | 0.00           | 0.00           |
| renter | 50%-80% AMI           | 4                 | 0            | 4                 | 0            | 0.22           | 0.33           |
| renter | Greater than 80% AMI  | 4                 | 0            | 4                 | 0            | 0.22           | 0.33           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

## Funding Landscape

### DATA AND INFORMATION USED FOR INVENTORY

This profile draws on the most reliable data available. Dedicated tax revenue streams are supported by consistent administrative records, while information on other local tools – such as fee waivers, general fund allocations, or incentive programs – is based on publicly available documents or self-reported sources. As a result, this profile likely reflects only a portion of total local activity and should be considered a conservative estimate of the jurisdiction’s housing-related efforts.

Hunts Point currently participates actively in regional housing partnerships.

### PARTICIPATION IN REGIONAL EFFORTS & REPORTED HOUSING PRODUCTION

Hunts Point has been a member of ARCH since 2000.<sup>61</sup> According to ARCH’s first quarter of 2025 report, Hunts Point contributed less than \$15,000 to the ARCH Housing Trust Fund from general fund contributions.<sup>62</sup>

<sup>61</sup> Metropolitan King County Council, *Revised staff report: Agenda item no. 6, proposed ordinance 2000-0221*.

<sup>62</sup> A Regional Coalition for Housing, *First quarter report 2025*.



# Issaquah

## Housing Needs

**Exhibit 255: Jurisdictional Housing Needs 2019-2044**

| JURISDICTION/<br>CATEGORY               | TOTAL  | 0 TO ≤30%   |     | >30 TO<br>≤50% | >50 TO<br>≤80% | >80 TO<br>≤100% | >100<br>TO<br>≤120% | >120% | EMERGENCY<br>HOUSING<br>NEEDS |
|-----------------------------------------|--------|-------------|-----|----------------|----------------|-----------------|---------------------|-------|-------------------------------|
|                                         |        | NON-<br>PSH | PSH |                |                |                 |                     |       |                               |
| Issaquah Total<br>Future Need:<br>2044  | 20,803 | 1,829       | 575 | 1,604          | 1,955          | 3,534           | 2,120               | 9,186 | 673                           |
| Issaquah<br>Baseline Supply:<br>2019    | 17,303 | 736         | 0   | 736            | 1,495          | 3,468           | 2,045               | 8,823 | 4                             |
| Issaquah Net<br>New Need: 2019-<br>2044 | 3,500  | 1,093       | 575 | 868            | 460            | 66              | 75                  | 363   | 669                           |

Source: 2021 King County Countywide Planning Policies.

## Housing Data Points

**Exhibit 256. Population**

| POPULATION | ESTIMATE | MOE |
|------------|----------|-----|
| Population | 39,472   | 35  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 257. Household Size**

| HOUSHOLD                   | ESTIMATE | MOE   |
|----------------------------|----------|-------|
| 1-person household         | 3,888    | 616.8 |
| 2-person household         | 6,953    | 707.2 |
| 3-person household         | 2,237    | 393.4 |
| 4-person household         | 2,358    | 409.4 |
| 5-person household         | 743      | 198.3 |
| 6-person household         | 196      | 96.3  |
| 7-or-more person household | 3        | 38.9  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 258. Cost Burden**

| COST BURDEN     | ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT_MOE |
|-----------------|----------|-------|-----------------|-----------------|-------------------------|-----------------------------|
| Over 30 Percent | 4,530    | 527.0 | 16,104          | 550.36          | 0.28                    | 0.03                        |
| Over 50 Percent | 2,057    | 375.0 | 16,104          | 550.36          | 0.13                    | 0.02                        |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 259. Number of Housing Units**

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 17,180   | 554 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 260. Income-Restricted Housing by AMI**

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| 108      | 272       | 284       | 202         |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.

**Exhibit 261. Rents**

| RENT            | ESTIMATE | MOE |
|-----------------|----------|-----|
| Med. Gross Rent | 2,484    | 96  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 262. Race/Ethnicity**

| RACE/ETHNICITY                                                 | ESTIMATE | MOE   |
|----------------------------------------------------------------|----------|-------|
| White alone, Not Hispanic                                      | 22,137   | 1,203 |
| Black or African American alone, Not Hispanic                  | 644      | 354   |
| American Indian and Alaska Native alone, Not Hispanic          | 64       | 61    |
| Asian alone, Not Hispanic                                      | 10,912   | 1,171 |
| Native Hawaiian and Other Pacific Islander alone, Not Hispanic | 56       | 164   |
| Some other race alone, Not Hispanic                            | 376      | 247   |
| Two or more races, Not Hispanic                                | 3,034    | 646   |
| Hispanic, all Races                                            | 2,249    | 630   |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



## Exhibit 263. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 5,904    | 537 | White Alone Householder                                            | 10,558          | 675             | 0.56  | 0.04          |
| Renter | 4,654    | 647 | White Alone Householder                                            | 10,558          | 675             | 0.44  | 0.05          |
| Owner  | 57       | 56  | Black or African American<br>Alone Householder                     | 225             | 132             | 0.25  | 0.20          |
| Renter | 168      | 114 | Black or African American<br>Alone Householder                     | 225             | 132             | 0.75  | 0.25          |
| Owner  | 0        | 28  | American Indian and<br>Alaska Native Alone<br>Householder          | 49              | 40              | 0.00  | 0.57          |
| Renter | 49       | 40  | American Indian and<br>Alaska Native Alone<br>Householder          | 49              | 40              | 1.00  | 1.15          |
| Owner  | 2,917    | 446 | Asian Alone Householder                                            | 4,210           | 476             | 0.69  | 0.07          |
| Renter | 1,293    | 332 | Asian Alone Householder                                            | 4,210           | 476             | 0.31  | 0.07          |
| Owner  | 0        | 28  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 37              | 46              | 0.00  | 0.76          |
| Renter | 37       | 46  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 37              | 46              | 1.00  | 1.76          |
| Owner  | 150      | 97  | Some Other Race Alone<br>Householder                               | 361             | 143             | 0.42  | 0.21          |
| Renter | 211      | 109 | Some Other Race Alone<br>Householder                               | 361             | 143             | 0.58  | 0.19          |
| Owner  | 593      | 389 | Two or More Races<br>Householder                                   | 938             | 412             | 0.63  | 0.31          |
| Renter | 345      | 130 | Two or More Races<br>Householder                                   | 938             | 412             | 0.37  | 0.21          |
| Owner  | 5,815    | 541 | White Alone, Not Hispanic<br>or Latino Householder                 | 10,232          | 677             | 0.57  | 0.04          |
| Renter | 4,417    | 647 | White Alone, Not Hispanic<br>or Latino Householder                 | 10,232          | 677             | 0.43  | 0.06          |
| Owner  | 213      | 118 | Hispanic or Latino<br>Householder                                  | 731             | 210             | 0.29  | 0.14          |
| Renter | 518      | 172 | Hispanic or Latino<br>Householder                                  | 731             | 210             | 0.71  | 0.12          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 264. Tenure by AMI**

| TENURE          | AMI                   | EST   | MOE |
|-----------------|-----------------------|-------|-----|
| Owner occupied  | Less than 30% AMI     | 745   | 0   |
| Owner occupied  | 30%-50% AMI           | 370   | 0   |
| Owner occupied  | 50%-80% AMI           | 545   | 0   |
| Owner occupied  | 80%-100% AMI          | 720   | 0   |
| Owner occupied  | Greater than 100% AMI | 7,465 | 0   |
| Renter occupied | Less than 30% AMI     | 825   | 0   |
| Renter occupied | 30%-50% AMI           | 485   | 0   |
| Renter occupied | 50%-80% AMI           | 890   | 0   |
| Renter occupied | 80%-100% AMI          | 495   | 0   |
| Renter occupied | Greater than 100% AMI | 3,810 | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 265. Income Distribution**

| INCOME                 | ESTIMATE<br>2023 | MOE<br>2023 | ESTIMATE<br>2013 | MOE<br>2013 |
|------------------------|------------------|-------------|------------------|-------------|
| Less than \$10,000     | 629              | 243         | 402              | 206         |
| \$10,000 to \$14,999   | 139              | 73          | 239              | 128         |
| \$15,000 to \$19,999   | 189              | 97          | 490              | 183         |
| \$20,000 to \$24,999   | 307              | 212         | 380              | 175         |
| \$25,000 to \$29,999   | 240              | 116         | 312              | 112         |
| \$30,000 to \$34,999   | 151              | 91          | 224              | 119         |
| \$35,000 to \$39,999   | 219              | 116         | 509              | 160         |
| \$40,000 to \$44,999   | 194              | 87          | 534              | 175         |
| \$45,000 to \$49,999   | 188              | 93          | 480              | 167         |
| \$50,000 to \$59,999   | 624              | 208         | 694              | 179         |
| \$60,000 to \$74,999   | 874              | 357         | 1,247            | 285         |
| \$75,000 to \$99,999   | 1,311            | 264         | 1,909            | 307         |
| \$100,000 to \$124,999 | 1,651            | 307         | 1,254            | 220         |
| \$125,000 to \$149,999 | 1,311            | 309         | 1,112            | 238         |
| \$150,000 to \$199,999 | 2,439            | 426         | 1,734            | 297         |
| \$200,000 or more      | 5,912            | 491         | 1,761            | 322         |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 266. Housing Units by Type**

| HOUSING TYPE                     | ESTIMATE | MOE   |
|----------------------------------|----------|-------|
| 1-unit, attached                 | 2,652    | 434.5 |
| 1-unit, detached                 | 6,402    | 438.0 |
| 10 or more units                 | 5,466    | 605.4 |
| 2-9 units                        | 2,660    | 435.3 |
| Mobile home, Boat, RV, Van, etc. | 0        | 28.0  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 267. Rental Vacancy**

| ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|-------|-----------------|-----------------|--------------------|----------------------------|
| 409      | 209.0 | 7,166           | 627.8           | 0.06               | 0.03                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



## Exhibit 268. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | 81                 |
| Total Units                                | 2023    | 33                 |
| Total Units                                | 2024    | 22                 |
| Total Units                                | YTD2025 | 21                 |
| Units in 2-Unit Multifamily Structures     | 2022    | 2                  |
| Units in 2-Unit Multifamily Structures     | 2023    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2024    | 2                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | 2                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | 4                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | 4                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | 23                 |
| Units in 5+-Unit Multifamily Structures    | 2023    | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2024    | 6                  |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | 10                 |
| Units in All Multifamily Structures        | 2022    | 25                 |
| Units in All Multifamily Structures        | 2023    | 0                  |
| Units in All Multifamily Structures        | 2024    | 12                 |
| Units in All Multifamily Structures        | YTD2025 | 16                 |
| Units in Single Family Structures          | 2022    | 56                 |
| Units in Single Family Structures          | 2023    | 33                 |
| Units in Single Family Structures          | 2024    | 10                 |
| Units in Single Family Structures          | YTD2025 | 5                  |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change





## Exhibit 269. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 100               | 0            | 410               | 0            | 0.01           | 0.04           |
| owner  | 50%-80% AMI           | 145               | 0            | 180               | 0            | 0.02           | 0.02           |
| owner  | 80%-100% AMI          | 975               | 0            | 755               | 0            | 0.12           | 0.08           |
| owner  | Greater than 100% AMI | 7,010             | 0            | 8,495             | 0            | 0.85           | 0.86           |
| renter | Less than 30% AMI     | 325               | 0            | 435               | 0            | 0.07           | 0.07           |
| renter | 30%-50% AMI           | 200               | 0            | 305               | 0            | 0.04           | 0.05           |
| renter | 50%-80% AMI           | 1,415             | 0            | 1,130             | 0            | 0.31           | 0.17           |
| renter | Greater than 80% AMI  | 2,575             | 0            | 4,705             | 0            | 0.57           | 0.72           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

## Funding Landscape

### DATA AND INFORMATION USED FOR INVENTORY

This profile draws on the most reliable data available. Dedicated tax revenue streams are supported by consistent administrative records, while information on other local tools – such as fee waivers, general fund allocations, or incentive programs – is based on publicly available documents or self-reported sources. As a result, this profile likely reflects only a portion of total local activity and should be considered a conservative estimate of the jurisdiction’s housing-related efforts.

Issaquah currently implements several land use-based tools, has a large dedicated tax revenue stream through the sales tax credit as well as a local sales tax, and participates actively in regional housing partnerships.

### USE OF LAND-BASED TOOLS

Based on review of public records and self-reports, Issaquah currently implements the following tools for land use-based value capture tools and tax expenditure or fee offset programs:

- ◆ Density Bonus<sup>63, 64</sup>

<sup>63</sup> City of Issaquah. (n.d.). § 18.514.040 – Central Issaquah development bonus program. <https://issaquah.municipal.codes/LUC/18.514.040>

<sup>64</sup> City of Issaquah. (n.d.). § 18.514.042 – Central Issaquah pioneer program. <https://issaquah.municipal.codes/LUC/18.514.042>



- ◆ Inclusionary Zoning Requirements<sup>65</sup>
- ◆ Multifamily Property Tax Exemption<sup>66</sup>
- ◆ Impact Fee Waivers<sup>67</sup>

## USE OF TAX-BASED TOOLS

In 2024, Issaquah’s revenue through the sales tax credit (HB 1406) was \$125,550 and through the local sales tax (HB 1590) was \$2,189,291 according to the Washington State Department of Revenue.<sup>68</sup>

## PARTICIPATION IN REGIONAL EFFORTS & REPORTED HOUSING PRODUCTION

Issaquah has been a member of ARCH since 1993.<sup>69</sup> According to ARCH’s first quarter of 2025 report, Issaquah contributed almost \$200,000 to the ARCH Housing Trust Fund from HB 1590 contributions. Through the ARCH Housing Trust Fund, Issaquah has several affordable housing projects. Trailhead TOD, led by King County Housing Authority, is in the permitting and funding stage and will provide 155 affordable units near future transit infrastructure. Additionally, LEO at Trailhead will include 5 affordable units, and the Emily House project by Life Enrichment Options is seeking funding for 4 affordable homes serving people with developmental disabilities.<sup>70</sup>

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<sup>65</sup> City of Issaquah. (n.d.). § 18.514.060 – required affordable housing. <https://issaquah.municipal.codes/LUC/18.514.060>

<sup>66</sup> City of Issaquah. (n.d.). § 3.09 – multifamily housing property tax exemption. <https://issaquah.municipal.codes/IMC/3.09>

<sup>67</sup> City of Issaquah. (n.d.). § 3.71.040 – exemptions. <https://issaquah.municipal.codes/IMC/3.71.040>

<sup>68</sup> Washington State Department of Revenue, *Local sales and use tax distributions: Calendar year 2024*.

<sup>69</sup> Metropolitan King County Council, *Revised staff report: Agenda item no. 6, proposed ordinance 2000-0221*.

<sup>70</sup> A Regional Coalition for Housing, *First quarter report 2025*.



# Kenmore

## Housing Needs

**Exhibit 270: Jurisdictional Housing Needs 2019-2044**

| JURISDICTION/<br>CATEGORY              | TOTAL  | 0 TO ≤30%   |     | >30 TO<br>≤50% | >50 TO<br>≤80% | >80 TO<br>≤100% | >100<br>TO<br>≤120% | >120% | EMERGENCY<br>HOUSING<br>NEEDS |
|----------------------------------------|--------|-------------|-----|----------------|----------------|-----------------|---------------------|-------|-------------------------------|
|                                        |        | NON-<br>PSH | PSH |                |                |                 |                     |       |                               |
| Kenmore Total<br>Future Need:<br>2044  | 12,659 | 1,422       | 559 | 1,318          | 1,576          | 1,352           | 1,602               | 4,830 | 620                           |
| Kenmore<br>Baseline Supply:<br>2019    | 9,589  | 359         | 0   | 835            | 1,183          | 1,277           | 1,517               | 4,418 | 33                            |
| Kenmore Net<br>New Need: 2019-<br>2044 | 3,070  | 1,063       | 559 | 483            | 393            | 75              | 85                  | 412   | 587                           |

Source: 2021 King County Countywide Planning Policies.

## Housing Data Points

**Exhibit 271. Population**

| POPULATION | ESTIMATE | MOE |
|------------|----------|-----|
| Population | 23,594   | 37  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 272. Household Size**

| HOUSHOLD                   | ESTIMATE | MOE   |
|----------------------------|----------|-------|
| 1-person household         | 2,220    | 398.9 |
| 2-person household         | 3,044    | 337.5 |
| 3-person household         | 1,455    | 258.2 |
| 4-person household         | 1,500    | 273.8 |
| 5-person household         | 580      | 167.9 |
| 6-person household         | 160      | 76.8  |
| 7-or-more person household | 45       | 47.0  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 273. Cost Burden**

| COST BURDEN     | ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT_MOE |
|-----------------|----------|-------|-----------------|-----------------|-------------------------|-----------------------------|
| Over 30 Percent | 2,580    | 381.9 | 8,906           | 336.53          | 0.29                    | 0.04                        |
| Over 50 Percent | 1,073    | 237.5 | 8,906           | 336.53          | 0.12                    | 0.03                        |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 274. Number of Housing Units**

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 9,362    | 355 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 275. Income-Restricted Housing by AMI**

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| 32       | 141       | 77        | 51          |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.

**Exhibit 276. Rents**

| RENT            | ESTIMATE | MOE |
|-----------------|----------|-----|
| Med. Gross Rent | 1,944    | 106 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 277. Race/Ethnicity**

| RACE/ETHNICITY                                                 | ESTIMATE | MOE |
|----------------------------------------------------------------|----------|-----|
| White alone, Not Hispanic                                      | 15,160   | 837 |
| Black or African American alone, Not Hispanic                  | 714      | 347 |
| American Indian and Alaska Native alone, Not Hispanic          | 37       | 41  |
| Asian alone, Not Hispanic                                      | 3,473    | 635 |
| Native Hawaiian and Other Pacific Islander alone, Not Hispanic | 2        | 6   |
| Some other race alone, Not Hispanic                            | 217      | 162 |
| Two or more races, Not Hispanic                                | 1,472    | 369 |
| Hispanic, all Races                                            | 2,519    | 734 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



## Exhibit 278. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 4,676    | 419 | White Alone Householder                                            | 6,616           | 466             | 0.71  | 0.04          |
| Renter | 1,940    | 260 | White Alone Householder                                            | 6,616           | 466             | 0.29  | 0.03          |
| Owner  | 94       | 71  | Black or African American<br>Alone Householder                     | 236             | 196             | 0.40  | 0.45          |
| Renter | 142      | 188 | Black or African American<br>Alone Householder                     | 236             | 196             | 0.60  | 0.62          |
| Owner  | 0        | 25  | American Indian and<br>Alaska Native Alone<br>Householder          | 0               | 25              | .     | .             |
| Renter | 0        | 25  | American Indian and<br>Alaska Native Alone<br>Householder          | 0               | 25              | .     | .             |
| Owner  | 1,060    | 217 | Asian Alone Householder                                            | 1,302           | 247             | 0.81  | 0.06          |
| Renter | 242      | 120 | Asian Alone Householder                                            | 1,302           | 247             | 0.19  | 0.09          |
| Owner  | 0        | 25  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 25              | .     | .             |
| Renter | 0        | 25  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 25              | .     | .             |
| Owner  | 117      | 69  | Some Other Race Alone<br>Householder                               | 243             | 115             | 0.48  | 0.17          |
| Renter | 126      | 106 | Some Other Race Alone<br>Householder                               | 243             | 115             | 0.52  | 0.36          |
| Owner  | 326      | 112 | Two or More Races<br>Householder                                   | 607             | 162             | 0.54  | 0.12          |
| Renter | 281      | 127 | Two or More Races<br>Householder                                   | 607             | 162             | 0.46  | 0.17          |
| Owner  | 4,540    | 413 | White Alone, Not Hispanic<br>or Latino Householder                 | 6,383           | 448             | 0.71  | 0.04          |
| Renter | 1,843    | 264 | White Alone, Not Hispanic<br>or Latino Householder                 | 6,383           | 448             | 0.29  | 0.04          |
| Owner  | 233      | 101 | Hispanic or Latino<br>Householder                                  | 575             | 170             | 0.41  | 0.13          |
| Renter | 342      | 146 | Hispanic or Latino<br>Householder                                  | 575             | 170             | 0.59  | 0.18          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 279. Tenure by AMI**

| TENURE          | AMI                   | EST   | MOE |
|-----------------|-----------------------|-------|-----|
| Owner occupied  | Less than 30% AMI     | 540   | 0   |
| Owner occupied  | 30%-50% AMI           | 300   | 0   |
| Owner occupied  | 50%-80% AMI           | 460   | 0   |
| Owner occupied  | 80%-100% AMI          | 620   | 0   |
| Owner occupied  | Greater than 100% AMI | 4,525 | 0   |
| Renter occupied | Less than 30% AMI     | 500   | 0   |
| Renter occupied | 30%-50% AMI           | 455   | 0   |
| Renter occupied | 50%-80% AMI           | 655   | 0   |
| Renter occupied | 80%-100% AMI          | 345   | 0   |
| Renter occupied | Greater than 100% AMI | 870   | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 280. Income Distribution**

| INCOME                 | ESTIMATE<br>2023 | MOE<br>2023 | ESTIMATE<br>2013 | MOE<br>2013 |
|------------------------|------------------|-------------|------------------|-------------|
| Less than \$10,000     | 173              | 90          | 346              | 123         |
| \$10,000 to \$14,999   | 193              | 125         | 249              | 77          |
| \$15,000 to \$19,999   | 249              | 167         | 264              | 98          |
| \$20,000 to \$24,999   | 73               | 61          | 422              | 182         |
| \$25,000 to \$29,999   | 256              | 102         | 194              | 86          |
| \$30,000 to \$34,999   | 132              | 68          | 188              | 85          |
| \$35,000 to \$39,999   | 113              | 58          | 261              | 100         |
| \$40,000 to \$44,999   | 469              | 230         | 179              | 109         |
| \$45,000 to \$49,999   | 94               | 67          | 200              | 91          |
| \$50,000 to \$59,999   | 307              | 146         | 477              | 149         |
| \$60,000 to \$74,999   | 511              | 163         | 702              | 175         |
| \$75,000 to \$99,999   | 895              | 215         | 1,225            | 202         |
| \$100,000 to \$124,999 | 677              | 131         | 1,027            | 199         |
| \$125,000 to \$149,999 | 642              | 169         | 673              | 139         |
| \$150,000 to \$199,999 | 1,129            | 197         | 828              | 169         |
| \$200,000 or more      | 3,091            | 314         | 736              | 152         |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 281. Housing Units by Type**

| HOUSING TYPE                     | ESTIMATE | MOE   |
|----------------------------------|----------|-------|
| 1-unit, attached                 | 412      | 133.4 |
| 1-unit, detached                 | 5,925    | 307.3 |
| 10 or more units                 | 1,999    | 354.2 |
| 2-9 units                        | 662      | 212.1 |
| Mobile home, Boat, RV, Van, etc. | 364      | 178.9 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 282. Rental Vacancy**

| ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|-------|-----------------|-----------------|--------------------|----------------------------|
| 103      | 107.0 | 2,834           | 329.8           | 0.04               | 0.04                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 283. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | 103                |
| Total Units                                | 2023    | 96                 |
| Total Units                                | 2024    | 112                |
| Total Units                                | YTD2025 | 47                 |
| Units in 2-Unit Multifamily Structures     | 2022    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2023    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2024    | 0                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2023    | 60                 |
| Units in 5+-Unit Multifamily Structures    | 2024    | 65                 |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | 0                  |
| Units in All Multifamily Structures        | 2022    | 0                  |
| Units in All Multifamily Structures        | 2023    | 60                 |
| Units in All Multifamily Structures        | 2024    | 65                 |
| Units in All Multifamily Structures        | YTD2025 | 0                  |
| Units in Single Family Structures          | 2022    | 103                |
| Units in Single Family Structures          | 2023    | 36                 |
| Units in Single Family Structures          | 2024    | 47                 |
| Units in Single Family Structures          | YTD2025 | 47                 |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change





## Exhibit 284. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 380               | 0            | 280               | 0            | 0.06           | 0.04           |
| owner  | 50%-80% AMI           | 190               | 0            | 240               | 0            | 0.03           | 0.04           |
| owner  | 80%-100% AMI          | 300               | 0            | 215               | 0            | 0.05           | 0.03           |
| owner  | Greater than 100% AMI | 5,045             | 0            | 5,580             | 0            | 0.85           | 0.88           |
| renter | Less than 30% AMI     | 165               | 0            | 335               | 0            | 0.08           | 0.12           |
| renter | 30%-50% AMI           | 345               | 0            | 260               | 0            | 0.16           | 0.09           |
| renter | 50%-80% AMI           | 1,120             | 0            | 1,330             | 0            | 0.53           | 0.47           |
| renter | Greater than 80% AMI  | 470               | 0            | 900               | 0            | 0.22           | 0.32           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

## Funding Landscape

### DATA AND INFORMATION USED FOR INVENTORY

This profile draws on the most reliable data available. Dedicated tax revenue streams are supported by consistent administrative records, while information on other local tools – such as fee waivers, general fund allocations, or incentive programs – is based on publicly available documents or self-reported sources. As a result, this profile likely reflects only a portion of total local activity and should be considered a conservative estimate of the jurisdiction’s housing-related efforts.

Kenmore currently implements several land use-based tools, has a dedicated tax revenue stream through the sales tax credit, and participates actively in regional housing partnerships.

### USE OF LAND-BASED TOOLS

Based on review of public records and self-reports, Kenmore currently implements the following tools for land use-based value capture tools and tax expenditure or fee offset programs:

- ◆ Inclusionary Zoning Requirements<sup>71</sup>
- ◆ Density Bonus<sup>72</sup>

<sup>71</sup> City of Kenmore. (n.d.). § 18.77 – affordable housing.  
<https://www.codepublishing.com/WA/Kenmore/html/Kenmore18/Kenmore1877.html>

<sup>72</sup> City of Kenmore. (n.d.). § 18.80 – residential density incentives and transfer of density.  
<https://www.codepublishing.com/WA/Kenmore/html/Kenmore18/Kenmore1880.html>



- ◆ Multifamily Property Tax Exemption<sup>73</sup>
- ◆ Impact Fee Waivers<sup>74</sup>

## USE OF TAX-BASED TOOLS

In 2024, Kenmore's revenue through the sales tax credit (HB 1406) was \$22,583 according to the Washington State Department of Revenue.<sup>75</sup>

## PARTICIPATION IN REGIONAL EFFORTS & REPORTED HOUSING PRODUCTION

Kenmore has been a member of ARCH since 2010.<sup>76</sup> According to ARCH's first quarter of 2025 report, Kenmore contributed around \$100,000 to the ARCH Housing Trust Fund from general fund and HB 1406 contributions<sup>77</sup> Through the ARCH Housing Trust Fund, Kenmore is advancing the Larus project by TWG, a proposed 175-unit senior affordable housing development currently in the permitting and funding application stage.<sup>78</sup>

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<sup>73</sup> City of Kenmore. (n.d.). § 3.65 – multifamily housing property tax exemption. <https://www.codepublishing.com/WA/Kenmore/#!/html/Kenmore03/Kenmore0365.html>

<sup>74</sup> City of Kenmore. (n.d.). § 20.47 – transportation, park and school impact fees. <https://www.codepublishing.com/WA/Kenmore/#!/html/Kenmore20/Kenmore2047.html>

<sup>75</sup> Washington State Department of Revenue, *Local sales and use tax distributions: Calendar year 2024*.

<sup>76</sup> A Regional Coalition for Housing. (2010, February 18). *Amended and reinstated interlocal agreement for ARCH*. <https://static1.squarespace.com/static/61687c3f7fbc096461d80234/t/61c2640919715643e0095d60/1640129564630/2010+Amended+and+Restated+ILA+Compiled+Signatures.pdf>

<sup>77</sup> A Regional Coalition for Housing, *First quarter report 2025*.

<sup>78</sup> City of Kenmore. (n.d.). *Larus senior apartments*. <https://www.kenmorewa.gov/our-city/projects-in-the-city/current-projects/larus-senior-apartments>



# Kent

## Housing Needs

### Exhibit 285: Jurisdictional Housing Needs 2019-2044

| JURISDICTION/<br>CATEGORY       | TOTAL  | 0 TO ≤30%   |     | >30 TO<br>≤50% | >50 TO<br>≤80% | >80 TO<br>≤100% | >100<br>TO<br>≤120% | >120% | EMERGENCY<br>HOUSING<br>NEEDS |
|---------------------------------|--------|-------------|-----|----------------|----------------|-----------------|---------------------|-------|-------------------------------|
|                                 |        | NON-<br>PSH | PSH |                |                |                 |                     |       |                               |
| Kent Total Future<br>Need: 2044 | 59,357 | 3,953       | 984 | 9,770          | 15,367         | 11,275          | 8,142               | 9,866 | 2,118                         |
| Kent Baseline<br>Supply: 2019   | 49,157 | 2,081       | 0   | 8,982          | 15,049         | 10,455          | 7,213               | 5,377 | 169                           |
| Kent Net New<br>Need: 2019-2044 | 10,200 | 1,872       | 984 | 788            | 318            | 820             | 929                 | 4,489 | 1,949                         |

Source: 2021 King County Countywide Planning Policies.

## Housing Data Points

### Exhibit 286. Population

| POPULATION | ESTIMATE | MOE |
|------------|----------|-----|
| Population | 135,015  | 73  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 287. Household Size

| HOUSHOLD                   | ESTIMATE | MOE   |
|----------------------------|----------|-------|
| 1-person household         | 11,359   | 960.8 |
| 2-person household         | 13,900   | 843.7 |
| 3-person household         | 7,224    | 698.8 |
| 4-person household         | 6,458    | 656.9 |
| 5-person household         | 4,867    | 628.4 |
| 6-person household         | 1,429    | 290.6 |
| 7-or-more person household | 1,490    | 303.4 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 288. Cost Burden

| COST BURDEN     | ESTIMATE | MOE     | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT_MOE |
|-----------------|----------|---------|-----------------|-----------------|-------------------------|-----------------------------|
| Over 30 Percent | 17,728   | 1,041.3 | 46,212          | 958.45          | 0.38                    | 0.02                        |
| Over 50 Percent | 7,705    | 746.3   | 46,212          | 958.45          | 0.17                    | 0.02                        |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 289. Number of Housing Units**

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 48,933   | 986 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 290. Income-Restricted Housing by AMI**

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| 335      | 1,130     | 1,787     | 0           |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.

**Exhibit 291. Rents**

| RENT            | ESTIMATE | MOE |
|-----------------|----------|-----|
| Med. Gross Rent | 1,833    | 37  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 292. Race/Ethnicity**

| RACE/ETHNICITY                                                 | ESTIMATE | MOE   |
|----------------------------------------------------------------|----------|-------|
| White alone, Not Hispanic                                      | 50,814   | 2,118 |
| Black or African American alone, Not Hispanic                  | 17,541   | 1,640 |
| American Indian and Alaska Native alone, Not Hispanic          | 494      | 208   |
| Asian alone, Not Hispanic                                      | 30,010   | 1,820 |
| Native Hawaiian and Other Pacific Islander alone, Not Hispanic | 3,538    | 934   |
| Some other race alone, Not Hispanic                            | 352      | 154   |
| Two or more races, Not Hispanic                                | 9,416    | 1,601 |
| Hispanic, all Races                                            | 22,850   | 1,671 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



## Exhibit 293. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 14,536   | 836 | White Alone Householder                                            | 23,085          | 970             | 0.63  | 0.02          |
| Renter | 8,549    | 805 | White Alone Householder                                            | 23,085          | 970             | 0.37  | 0.03          |
| Owner  | 1,561    | 288 | Black or African American<br>Alone Householder                     | 5,533           | 598             | 0.28  | 0.04          |
| Renter | 3,972    | 571 | Black or African American<br>Alone Householder                     | 5,533           | 598             | 0.72  | 0.07          |
| Owner  | 82       | 67  | American Indian and<br>Alaska Native Alone<br>Householder          | 189             | 84              | 0.43  | 0.30          |
| Renter | 107      | 61  | American Indian and<br>Alaska Native Alone<br>Householder          | 189             | 84              | 0.57  | 0.20          |
| Owner  | 7,218    | 590 | Asian Alone Householder                                            | 9,148           | 657             | 0.79  | 0.03          |
| Renter | 1,930    | 348 | Asian Alone Householder                                            | 9,148           | 657             | 0.21  | 0.03          |
| Owner  | 168      | 81  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 917             | 215             | 0.18  | 0.08          |
| Renter | 749      | 206 | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 917             | 215             | 0.82  | 0.12          |
| Owner  | 984      | 280 | Some Other Race Alone<br>Householder                               | 3,583           | 484             | 0.27  | 0.07          |
| Renter | 2,599    | 457 | Some Other Race Alone<br>Householder                               | 3,583           | 484             | 0.73  | 0.08          |
| Owner  | 2,045    | 380 | Two or More Races<br>Householder                                   | 4,272           | 578             | 0.48  | 0.06          |
| Renter | 2,227    | 509 | Two or More Races<br>Householder                                   | 4,272           | 578             | 0.52  | 0.10          |
| Owner  | 14,123   | 837 | White Alone, Not Hispanic<br>or Latino Householder                 | 22,276          | 942             | 0.63  | 0.03          |
| Renter | 8,153    | 812 | White Alone, Not Hispanic<br>or Latino Householder                 | 22,276          | 942             | 0.37  | 0.03          |
| Owner  | 2,132    | 374 | Hispanic or Latino<br>Householder                                  | 5,921           | 495             | 0.36  | 0.06          |
| Renter | 3,789    | 436 | Hispanic or Latino<br>Householder                                  | 5,921           | 495             | 0.64  | 0.05          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 294. Tenure by AMI**

| TENURE          | AMI                   | EST    | MOE |
|-----------------|-----------------------|--------|-----|
| Owner occupied  | Less than 30% AMI     | 1,615  | 0   |
| Owner occupied  | 30%-50% AMI           | 2,695  | 0   |
| Owner occupied  | 50%-80% AMI           | 3,940  | 0   |
| Owner occupied  | 80%-100% AMI          | 3,420  | 0   |
| Owner occupied  | Greater than 100% AMI | 13,950 | 0   |
| Renter occupied | Less than 30% AMI     | 5,200  | 0   |
| Renter occupied | 30%-50% AMI           | 4,615  | 0   |
| Renter occupied | 50%-80% AMI           | 3,360  | 0   |
| Renter occupied | 80%-100% AMI          | 2,725  | 0   |
| Renter occupied | Greater than 100% AMI | 4,440  | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 295. Income Distribution**

| INCOME                 | ESTIMATE<br>2023 | MOE<br>2023 | ESTIMATE<br>2013 | MOE<br>2013 |
|------------------------|------------------|-------------|------------------|-------------|
| Less than \$10,000     | 1,621            | 342         | 2,624            | 315         |
| \$10,000 to \$14,999   | 874              | 201         | 1,678            | 261         |
| \$15,000 to \$19,999   | 957              | 296         | 1,865            | 244         |
| \$20,000 to \$24,999   | 1,204            | 270         | 2,100            | 370         |
| \$25,000 to \$29,999   | 1,087            | 281         | 2,063            | 340         |
| \$30,000 to \$34,999   | 1,213            | 334         | 1,784            | 289         |
| \$35,000 to \$39,999   | 1,261            | 340         | 1,864            | 333         |
| \$40,000 to \$44,999   | 1,600            | 352         | 1,935            | 330         |
| \$45,000 to \$49,999   | 1,497            | 298         | 1,749            | 250         |
| \$50,000 to \$59,999   | 3,066            | 487         | 3,237            | 387         |
| \$60,000 to \$74,999   | 5,021            | 594         | 4,385            | 369         |
| \$75,000 to \$99,999   | 6,123            | 646         | 5,607            | 449         |
| \$100,000 to \$124,999 | 5,379            | 685         | 3,747            | 399         |
| \$125,000 to \$149,999 | 3,709            | 507         | 2,169            | 310         |
| \$150,000 to \$199,999 | 5,463            | 568         | 2,286            | 291         |
| \$200,000 or more      | 6,652            | 518         | 1,096            | 229         |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 296. Housing Units by Type**

| HOUSING TYPE                     | ESTIMATE | MOE   |
|----------------------------------|----------|-------|
| 1-unit, attached                 | 3,343    | 457.4 |
| 1-unit, detached                 | 25,114   | 975.8 |
| 10 or more units                 | 12,091   | 887.1 |
| 2-9 units                        | 6,813    | 675.4 |
| Mobile home, Boat, RV, Van, etc. | 1,572    | 344.4 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 297. Rental Vacancy**

| ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|-------|-----------------|-----------------|--------------------|----------------------------|
| 917      | 298.6 | 21,050          | 924.6           | 0.04               | 0.01                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



## Exhibit 298. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | 362                |
| Total Units                                | 2023    | 126                |
| Total Units                                | 2024    | 184                |
| Total Units                                | YTD2025 | 42                 |
| Units in 2-Unit Multifamily Structures     | 2022    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2023    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2024    | 0                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | 3                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | 82                 |
| Units in 5+-Unit Multifamily Structures    | 2023    | 36                 |
| Units in 5+-Unit Multifamily Structures    | 2024    | 0                  |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | 0                  |
| Units in All Multifamily Structures        | 2022    | 85                 |
| Units in All Multifamily Structures        | 2023    | 36                 |
| Units in All Multifamily Structures        | 2024    | 0                  |
| Units in All Multifamily Structures        | YTD2025 | 0                  |
| Units in Single Family Structures          | 2022    | 277                |
| Units in Single Family Structures          | 2023    | 90                 |
| Units in Single Family Structures          | 2024    | 184                |
| Units in Single Family Structures          | YTD2025 | 42                 |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change





## Exhibit 299. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 1,710             | 0            | 2,395             | 0            | 0.08           | 0.09           |
| owner  | 50%-80% AMI           | 2,015             | 0            | 4,650             | 0            | 0.10           | 0.18           |
| owner  | 80%-100% AMI          | 4,100             | 0            | 6,495             | 0            | 0.20           | 0.25           |
| owner  | Greater than 100% AMI | 12,660            | 0            | 12,215            | 0            | 0.62           | 0.47           |
| renter | Less than 30% AMI     | 1,570             | 0            | 1,870             | 0            | 0.09           | 0.09           |
| renter | 30%-50% AMI           | 5,890             | 0            | 3,460             | 0            | 0.34           | 0.17           |
| renter | 50%-80% AMI           | 8,495             | 0            | 12,915            | 0            | 0.49           | 0.62           |
| renter | Greater than 80% AMI  | 1,550             | 0            | 2,650             | 0            | 0.09           | 0.13           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

## Funding Landscape

### DATA AND INFORMATION USED FOR INVENTORY

This profile draws on the most reliable data available. Dedicated tax revenue streams are supported by consistent administrative records, while information on other local tools – such as fee waivers, general fund allocations, or incentive programs – is based on publicly available documents or self-reported sources. As a result, this profile likely reflects only a portion of total local activity and should be considered a conservative estimate of the jurisdiction’s housing-related efforts.

Kent currently implements land use-based tools, has a dedicated tax revenue stream through the sales tax credit as well as a local sales tax, and participates actively in regional housing partnerships.

### USE OF LAND-BASED TOOLS

Based on review of public records and self-reports, Kent currently implements the following tools for land use-based value capture tools and tax expenditure or fee offset programs:

- ◆ Density Bonus<sup>79</sup>
- ◆ Multifamily Property Tax Exemption<sup>80</sup>

<sup>79</sup> City of Kent. (n.d.). § 15.08.400 – *planned unit development, PUD*.  
<https://www.codepublishing.com/WA/Kent/html/Kent15/Kent1508.html>

<sup>80</sup> City of Kent. (n.d.). § 3.25 – *targeted residential investment program*.  
<https://www.codepublishing.com/WA/Kent/?Kent03%2FKent0325.html>



## USE OF TAX-BASED TOOLS

In 2024, Kent's revenue through the sales tax credit (HB 1406) was \$185,562 and through the local sales tax (HB 1590) was \$3,870,381 according to the Washington State Department of Revenue.<sup>81</sup>

## PARTICIPATION IN REGIONAL EFFORTS & REPORTED HOUSING PRODUCTION

Kent has been a member of SKHHP since 2019.<sup>82</sup> According to SKHHP's annual 2024 report, Kent contributed \$51,710 to the SKHHP Operating Budget and \$2,256,716 to the SKHHP Housing Capital Fund in 2024.<sup>83</sup> SKHHP reports Kent as one of their capital fund awardees on their website, receiving direct SKHHP funding for two major affordable housing projects:

- ◆ Pandion at Star Lake (TWG): With over \$2 million in funding from 2023 and 2024 rounds, this development will deliver 251 affordable rental units with a mix of studio, one-, two-, and three-bedroom units near the Kent/Star Lake light rail station, serving households at 30-60% AMI.
- ◆ Mercy Housing Northwest – Kent Multicultural Village: Funded in 2023 with \$1 million, this 199-unit multifamily rental project adjacent to the future Kent Des Moines light rail station opening in 2026 will support households earning between 30-80% AMI.<sup>84</sup>

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<sup>81</sup> Washington State Department of Revenue, *Local sales and use tax distributions: Calendar year 2024*.

<sup>82</sup> South King Housing and Homelessness Partners, *Draft interlocal agreement for SKHHP*.

<sup>83</sup> South King Housing and Homelessness Partners, *2024 annual progress report*.

<sup>84</sup> South King Housing and Homelessness Partners, *Capital fund awardees*.



# Kirkland

## Housing Needs

### Exhibit 300: Jurisdictional Housing Needs 2019-2044

| JURISDICTION/<br>CATEGORY              | TOTAL  | 0 TO ≤30%   |       | >30 TO<br>≤50% | >50 TO<br>≤80% | >80 TO<br>≤100% | >100<br>TO<br>≤120% | >120%  | EMERGENCY<br>HOUSING<br>NEEDS |
|----------------------------------------|--------|-------------|-------|----------------|----------------|-----------------|---------------------|--------|-------------------------------|
|                                        |        | NON-<br>PSH | PSH   |                |                |                 |                     |        |                               |
| Kirkland Total<br>Future Need:<br>2044 | 53,218 | 5,882       | 2,558 | 4,836          | 4,756          | 8,369           | 5,472               | 21,345 | 2,671                         |
| Kirkland Baseline<br>Supply: 2019      | 40,018 | 1,040       | 12    | 1,784          | 3,734          | 8,141           | 5,213               | 20,094 | 149                           |
| Kirkland Net New<br>Need: 2019-2044    | 13,200 | 4,842       | 2,546 | 3,052          | 1,022          | 228             | 259                 | 1,251  | 2,522                         |

Source: 2021 King County Countywide Planning Policies.

## Housing Data Points

### Exhibit 301. Population

| POPULATION | ESTIMATE | MOE |
|------------|----------|-----|
| Population | 91,614   | 52  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 302. Household Size

| HOUSHOLD                   | ESTIMATE | MOE   |
|----------------------------|----------|-------|
| 1-person household         | 10,687   | 823.4 |
| 2-person household         | 13,848   | 792.7 |
| 3-person household         | 6,072    | 598.7 |
| 4-person household         | 5,209    | 531.9 |
| 5-person household         | 1,721    | 285.4 |
| 6-person household         | 426      | 120.8 |
| 7-or-more person household | 148      | 72.3  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 303. Cost Burden

| COST BURDEN     | ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT<br>_MOE |
|-----------------|----------|-------|-----------------|-----------------|-------------------------|---------------------------------|
| Over 30 Percent | 11,681   | 855.3 | 37,551          | 709.47          | 0.31                    | 0.02                            |
| Over 50 Percent | 5,239    | 580.4 | 37,551          | 709.47          | 0.14                    | 0.02                            |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 304. Number of Housing Units**

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 40,264   | 783 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 305. Income-Restricted Housing by AMI**

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| 377      | 423       | 739       | 17          |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.

**Exhibit 306. Rents**

| RENT            | ESTIMATE | MOE |
|-----------------|----------|-----|
| Med. Gross Rent | 2,342    | 44  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 307. Race/Ethnicity**

| RACE/ETHNICITY                                                 | ESTIMATE | MOE   |
|----------------------------------------------------------------|----------|-------|
| White alone, Not Hispanic                                      | 59,694   | 1,592 |
| Black or African American alone, Not Hispanic                  | 1,417    | 578   |
| American Indian and Alaska Native alone, Not Hispanic          | 264      | 123   |
| Asian alone, Not Hispanic                                      | 16,265   | 861   |
| Native Hawaiian and Other Pacific Islander alone, Not Hispanic | 110      | 117   |
| Some other race alone, Not Hispanic                            | 834      | 412   |
| Two or more races, Not Hispanic                                | 5,904    | 752   |
| Hispanic, all Races                                            | 7,126    | 1,134 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 308. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 17,427   | 741 | White Alone Householder                                            | 27,431          | 866             | 0.64  | 0.02          |
| Renter | 10,004   | 707 | White Alone Householder                                            | 27,431          | 866             | 0.36  | 0.02          |
| Owner  | 167      | 137 | Black or African American<br>Alone Householder                     | 581             | 238             | 0.29  | 0.20          |
| Renter | 414      | 200 | Black or African American<br>Alone Householder                     | 581             | 238             | 0.71  | 0.18          |
| Owner  | 85       | 55  | American Indian and<br>Alaska Native Alone<br>Householder          | 155             | 74              | 0.55  | 0.24          |
| Renter | 70       | 56  | American Indian and<br>Alaska Native Alone<br>Householder          | 155             | 74              | 0.45  | 0.29          |
| Owner  | 4,150    | 348 | Asian Alone Householder                                            | 6,333           | 425             | 0.66  | 0.03          |
| Renter | 2,183    | 365 | Asian Alone Householder                                            | 6,333           | 425             | 0.34  | 0.05          |
| Owner  | 28       | 38  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 53              | 57              | 0.53  | 0.44          |
| Renter | 25       | 41  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 53              | 57              | 0.47  | 0.58          |
| Owner  | 331      | 192 | Some Other Race Alone<br>Householder                               | 866             | 285             | 0.38  | 0.18          |
| Renter | 535      | 182 | Some Other Race Alone<br>Householder                               | 866             | 285             | 0.62  | 0.05          |
| Owner  | 1,413    | 238 | Two or More Races<br>Householder                                   | 2,692           | 391             | 0.52  | 0.04          |
| Renter | 1,279    | 309 | Two or More Races<br>Householder                                   | 2,692           | 391             | 0.48  | 0.09          |
| Owner  | 17,059   | 752 | White Alone, Not Hispanic<br>or Latino Householder                 | 26,637          | 949             | 0.64  | 0.02          |
| Renter | 9,578    | 733 | White Alone, Not Hispanic<br>or Latino Householder                 | 26,637          | 949             | 0.36  | 0.02          |
| Owner  | 954      | 269 | Hispanic or Latino<br>Householder                                  | 2,266           | 449             | 0.42  | 0.08          |
| Renter | 1,312    | 323 | Hispanic or Latino<br>Householder                                  | 2,266           | 449             | 0.58  | 0.08          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 309. Tenure by AMI**

| TENURE          | AMI                   | EST    | MOE |
|-----------------|-----------------------|--------|-----|
| Owner occupied  | Less than 30% AMI     | 1,535  | 0   |
| Owner occupied  | 30%-50% AMI           | 1,125  | 0   |
| Owner occupied  | 50%-80% AMI           | 2,365  | 0   |
| Owner occupied  | 80%-100% AMI          | 1,595  | 0   |
| Owner occupied  | Greater than 100% AMI | 16,360 | 0   |
| Renter occupied | Less than 30% AMI     | 2,350  | 0   |
| Renter occupied | 30%-50% AMI           | 1,510  | 0   |
| Renter occupied | 50%-80% AMI           | 2,035  | 0   |
| Renter occupied | 80%-100% AMI          | 1,510  | 0   |
| Renter occupied | Greater than 100% AMI | 6,775  | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 310. Income Distribution**

| INCOME                 | ESTIMATE<br>2023 | MOE<br>2023 | ESTIMATE<br>2013 | MOE<br>2013 |
|------------------------|------------------|-------------|------------------|-------------|
| Less than \$10,000     | 1,022            | 257         | 1,047            | 234         |
| \$10,000 to \$14,999   | 624              | 213         | 677              | 178         |
| \$15,000 to \$19,999   | 566              | 278         | 764              | 173         |
| \$20,000 to \$24,999   | 561              | 240         | 831              | 200         |
| \$25,000 to \$29,999   | 728              | 258         | 895              | 174         |
| \$30,000 to \$34,999   | 603              | 197         | 1,030            | 177         |
| \$35,000 to \$39,999   | 481              | 156         | 1,122            | 223         |
| \$40,000 to \$44,999   | 589              | 173         | 1,235            | 233         |
| \$45,000 to \$49,999   | 495              | 157         | 1,296            | 248         |
| \$50,000 to \$59,999   | 1,415            | 282         | 1,953            | 256         |
| \$60,000 to \$74,999   | 2,281            | 336         | 2,875            | 265         |
| \$75,000 to \$99,999   | 3,680            | 402         | 4,145            | 360         |
| \$100,000 to \$124,999 | 3,485            | 495         | 4,277            | 407         |
| \$125,000 to \$149,999 | 3,183            | 396         | 2,673            | 307         |
| \$150,000 to \$199,999 | 4,868            | 507         | 3,425            | 286         |
| \$200,000 or more      | 13,530           | 688         | 3,687            | 382         |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 311. Housing Units by Type**

| HOUSING TYPE                     | ESTIMATE | MOE   |
|----------------------------------|----------|-------|
| 1-unit, attached                 | 2,172    | 373.5 |
| 1-unit, detached                 | 21,832   | 714.3 |
| 10 or more units                 | 10,975   | 669.9 |
| 2-9 units                        | 5,264    | 526.4 |
| Mobile home, Boat, RV, Van, etc. | 21       | 38.6  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 312. Rental Vacancy**

| ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|-------|-----------------|-----------------|--------------------|----------------------------|
| 852      | 277.0 | 15,362          | 853.2           | 0.06               | 0.02                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 313. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | 552                |
| Total Units                                | 2023    | 480                |
| Total Units                                | 2024    | 442                |
| Total Units                                | YTD2025 | 130                |
| Units in 2-Unit Multifamily Structures     | 2022    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2023    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2024    | 0                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | 253                |
| Units in 5+-Unit Multifamily Structures    | 2023    | 216                |
| Units in 5+-Unit Multifamily Structures    | 2024    | 149                |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | 38                 |
| Units in All Multifamily Structures        | 2022    | 253                |
| Units in All Multifamily Structures        | 2023    | 216                |
| Units in All Multifamily Structures        | 2024    | 149                |
| Units in All Multifamily Structures        | YTD2025 | 38                 |
| Units in Single Family Structures          | 2022    | 299                |
| Units in Single Family Structures          | 2023    | 264                |
| Units in Single Family Structures          | 2024    | 293                |
| Units in Single Family Structures          | YTD2025 | 92                 |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change





### Exhibit 314. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 415               | 0            | 420               | 0            | 0.03           | 0.02           |
| owner  | 50%-80% AMI           | 280               | 0            | 805               | 0            | 0.02           | 0.03           |
| owner  | 80%-100% AMI          | 1,155             | 0            | 985               | 0            | 0.08           | 0.04           |
| owner  | Greater than 100% AMI | 12,010            | 0            | 20,850            | 0            | 0.87           | 0.90           |
| renter | Less than 30% AMI     | 405               | 0            | 1,190             | 0            | 0.04           | 0.08           |
| renter | 30%-50% AMI           | 830               | 0            | 1,055             | 0            | 0.09           | 0.07           |
| renter | 50%-80% AMI           | 3,395             | 0            | 3,885             | 0            | 0.36           | 0.27           |
| renter | Greater than 80% AMI  | 4,710             | 0            | 8,195             | 0            | 0.50           | 0.57           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

## Funding Landscape

### DATA AND INFORMATION USED FOR INVENTORY

This profile draws on the most reliable data available. Dedicated tax revenue streams are supported by consistent administrative records, while information on other local tools – such as fee waivers, general fund allocations, or incentive programs – is based on publicly available documents or self-reported sources. As a result, this profile likely reflects only a portion of total local activity and should be considered a conservative estimate of the jurisdiction’s housing-related efforts.

Kirkland currently implements several land use-based tools, has a dedicated tax revenue stream through the sales tax credit and REET, and participates actively in regional housing partnerships.

### USE OF LAND-BASED TOOLS

Based on review of public records and self-reports, Kirkland currently implements the following tools for land use-based value capture tools and tax expenditure or fee offset programs:

- ◆ Inclusionary Zoning Requirements
- ◆ Density Bonus
- ◆ Impact Fee Waivers



- ◆ Permit Fee Waivers<sup>85</sup>
- ◆ Multifamily Property Tax Exemption<sup>86</sup>

## USE OF TAX-BASED TOOLS

In 2024, Kirkland's revenue through the sales tax credit (HB 1406) was \$216,188 and according to the Washington State Department of Revenue.<sup>87</sup> In addition and according to the city's 2025 to 2026 budget, \$250,000 in REET 2 Reserves are allocated to ARCH Housing Trust Fund project.<sup>88</sup>

## PARTICIPATION IN REGIONAL EFFORTS & REPORTED HOUSING PRODUCTION

Kirkland has been a member of ARCH since 1993.<sup>89</sup> According the city's 2025 to 2026 budget, Kirkland allocated \$747,130 for ARCH membership dues and \$830,000 for the ARCH Housing Trust Fund from their general fund and HB 1406 contributions.<sup>90</sup> Through the ARCH Housing Trust Fund, Kirkland is advancing several major affordable housing projects:

- ◆ Under construction:
  - Horizon and Polaris at Totem Lake (Inland/Horizon): 229 units
  - Ardea (TWG/Imagine Housing): 170 units
  - Kirkland Heights (King County Housing Authority): 276 units
- ◆ Pre-development phase:
  - Totem Six-Plex (Attain Housing): 6 units

The city is also exploring redevelopment of the Houghton Village Shopping Center with affordable housing as a core use and is currently reviewing inclusionary zoning code changes through its Planning Commission as part of a middle housing strategy. The city also obligated just under 200 units under inclusionary housing agreements between Q2 2024 and Q1 2025.<sup>91</sup>

<sup>85</sup> City of Kirkland. (n.d.). § 112 – affordable housing incentives – multifamily. <https://www.codepublishing.com/WA/Kirkland/html/KirklandZ112/KirklandZ112.html>

<sup>86</sup> City of Kirkland. (n.d.). § 5.88 – multifamily housing property tax exemption. <https://www.codepublishing.com/WA/Kirkland/html/Kirkland05/Kirkland0588.html#5.88>

<sup>87</sup> Washington State Department of Revenue, *Local sales and use tax distributions: Calendar year 2024*.

<sup>88</sup> City of Kirkland. (2024). *2025–2026 budget*. <https://www.kirklandwa.gov/files/sharedassets/public/v/2/finance-and-administration/budget-documents/25-26-budget/2025-2026-city-of-kirkland-budget.pdf>

<sup>89</sup> Metropolitan King County Council, *Revised staff report: Agenda item no. 6, proposed ordinance 2000-0221*.

<sup>90</sup> City of Kirkland, *2025–2026 budget*.

<sup>91</sup> A Regional Coalition for Housing, *First quarter report 2025*.



# Lake Forest Park

## Housing Needs

**Exhibit 315: Jurisdictional Housing Needs 2019-2044**

| JURISDICTION/<br>CATEGORY                      | TOTAL | 0 TO ≤30%   |     | >30 TO<br>≤50% | >50 TO<br>≤80% | >80 TO<br>≤100% | >100<br>TO<br>≤120% | >120% | EMERGENCY<br>HOUSING<br>NEEDS |
|------------------------------------------------|-------|-------------|-----|----------------|----------------|-----------------|---------------------|-------|-------------------------------|
|                                                |       | NON-<br>PSH | PSH |                |                |                 |                     |       |                               |
| Lake Forest Park<br>Total Future<br>Need: 2044 | 6,434 | 441         | 173 | 428            | 515            | 712             | 1,056               | 3,109 | 166                           |
| Lake Forest Park<br>Baseline Supply:<br>2019   | 5,564 | 128         | 9   | 285            | 375            | 698             | 1,040               | 3,029 | 0                             |
| Lake Forest Park<br>Net New Need:<br>2019-2044 | 870   | 313         | 164 | 143            | 140            | 14              | 16                  | 80    | 166                           |

Source: 2021 King County Countywide Planning Policies.

## Housing Data Points

**Exhibit 316. Population**

| POPULATION | ESTIMATE | MOE |
|------------|----------|-----|
| Population | 13,356   | 51  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 317. Household Size**

| HOUSHOLD                   | ESTIMATE | MOE   |
|----------------------------|----------|-------|
| 1-person household         | 1,202    | 263.5 |
| 2-person household         | 2,099    | 264.9 |
| 3-person household         | 678      | 162.8 |
| 4-person household         | 1,009    | 191.8 |
| 5-person household         | 221      | 98.7  |
| 6-person household         | 57       | 38.5  |
| 7-or-more person household | 24       | 27.6  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 318. Cost Burden**

| COST BURDEN     | ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT<br>_MOE |
|-----------------|----------|-------|-----------------|-----------------|-------------------------|---------------------------------|
| Over 30 Percent | 1,317    | 247.8 | 5,202           | 242.18          | 0.25                    | 0.05                            |
| Over 50 Percent | 433      | 146.6 | 5,202           | 242.18          | 0.08                    | 0.03                            |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 319. Number of Housing Units**

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 5,467    | 250 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 320. Income-Restricted Housing by AMI**

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| 5        | 0         | 53        | 0           |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.

**Exhibit 321. Rents**

| RENT            | ESTIMATE | MOE |
|-----------------|----------|-----|
| Med. Gross Rent | 2,205    | 159 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 322. Race/Ethnicity**

| RACE/ETHNICITY                                                 | ESTIMATE | MOE |
|----------------------------------------------------------------|----------|-----|
| White alone, Not Hispanic                                      | 9,500    | 431 |
| Black or African American alone, Not Hispanic                  | 556      | 340 |
| American Indian and Alaska Native alone, Not Hispanic          | 39       | 53  |
| Asian alone, Not Hispanic                                      | 1,496    | 348 |
| Native Hawaiian and Other Pacific Islander alone, Not Hispanic | 87       | 119 |
| Some other race alone, Not Hispanic                            | 91       | 73  |
| Two or more races, Not Hispanic                                | 923      | 254 |
| Hispanic, all Races                                            | 664      | 284 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 323. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 3,473    | 251 | White Alone Householder                                            | 4,045           | 263             | 0.86  | 0.03          |
| Renter | 572      | 141 | White Alone Householder                                            | 4,045           | 263             | 0.14  | 0.03          |
| Owner  | 107      | 90  | Black or African American<br>Alone Householder                     | 207             | 123             | 0.52  | 0.31          |
| Renter | 100      | 91  | Black or African American<br>Alone Householder                     | 207             | 123             | 0.48  | 0.33          |
| Owner  | 8        | 14  | American Indian and<br>Alaska Native Alone<br>Householder          | 19              | 21              | 0.42  | 0.57          |
| Renter | 11       | 16  | American Indian and<br>Alaska Native Alone<br>Householder          | 19              | 21              | 0.58  | 0.55          |
| Owner  | 469      | 135 | Asian Alone Householder                                            | 596             | 162             | 0.79  | 0.07          |
| Renter | 127      | 76  | Asian Alone Householder                                            | 596             | 162             | 0.21  | 0.11          |
| Owner  | 24       | 37  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 24              | 37              | 1.00  | 2.18          |
| Renter | 0        | 21  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 24              | 37              | 0.00  | 0.88          |
| Owner  | 21       | 23  | Some Other Race Alone<br>Householder                               | 157             | 168             | 0.13  | 0.03          |
| Renter | 136      | 167 | Some Other Race Alone<br>Householder                               | 157             | 168             | 0.87  | 0.52          |
| Owner  | 173      | 84  | Two or More Races<br>Householder                                   | 242             | 104             | 0.71  | 0.16          |
| Renter | 69       | 53  | Two or More Races<br>Householder                                   | 242             | 104             | 0.29  | 0.18          |
| Owner  | 3,439    | 249 | White Alone, Not Hispanic<br>or Latino Householder                 | 3,992           | 261             | 0.86  | 0.03          |
| Renter | 553      | 140 | White Alone, Not Hispanic<br>or Latino Householder                 | 3,992           | 261             | 0.14  | 0.03          |
| Owner  | 98       | 54  | Hispanic or Latino<br>Householder                                  | 264             | 180             | 0.37  | 0.33          |
| Renter | 166      | 167 | Hispanic or Latino<br>Householder                                  | 264             | 180             | 0.63  | 0.47          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 324. Tenure by AMI**

| TENURE          | AMI                   | EST   | MOE |
|-----------------|-----------------------|-------|-----|
| Owner occupied  | Less than 30% AMI     | 115   | 0   |
| Owner occupied  | 30%-50% AMI           | 185   | 0   |
| Owner occupied  | 50%-80% AMI           | 315   | 0   |
| Owner occupied  | 80%-100% AMI          | 325   | 0   |
| Owner occupied  | Greater than 100% AMI | 3,245 | 0   |
| Renter occupied | Less than 30% AMI     | 160   | 0   |
| Renter occupied | 30%-50% AMI           | 115   | 0   |
| Renter occupied | 50%-80% AMI           | 280   | 0   |
| Renter occupied | 80%-100% AMI          | 100   | 0   |
| Renter occupied | Greater than 100% AMI | 470   | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 325. Income Distribution**

| INCOME                 | ESTIMATE<br>2023 | MOE<br>2023 | ESTIMATE<br>2013 | MOE<br>2013 |
|------------------------|------------------|-------------|------------------|-------------|
| Less than \$10,000     | 78               | 52          | 180              | 74          |
| \$10,000 to \$14,999   | 28               | 41          | 88               | 49          |
| \$15,000 to \$19,999   | 29               | 32          | 81               | 52          |
| \$20,000 to \$24,999   | 55               | 46          | 111              | 52          |
| \$25,000 to \$29,999   | 58               | 38          | 141              | 98          |
| \$30,000 to \$34,999   | 53               | 31          | 78               | 51          |
| \$35,000 to \$39,999   | 36               | 30          | 193              | 96          |
| \$40,000 to \$44,999   | 97               | 47          | 200              | 101         |
| \$45,000 to \$49,999   | 86               | 44          | 186              | 100         |
| \$50,000 to \$59,999   | 231              | 139         | 350              | 120         |
| \$60,000 to \$74,999   | 293              | 117         | 306              | 97          |
| \$75,000 to \$99,999   | 439              | 141         | 607              | 113         |
| \$100,000 to \$124,999 | 367              | 93          | 722              | 179         |
| \$125,000 to \$149,999 | 553              | 134         | 389              | 96          |
| \$150,000 to \$199,999 | 1,012            | 236         | 714              | 152         |
| \$200,000 or more      | 1,875            | 189         | 671              | 136         |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](http://data.census.gov).



**Exhibit 326. Housing Units by Type**

| HOUSING TYPE                     | ESTIMATE | MOE   |
|----------------------------------|----------|-------|
| 1-unit, attached                 | 183      | 71.2  |
| 1-unit, detached                 | 4,351    | 213.9 |
| 10 or more units                 | 613      | 148.1 |
| 2-9 units                        | 320      | 169.9 |
| Mobile home, Boat, RV, Van, etc. | 0        | 21.0  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 327. Rental Vacancy**

| ESTIMATE | MOE  | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|------|-----------------|-----------------|--------------------|----------------------------|
| 66       | 77.9 | 1,081           | 251.4           | 0.06               | 0.07                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 328. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | 13                 |
| Total Units                                | 2023    | 11                 |
| Total Units                                | 2024    | 14                 |
| Total Units                                | YTD2025 | 3                  |
| Units in 2-Unit Multifamily Structures     | 2022    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2023    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2024    | 0                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2023    | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2024    | 0                  |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | 0                  |
| Units in All Multifamily Structures        | 2022    | 0                  |
| Units in All Multifamily Structures        | 2023    | 0                  |
| Units in All Multifamily Structures        | 2024    | 0                  |
| Units in All Multifamily Structures        | YTD2025 | 0                  |
| Units in Single Family Structures          | 2022    | 13                 |
| Units in Single Family Structures          | 2023    | 11                 |
| Units in Single Family Structures          | 2024    | 14                 |
| Units in Single Family Structures          | YTD2025 | 3                  |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change





### Exhibit 329. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 80                | 0            | 80                | 0            | 0.02           | 0.02           |
| owner  | 50%-80% AMI           | 40                | 0            | 80                | 0            | 0.01           | 0.02           |
| owner  | 80%-100% AMI          | 190               | 0            | 115               | 0            | 0.04           | 0.03           |
| owner  | Greater than 100% AMI | 4,030             | 0            | 3,905             | 0            | 0.93           | 0.93           |
| renter | Less than 30% AMI     | 85                | 0            | 125               | 0            | 0.10           | 0.11           |
| renter | 30%-50% AMI           | 120               | 0            | 90                | 0            | 0.14           | 0.08           |
| renter | 50%-80% AMI           | 535               | 0            | 530               | 0            | 0.64           | 0.47           |
| renter | Greater than 80% AMI  | 95                | 0            | 380               | 0            | 0.11           | 0.34           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

## Funding Landscape

### DATA AND INFORMATION USED FOR INVENTORY

This profile draws on the most reliable data available. Dedicated tax revenue streams are supported by consistent administrative records, while information on other local tools – such as fee waivers, general fund allocations, or incentive programs – is based on publicly available documents or self-reported sources. As a result, this profile likely reflects only a portion of total local activity and should be considered a conservative estimate of the jurisdiction’s housing-related efforts.

Lake Forest Park currently implements land use-based tools and has a dedicated tax revenue stream through the sales tax credit.

### USE OF LAND-BASED TOOLS

Based on review of public records and self-reports, Lake Forest Park currently implements the following tools for land use-based value capture tools and tax expenditure or fee offset programs:

- ♦ Multifamily Property Tax Exemption<sup>92</sup>

<sup>92</sup> City of Lake Forest Park. (n.d.). § 3.23 – *multifamily residential property tax exemption*. <https://www.codepublishing.com/WA/LakeForestPark/html/LakeForestPark03/LakeForestPark0323.html>



## USE OF TAX-BASED TOOLS

In 2024, Lake Forest Park's revenue through the sales tax credit (HB 1406) was \$10,216 according to the Washington State Department of Revenue.<sup>93</sup>

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<sup>93</sup> Washington State Department of Revenue, *Local sales and use tax distributions: Calendar year 2024*.



# Maple Valley

## Housing Needs

### Exhibit 330: Jurisdictional Housing Needs 2019-2044

| JURISDICTION/<br>CATEGORY                   | TOTAL  | 0 TO ≤30%   |     | >30 TO<br>≤50% | >50 TO<br>≤80% | >80 TO<br>≤100% | >100<br>TO<br>≤120% | >120% | EMERGENCY<br>HOUSING<br>NEEDS |
|---------------------------------------------|--------|-------------|-----|----------------|----------------|-----------------|---------------------|-------|-------------------------------|
|                                             |        | NON-<br>PSH | PSH |                |                |                 |                     |       |                               |
| Maple Valley<br>Total Future<br>Need: 2044  | 11,155 | 706         | 285 | 752            | 1,070          | 2,372           | 2,065               | 3,905 | 329                           |
| Maple Valley<br>Baseline Supply:<br>2019    | 9,435  | 164         | 0   | 432            | 1,044          | 2,300           | 1,984               | 3,511 | 0                             |
| Maple Valley Net<br>New Need: 2019-<br>2044 | 1,720  | 542         | 285 | 320            | 26             | 72              | 81                  | 394   | 329                           |

Source: 2021 King County Countywide Planning Policies.

## Housing Data Points

### Exhibit 331. Population

| POPULATION | ESTIMATE | MOE |
|------------|----------|-----|
| Population | 28,121   | 41  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 332. Household Size

| HOUSHOLD                   | ESTIMATE | MOE   |
|----------------------------|----------|-------|
| 1-person household         | 1,208    | 342.1 |
| 2-person household         | 2,605    | 427.7 |
| 3-person household         | 2,021    | 298.1 |
| 4-person household         | 2,144    | 262.5 |
| 5-person household         | 970      | 238.2 |
| 6-person household         | 218      | 93.3  |
| 7-or-more person household | 134      | 83.0  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 333. Cost Burden

| COST BURDEN     | ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT<br>_MOE |
|-----------------|----------|-------|-----------------|-----------------|-------------------------|---------------------------------|
| Over 30 Percent | 2,417    | 441.9 | 9,163           | 393.57          | 0.26                    | 0.05                            |
| Over 50 Percent | 924      | 321.4 | 9,163           | 393.57          | 0.10                    | 0.03                            |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 334. Number of Housing Units**

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 9,553    | 384 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 335. Income-Restricted Housing by AMI**

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| 0        | 68        | 72        | 0           |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.

**Exhibit 336. Rents**

| RENT            | ESTIMATE | MOE |
|-----------------|----------|-----|
| Med. Gross Rent | 2,189    | 264 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 337. Race/Ethnicity**

| RACE/ETHNICITY                                                 | ESTIMATE | MOE |
|----------------------------------------------------------------|----------|-----|
| White alone, Not Hispanic                                      | 19,880   | 933 |
| Black or African American alone, Not Hispanic                  | 528      | 333 |
| American Indian and Alaska Native alone, Not Hispanic          | 92       | 63  |
| Asian alone, Not Hispanic                                      | 3,487    | 649 |
| Native Hawaiian and Other Pacific Islander alone, Not Hispanic | 51       | 81  |
| Some other race alone, Not Hispanic                            | 197      | 173 |
| Two or more races, Not Hispanic                                | 2,245    | 516 |
| Hispanic, all Races                                            | 1,641    | 443 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 338. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 6,127    | 407 | White Alone Householder                                            | 7,360           | 432             | 0.83  | 0.03          |
| Renter | 1,233    | 331 | White Alone Householder                                            | 7,360           | 432             | 0.17  | 0.04          |
| Owner  | 83       | 51  | Black or African American<br>Alone Householder                     | 188             | 137             | 0.44  | 0.42          |
| Renter | 105      | 127 | Black or African American<br>Alone Householder                     | 188             | 137             | 0.56  | 0.54          |
| Owner  | 20       | 19  | American Indian and<br>Alaska Native Alone<br>Householder          | 20              | 19              | 1.00  | 1.34          |
| Renter | 0        | 25  | American Indian and<br>Alaska Native Alone<br>Householder          | 20              | 19              | 0.00  | 1.25          |
| Owner  | 1,060    | 222 | Asian Alone Householder                                            | 1,114           | 233             | 0.95  | 0.01          |
| Renter | 54       | 45  | Asian Alone Householder                                            | 1,114           | 233             | 0.05  | 0.04          |
| Owner  | 13       | 21  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 13              | 21              | 1.00  | 2.28          |
| Renter | 0        | 25  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 13              | 21              | 0.00  | 1.92          |
| Owner  | 93       | 62  | Some Other Race Alone<br>Householder                               | 115             | 68              | 0.81  | 0.25          |
| Renter | 22       | 25  | Some Other Race Alone<br>Householder                               | 115             | 68              | 0.19  | 0.19          |
| Owner  | 454      | 122 | Two or More Races<br>Householder                                   | 490             | 129             | 0.93  | 0.05          |
| Renter | 36       | 34  | Two or More Races<br>Householder                                   | 490             | 129             | 0.07  | 0.07          |
| Owner  | 5,987    | 399 | White Alone, Not Hispanic<br>or Latino Householder                 | 7,206           | 432             | 0.83  | 0.02          |
| Renter | 1,219    | 332 | White Alone, Not Hispanic<br>or Latino Householder                 | 7,206           | 432             | 0.17  | 0.04          |
| Owner  | 302      | 97  | Hispanic or Latino<br>Householder                                  | 354             | 108             | 0.85  | 0.09          |
| Renter | 52       | 35  | Hispanic or Latino<br>Householder                                  | 354             | 108             | 0.15  | 0.09          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 339. Tenure by AMI**

| TENURE          | AMI                   | EST   | MOE |
|-----------------|-----------------------|-------|-----|
| Owner occupied  | Less than 30% AMI     | 360   | 0   |
| Owner occupied  | 30%-50% AMI           | 485   | 0   |
| Owner occupied  | 50%-80% AMI           | 1,000 | 0   |
| Owner occupied  | 80%-100% AMI          | 865   | 0   |
| Owner occupied  | Greater than 100% AMI | 5,045 | 0   |
| Renter occupied | Less than 30% AMI     | 380   | 0   |
| Renter occupied | 30%-50% AMI           | 195   | 0   |
| Renter occupied | 50%-80% AMI           | 220   | 0   |
| Renter occupied | 80%-100% AMI          | 75    | 0   |
| Renter occupied | Greater than 100% AMI | 510   | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 340. Income Distribution**

| INCOME                 | ESTIMATE<br>2023 | MOE<br>2023 | ESTIMATE<br>2013 | MOE<br>2013 |
|------------------------|------------------|-------------|------------------|-------------|
| Less than \$10,000     | 207              | 147         | 99               | 58          |
| \$10,000 to \$14,999   | 42               | 34          | 101              | 86          |
| \$15,000 to \$19,999   | 121              | 83          | 97               | 68          |
| \$20,000 to \$24,999   | 291              | 247         | 261              | 108         |
| \$25,000 to \$29,999   | 41               | 35          | 256              | 123         |
| \$30,000 to \$34,999   | 122              | 74          | 155              | 74          |
| \$35,000 to \$39,999   | 112              | 60          | 180              | 85          |
| \$40,000 to \$44,999   | 71               | 53          | 239              | 108         |
| \$45,000 to \$49,999   | 249              | 158         | 109              | 64          |
| \$50,000 to \$59,999   | 306              | 185         | 504              | 113         |
| \$60,000 to \$74,999   | 504              | 152         | 890              | 171         |
| \$75,000 to \$99,999   | 859              | 255         | 1,304            | 193         |
| \$100,000 to \$124,999 | 1,016            | 207         | 1,576            | 215         |
| \$125,000 to \$149,999 | 815              | 158         | 868              | 155         |
| \$150,000 to \$199,999 | 2,013            | 321         | 800              | 160         |
| \$200,000 or more      | 2,531            | 385         | 618              | 154         |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 341. Housing Units by Type**

| HOUSING TYPE                     | ESTIMATE | MOE   |
|----------------------------------|----------|-------|
| 1-unit, attached                 | 453      | 141.4 |
| 1-unit, detached                 | 8,129    | 420.9 |
| 10 or more units                 | 556      | 198.6 |
| 2-9 units                        | 363      | 249.2 |
| Mobile home, Boat, RV, Van, etc. | 52       | 45.5  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 342. Rental Vacancy**

| ESTIMATE | MOE  | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|------|-----------------|-----------------|--------------------|----------------------------|
| 86       | 80.2 | 1,536           | 367.8           | 0.06               | 0.05                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 343. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | 221                |
| Total Units                                | 2023    | 26                 |
| Total Units                                | 2024    | 16                 |
| Total Units                                | YTD2025 | 1                  |
| Units in 2-Unit Multifamily Structures     | 2022    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2023    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2024    | 0                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | 200                |
| Units in 5+-Unit Multifamily Structures    | 2023    | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2024    | 0                  |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | 0                  |
| Units in All Multifamily Structures        | 2022    | 200                |
| Units in All Multifamily Structures        | 2023    | 0                  |
| Units in All Multifamily Structures        | 2024    | 0                  |
| Units in All Multifamily Structures        | YTD2025 | 0                  |
| Units in Single Family Structures          | 2022    | 21                 |
| Units in Single Family Structures          | 2023    | 26                 |
| Units in Single Family Structures          | 2024    | 16                 |
| Units in Single Family Structures          | YTD2025 | 1                  |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change





### Exhibit 344. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 155               | 0            | 115               | 0            | 0.02           | 0.01           |
| owner  | 50%-80% AMI           | 215               | 0            | 360               | 0            | 0.03           | 0.05           |
| owner  | 80%-100% AMI          | 1,065             | 0            | 1,415             | 0            | 0.16           | 0.18           |
| owner  | Greater than 100% AMI | 5,105             | 0            | 5,920             | 0            | 0.78           | 0.76           |
| renter | Less than 30% AMI     | 145               | 0            | 50                | 0            | 0.14           | 0.04           |
| renter | 30%-50% AMI           | 190               | 0            | 245               | 0            | 0.18           | 0.20           |
| renter | 50%-80% AMI           | 370               | 0            | 420               | 0            | 0.35           | 0.34           |
| renter | Greater than 80% AMI  | 355               | 0            | 505               | 0            | 0.33           | 0.41           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

## Funding Landscape

### DATA AND INFORMATION USED FOR INVENTORY

This profile draws on the most reliable data available. Dedicated tax revenue streams are supported by consistent administrative records, while information on other local tools – such as fee waivers, general fund allocations, or incentive programs – is based on publicly available documents or self-reported sources. As a result, this profile likely reflects only a portion of total local activity and should be considered a conservative estimate of the jurisdiction’s housing-related efforts.

Maple Valley currently implements a dedicated tax revenue stream through the sales tax credit as well as a local sales tax and participates actively in regional housing partnerships.

### USE OF TAX-BASED TOOLS

In 2024, Maple Valley’s revenue through the sales tax credit (HB 1406) was \$30,735 and through the local sales tax (HB 1590) was \$555,731 according to the Washington State Department of Revenue.<sup>94</sup>

<sup>94</sup> Washington State Department of Revenue, *Local sales and use tax distributions: Calendar year 2024*.



## PARTICIPATION IN REGIONAL EFFORTS & REPORTED HOUSING PRODUCTION

Maple Valley has been a member of SKHHP since 2022.<sup>95</sup> According to SKHHP's annual 2024 report, Maple Valley contributed \$11,407 to the SKHHP Operating Budget and \$500,000 to the SKHHP Housing Capital Fund.<sup>96</sup>

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<sup>95</sup> City of Maple Valley. (2022). *Resolution no. R-22-1711*.

<https://cms3.revize.com/revize/maplevalleywa/Documents/Government/Resolutions/2022/RES1711%20SKHHP.pdf>

<sup>96</sup> South King Housing and Homelessness Partners, *2024 annual progress report*.



# Medina

## Housing Needs

### Exhibit 345: Jurisdictional Housing Needs 2019-2044

| JURISDICTION/<br>CATEGORY            | TOTAL | 0 TO ≤30%   |     | >30 TO<br>≤50% | >50 TO<br>≤80% | >80 TO<br>≤100% | >100<br>TO<br>≤120% | >120% | EMERGENCY<br>HOUSING<br>NEEDS |
|--------------------------------------|-------|-------------|-----|----------------|----------------|-----------------|---------------------|-------|-------------------------------|
|                                      |       | NON-<br>PSH | PSH |                |                |                 |                     |       |                               |
| Medina Total<br>Future Need:<br>2044 | 1,151 | 34          | 3   | 32             | 26             | 45              | 107                 | 904   | 4                             |
| Medina Baseline<br>Supply: 2019      | 1,132 | 29          | 0   | 29             | 18             | 45              | 107                 | 904   | 0                             |
| Medina Net New<br>Need: 2019-2044    | 19    | 5           | 3   | 3              | 8              | 0               | 0                   | 0     | 4                             |

Source: 2021 King County Countywide Planning Policies.

## Housing Data Points

### Exhibit 346. Population

| POPULATION | ESTIMATE | MOE |
|------------|----------|-----|
| Population | 2,889    | 20  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 347. Household Size

| HOUSHOLD                   | ESTIMATE | MOE  |
|----------------------------|----------|------|
| 1-person household         | 131      | 60.9 |
| 2-person household         | 346      | 72.4 |
| 3-person household         | 182      | 55.8 |
| 4-person household         | 225      | 56.9 |
| 5-person household         | 118      | 73.8 |
| 6-person household         | 9        | 17.0 |
| 7-or-more person household | 0        | 13.0 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 348. Cost Burden

| COST BURDEN     | ESTIMATE | MOE  | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT _MOE |
|-----------------|----------|------|-----------------|-----------------|-------------------------|------------------------------|
| Over 30 Percent | 359      | 92.1 | 983             | 87.92           | 0.37                    | 0.09                         |
| Over 50 Percent | 238      | 82.2 | 983             | 87.92           | 0.24                    | 0.08                         |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 349. Number of Housing Units**

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 1,077    | 100 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 350. Income-Restricted Housing by AMI**

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| -        | -         | -         | -           |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.

**Exhibit 351. Rents**

| RENT            | ESTIMATE | MOE |
|-----------------|----------|-----|
| Med. Gross Rent | 3,501    | 0   |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 352. Race/Ethnicity**

| RACE/ETHNICITY                                                 | ESTIMATE | MOE |
|----------------------------------------------------------------|----------|-----|
| White alone, Not Hispanic                                      | 1,747    | 228 |
| Black or African American alone, Not Hispanic                  | 0        | 13  |
| American Indian and Alaska Native alone, Not Hispanic          | 5        | 7   |
| Asian alone, Not Hispanic                                      | 772      | 163 |
| Native Hawaiian and Other Pacific Islander alone, Not Hispanic | 0        | 13  |
| Some other race alone, Not Hispanic                            | 23       | 23  |
| Two or more races, Not Hispanic                                | 334      | 312 |
| Hispanic, all Races                                            | 8        | 10  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 353. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 566      | 92  | White Alone Householder                                            | 677             | 103             | 0.84  | 0.05          |
| Renter | 111      | 41  | White Alone Householder                                            | 677             | 103             | 0.16  | 0.06          |
| Owner  | 0        | 13  | Black or African American<br>Alone Householder                     | 0               | 13              | -     | -             |
| Renter | 0        | 13  | Black or African American<br>Alone Householder                     | 0               | 13              | -     | -             |
| Owner  | 0        | 13  | American Indian and<br>Alaska Native Alone<br>Householder          | 0               | 13              | -     | -             |
| Renter | 0        | 13  | American Indian and<br>Alaska Native Alone<br>Householder          | 0               | 13              | -     | -             |
| Owner  | 211      | 52  | Asian Alone Householder                                            | 248             | 57              | 0.85  | 0.08          |
| Renter | 37       | 30  | Asian Alone Householder                                            | 248             | 57              | 0.15  | 0.12          |
| Owner  | 0        | 13  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 13              | -     | -             |
| Renter | 0        | 13  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 13              | -     | -             |
| Owner  | 5        | 8   | Some Other Race Alone<br>Householder                               | 5               | 8               | 1.00  | 2.26          |
| Renter | 0        | 13  | Some Other Race Alone<br>Householder                               | 5               | 8               | 0.00  | 2.60          |
| Owner  | 13       | 12  | Two or More Races<br>Householder                                   | 81              | 66              | 0.16  | 0.07          |
| Renter | 68       | 69  | Two or More Races<br>Householder                                   | 81              | 66              | 0.84  | 0.51          |
| Owner  | 562      | 92  | White Alone, Not Hispanic<br>or Latino Householder                 | 673             | 103             | 0.84  | 0.05          |
| Renter | 111      | 41  | White Alone, Not Hispanic<br>or Latino Householder                 | 673             | 103             | 0.16  | 0.06          |
| Owner  | 8        | 10  | Hispanic or Latino<br>Householder                                  | 8               | 10              | 1.00  | 1.77          |
| Renter | 0        | 13  | Hispanic or Latino<br>Householder                                  | 8               | 10              | 0.00  | 1.63          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 354. Tenure by AMI**

| TENURE          | AMI                   | EST | MOE |
|-----------------|-----------------------|-----|-----|
| Owner occupied  | Less than 30% AMI     | 25  | 0   |
| Owner occupied  | 30%-50% AMI           | 25  | 0   |
| Owner occupied  | 50%-80% AMI           | 35  | 0   |
| Owner occupied  | 80%-100% AMI          | 40  | 0   |
| Owner occupied  | Greater than 100% AMI | 730 | 0   |
| Renter occupied | Less than 30% AMI     | 4   | 0   |
| Renter occupied | 30%-50% AMI           | 0   | 0   |
| Renter occupied | 50%-80% AMI           | 25  | 0   |
| Renter occupied | 80%-100% AMI          | 30  | 0   |
| Renter occupied | Greater than 100% AMI | 135 | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 355. Income Distribution**

| INCOME                 | ESTIMATE<br>2023 | MOE<br>2023 | ESTIMATE<br>2013 | MOE<br>2013 |
|------------------------|------------------|-------------|------------------|-------------|
| Less than \$10,000     | 20               | 19          | 44               | 30          |
| \$10,000 to \$14,999   | 4                | 6           | 28               | 30          |
| \$15,000 to \$19,999   | 0                | 13          | 16               | 24          |
| \$20,000 to \$24,999   | 10               | 11          | 8                | 11          |
| \$25,000 to \$29,999   | 17               | 17          | 30               | 32          |
| \$30,000 to \$34,999   | 28               | 20          | 11               | 12          |
| \$35,000 to \$39,999   | 7                | 10          | 20               | 17          |
| \$40,000 to \$44,999   | 12               | 17          | 25               | 19          |
| \$45,000 to \$49,999   | 5                | 8           | 8                | 12          |
| \$50,000 to \$59,999   | 9                | 10          | 38               | 24          |
| \$60,000 to \$74,999   | 16               | 14          | 31               | 18          |
| \$75,000 to \$99,999   | 84               | 45          | 44               | 23          |
| \$100,000 to \$124,999 | 39               | 20          | 85               | 38          |
| \$125,000 to \$149,999 | 56               | 51          | 65               | 34          |
| \$150,000 to \$199,999 | 116              | 71          | 96               | 33          |
| \$200,000 or more      | 588              | 85          | 497              | 57          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 356. Housing Units by Type**

| HOUSING TYPE                     | ESTIMATE | MOE  |
|----------------------------------|----------|------|
| 1-unit, attached                 | 0        | 13.0 |
| 1-unit, detached                 | 1,065    | 94.5 |
| 10 or more units                 | 0        | 13.0 |
| 2-9 units                        | 4        | 14.3 |
| Mobile home, Boat, RV, Van, etc. | 8        | 15.3 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 357. Rental Vacancy**

| ESTIMATE | MOE  | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|------|-----------------|-----------------|--------------------|----------------------------|
| 21       | 28.2 | 237             | 67.2            | 0.09               | 0.12                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 358. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | 11                 |
| Total Units                                | 2023    | 15                 |
| Total Units                                | 2024    | 13                 |
| Total Units                                | YTD2025 | 1                  |
| Units in 2-Unit Multifamily Structures     | 2022    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2023    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2024    | 0                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2023    | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2024    | 0                  |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | 0                  |
| Units in All Multifamily Structures        | 2022    | 0                  |
| Units in All Multifamily Structures        | 2023    | 0                  |
| Units in All Multifamily Structures        | 2024    | 0                  |
| Units in All Multifamily Structures        | YTD2025 | 0                  |
| Units in Single Family Structures          | 2022    | 11                 |
| Units in Single Family Structures          | 2023    | 15                 |
| Units in Single Family Structures          | 2024    | 13                 |
| Units in Single Family Structures          | YTD2025 | 1                  |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change





### Exhibit 359. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 20                | 0            | 10                | 0            | 0.02           | 0.01           |
| owner  | 50%-80% AMI           | 4                 | 0            | 0                 | 0            | 0.00           | 0.00           |
| owner  | 80%-100% AMI          | 0                 | 0            | 8                 | 0            | 0.00           | 0.01           |
| owner  | Greater than 100% AMI | 890               | 0            | 835               | 0            | 0.97           | 0.98           |
| renter | Less than 30% AMI     | 25                | 0            | 30                | 0            | 0.20           | 0.15           |
| renter | 30%-50% AMI           | 8                 | 0            | 0                 | 0            | 0.06           | 0.00           |
| renter | 50%-80% AMI           | 15                | 0            | 15                | 0            | 0.12           | 0.08           |
| renter | Greater than 80% AMI  | 80                | 0            | 150               | 0            | 0.63           | 0.77           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

## Funding Landscape

### DATA AND INFORMATION USED FOR INVENTORY

This profile draws on the most reliable data available. Dedicated tax revenue streams are supported by consistent administrative records, while information on other local tools – such as fee waivers, general fund allocations, or incentive programs – is based on publicly available documents or self-reported sources. As a result, this profile likely reflects only a portion of total local activity and should be considered a conservative estimate of the jurisdiction’s housing-related efforts.

Medina currently implements a dedicated tax revenue stream through the sales tax credit as and participates actively in regional housing partnerships.

### USE OF TAX-BASED TOOLS

In 2024, Medina’s revenue through the sales tax credit (HB 1406) was \$11,289 according to the Washington State Department of Revenue.<sup>97</sup>

<sup>97</sup> Washington State Department of Revenue, *Local sales and use tax distributions: Calendar year 2024*.



## PARTICIPATION IN REGIONAL EFFORTS & REPORTED HOUSING PRODUCTION

Medina has been a member of ARCH since 2000.<sup>98</sup> According to the city's 2025 budget, Medina allocated \$38,066 from their general fund and HB 1406 contributions for ARCH membership dues and the ARCH Housing Trust Fund.<sup>99</sup>

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<sup>98</sup> Metropolitan King County Council, *Revised staff report: Agenda item no. 6, proposed ordinance 2000-0221*.

<sup>99</sup> City of Medina. (2024). *2025 adopted budget memo*. [https://www.medinawa.gov/sites/default/files/fileattachments/finance\\_amp\\_human\\_resources/page/17003/2025\\_adopted\\_budget\\_with\\_salary\\_schedule.pdf](https://www.medinawa.gov/sites/default/files/fileattachments/finance_amp_human_resources/page/17003/2025_adopted_budget_with_salary_schedule.pdf)



# Mercer Island

## Housing Needs

### Exhibit 360: Jurisdictional Housing Needs 2019-2044

| JURISDICTION/<br>CATEGORY                   | TOTAL  | 0 TO ≤30%   |     | >30 TO<br>≤50% | >50 TO<br>≤80% | >80 TO<br>≤100% | >100<br>TO<br>≤120% | >120% | EMERGENCY<br>HOUSING<br>NEEDS |
|---------------------------------------------|--------|-------------|-----|----------------|----------------|-----------------|---------------------|-------|-------------------------------|
|                                             |        | NON-<br>PSH | PSH |                |                |                 |                     |       |                               |
| Mercer Island<br>Total Future<br>Need: 2044 | 11,808 | 613         | 178 | 487            | 674            | 1,510           | 1,239               | 7,107 | 237                           |
| Mercer Island<br>Baseline Supply:<br>2019   | 10,569 | 274         | 0   | 285            | 186            | 1,506           | 1,234               | 7,084 | 0                             |
| Mercer Island<br>Net New Need:<br>2019-2044 | 1,239  | 339         | 178 | 202            | 488            | 4               | 5                   | 23    | 237                           |

Source: 2021 King County Countywide Planning Policies.

## Housing Data Points

### Exhibit 361. Population

| POPULATION | ESTIMATE | MOE |
|------------|----------|-----|
| Population | 25,282   | 27  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 362. Household Size

| HOUSHOLD                   | ESTIMATE | MOE   |
|----------------------------|----------|-------|
| 1-person household         | 2,356    | 352.4 |
| 2-person household         | 3,610    | 402.4 |
| 3-person household         | 1,437    | 218.0 |
| 4-person household         | 1,695    | 257.2 |
| 5-person household         | 675      | 167.7 |
| 6-person household         | 103      | 48.0  |
| 7-or-more person household | 17       | 36.8  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 363. Cost Burden

| COST BURDEN     | ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT<br>_MOE |
|-----------------|----------|-------|-----------------|-----------------|-------------------------|---------------------------------|
| Over 30 Percent | 2,810    | 397.1 | 9,711           | 327.85          | 0.29                    | 0.04                            |
| Over 50 Percent | 1,370    | 306.0 | 9,711           | 327.85          | 0.14                    | 0.03                            |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 364. Number of Housing Units**

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 10,454   | 383 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 365. Income-Restricted Housing by AMI**

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| 30       | 59        | 13        | 0           |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.

**Exhibit 366. Rents**

| RENT            | ESTIMATE | MOE |
|-----------------|----------|-----|
| Med. Gross Rent | 2,464    | 136 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 367. Race/Ethnicity**

| RACE/ETHNICITY                                                 | ESTIMATE | MOE |
|----------------------------------------------------------------|----------|-----|
| White alone, Not Hispanic                                      | 16,503   | 719 |
| Black or African American alone, Not Hispanic                  | 345      | 200 |
| American Indian and Alaska Native alone, Not Hispanic          | 7        | 11  |
| Asian alone, Not Hispanic                                      | 5,609    | 637 |
| Native Hawaiian and Other Pacific Islander alone, Not Hispanic | 0        | 25  |
| Some other race alone, Not Hispanic                            | 162      | 99  |
| Two or more races, Not Hispanic                                | 2,068    | 462 |
| Hispanic, all Races                                            | 588      | 208 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 368. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 4,913    | 342 | White Alone Householder                                            | 7,395           | 445             | 0.66  | 0.02          |
| Renter | 2,482    | 389 | White Alone Householder                                            | 7,395           | 445             | 0.34  | 0.05          |
| Owner  | 35       | 28  | Black or African American<br>Alone Householder                     | 87              | 51              | 0.40  | 0.22          |
| Renter | 52       | 45  | Black or African American<br>Alone Householder                     | 87              | 51              | 0.60  | 0.38          |
| Owner  | 13       | 19  | American Indian and<br>Alaska Native Alone<br>Householder          | 13              | 19              | 1.00  | 2.07          |
| Renter | 0        | 25  | American Indian and<br>Alaska Native Alone<br>Householder          | 13              | 19              | 0.00  | 1.92          |
| Owner  | 1,259    | 202 | Asian Alone Householder                                            | 1,913           | 275             | 0.66  | 0.05          |
| Renter | 654      | 188 | Asian Alone Householder                                            | 1,913           | 275             | 0.34  | 0.09          |
| Owner  | 0        | 25  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 25              | .     | .             |
| Renter | 0        | 25  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 25              | .     | .             |
| Owner  | 26       | 23  | Some Other Race Alone<br>Householder                               | 36              | 28              | 0.72  | 0.30          |
| Renter | 10       | 17  | Some Other Race Alone<br>Householder                               | 36              | 28              | 0.28  | 0.42          |
| Owner  | 283      | 101 | Two or More Races<br>Householder                                   | 449             | 139             | 0.63  | 0.11          |
| Renter | 166      | 87  | Two or More Races<br>Householder                                   | 449             | 139             | 0.37  | 0.16          |
| Owner  | 4,874    | 344 | White Alone, Not Hispanic<br>or Latino Householder                 | 7,346           | 451             | 0.66  | 0.02          |
| Renter | 2,472    | 391 | White Alone, Not Hispanic<br>or Latino Householder                 | 7,346           | 451             | 0.34  | 0.05          |
| Owner  | 141      | 80  | Hispanic or Latino<br>Householder                                  | 230             | 109             | 0.61  | 0.19          |
| Renter | 89       | 74  | Hispanic or Latino<br>Householder                                  | 230             | 109             | 0.39  | 0.26          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 369. Tenure by AMI**

| TENURE          | AMI                   | EST   | MOE |
|-----------------|-----------------------|-------|-----|
| Owner occupied  | Less than 30% AMI     | 450   | 0   |
| Owner occupied  | 30%-50% AMI           | 235   | 0   |
| Owner occupied  | 50%-80% AMI           | 360   | 0   |
| Owner occupied  | 80%-100% AMI          | 290   | 0   |
| Owner occupied  | Greater than 100% AMI | 5,270 | 0   |
| Renter occupied | Less than 30% AMI     | 450   | 0   |
| Renter occupied | 30%-50% AMI           | 430   | 0   |
| Renter occupied | 50%-80% AMI           | 390   | 0   |
| Renter occupied | 80%-100% AMI          | 155   | 0   |
| Renter occupied | Greater than 100% AMI | 1,725 | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 370. Income Distribution**

| INCOME                 | ESTIMATE<br>2023 | MOE<br>2023 | ESTIMATE<br>2013 | MOE<br>2013 |
|------------------------|------------------|-------------|------------------|-------------|
| Less than \$10,000     | 250              | 114         | 259              | 122         |
| \$10,000 to \$14,999   | 60               | 41          | 171              | 102         |
| \$15,000 to \$19,999   | 213              | 141         | 91               | 50          |
| \$20,000 to \$24,999   | 86               | 51          | 318              | 125         |
| \$25,000 to \$29,999   | 117              | 80          | 182              | 79          |
| \$30,000 to \$34,999   | 253              | 182         | 257              | 106         |
| \$35,000 to \$39,999   | 238              | 150         | 226              | 87          |
| \$40,000 to \$44,999   | 108              | 68          | 288              | 89          |
| \$45,000 to \$49,999   | 153              | 99          | 247              | 102         |
| \$50,000 to \$59,999   | 190              | 85          | 365              | 105         |
| \$60,000 to \$74,999   | 571              | 187         | 496              | 114         |
| \$75,000 to \$99,999   | 563              | 178         | 935              | 200         |
| \$100,000 to \$124,999 | 577              | 161         | 849              | 176         |
| \$125,000 to \$149,999 | 647              | 257         | 903              | 179         |
| \$150,000 to \$199,999 | 862              | 220         | 1,091            | 200         |
| \$200,000 or more      | 5,005            | 318         | 2,777            | 237         |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 371. Housing Units by Type**

| HOUSING TYPE                     | ESTIMATE | MOE   |
|----------------------------------|----------|-------|
| 1-unit, attached                 | 37       | 36.8  |
| 1-unit, detached                 | 6,857    | 299.7 |
| 10 or more units                 | 2,874    | 329.2 |
| 2-9 units                        | 602      | 185.7 |
| Mobile home, Boat, RV, Van, etc. | 84       | 80.0  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 372. Rental Vacancy**

| ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|-------|-----------------|-----------------|--------------------|----------------------------|
| 130      | 114.2 | 3,494           | 382.5           | 0.04               | 0.03                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 373. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | 26                 |
| Total Units                                | 2023    | 23                 |
| Total Units                                | 2024    | 26                 |
| Total Units                                | YTD2025 | 8                  |
| Units in 2-Unit Multifamily Structures     | 2022    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2023    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2024    | 0                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2023    | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2024    | 0                  |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | 0                  |
| Units in All Multifamily Structures        | 2022    | 0                  |
| Units in All Multifamily Structures        | 2023    | 0                  |
| Units in All Multifamily Structures        | 2024    | 0                  |
| Units in All Multifamily Structures        | YTD2025 | 0                  |
| Units in Single Family Structures          | 2022    | 26                 |
| Units in Single Family Structures          | 2023    | 23                 |
| Units in Single Family Structures          | 2024    | 26                 |
| Units in Single Family Structures          | YTD2025 | 8                  |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change





### Exhibit 374. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 85                | 0            | 85                | 0            | 0.01           | 0.01           |
| owner  | 50%-80% AMI           | 90                | 0            | 30                | 0            | 0.01           | 0.00           |
| owner  | 80%-100% AMI          | 70                | 0            | 145               | 0            | 0.01           | 0.02           |
| owner  | Greater than 100% AMI | 6,795             | 0            | 6,350             | 0            | 0.97           | 0.96           |
| renter | Less than 30% AMI     | 240               | 0            | 255               | 0            | 0.10           | 0.08           |
| renter | 30%-50% AMI           | 180               | 0            | 55                | 0            | 0.07           | 0.02           |
| renter | 50%-80% AMI           | 480               | 0            | 525               | 0            | 0.19           | 0.16           |
| renter | Greater than 80% AMI  | 1,590             | 0            | 2,390             | 0            | 0.64           | 0.74           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

## Funding Landscape

### DATA AND INFORMATION USED FOR INVENTORY

This profile draws on the most reliable data available. Dedicated tax revenue streams are supported by consistent administrative records, while information on other local tools – such as fee waivers, general fund allocations, or incentive programs – is based on publicly available documents or self-reported sources. As a result, this profile likely reflects only a portion of total local activity and should be considered a conservative estimate of the jurisdiction’s housing-related efforts.

Mercer Island currently implements land use-based tools, has a dedicated tax revenue stream through the sales tax credit, and participates actively in regional housing partnerships.

### USE OF LAND-BASED TOOLS

Based on review of public records and self-reports, Mercer Island currently implements the following tools for land use-based value capture tools and tax expenditure or fee offset programs:

- ◆ Inclusionary Zoning Requirements<sup>100</sup>

<sup>100</sup> City of Mercer Island. (n.d.). § 19.11.040 – affordable housing. [https://library.municode.com/wa/mercerc\\_island/codes/city\\_code?nodeId=CIC00R\\_TIT19UNLADECO\\_CH19.11TOCEDEDEST\\_19.11.040AFHO](https://library.municode.com/wa/mercerc_island/codes/city_code?nodeId=CIC00R_TIT19UNLADECO_CH19.11TOCEDEDEST_19.11.040AFHO)



## USE OF TAX-BASED TOOLS

In 2024, Mercer Island's revenue through the sales tax credit (HB 1406) was \$37,538 according to the Washington State Department of Revenue.<sup>101</sup>

## PARTICIPATION IN REGIONAL EFFORTS & REPORTED HOUSING PRODUCTION

Mercer Island has been a member of ARCH since 1993.<sup>102</sup> According to ARCH's first quarter of 2025 report, Mercer Island contributed around \$50,000 to the ARCH Housing Trust Fund from their general fund. Through ARCH, Mercer Island has obligated a modest number of affordable rental units through its inclusionary and incentive zoning tools administered by ARCH. Between Q2 2024 and Q1 2025, ARCH reported less than 20 rental units obligated in Mercer Island under recorded agreements.<sup>103</sup>

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<sup>101</sup> Washington State Department of Revenue, *Local sales and use tax distributions: Calendar year 2024*.

<sup>102</sup> Metropolitan King County Council, *Revised staff report: Agenda item no. 6, proposed ordinance 2000-0221*.

<sup>103</sup> A Regional Coalition for Housing, *First quarter report 2025*.



# Milton

## Housing Needs

### Exhibit 375: Jurisdictional Housing Needs 2019-2044

| JURISDICTION/<br>CATEGORY            | TOTAL | 0 TO ≤30%   |     | >30 TO<br>≤50% | >50 TO<br>≤80% | >80 TO<br>≤100% | >100<br>TO<br>≤120% | >120% | EMERGENCY<br>HOUSING<br>NEEDS |
|--------------------------------------|-------|-------------|-----|----------------|----------------|-----------------|---------------------|-------|-------------------------------|
|                                      |       | NON-<br>PSH | PSH |                |                |                 |                     |       |                               |
| Milton Total<br>Future Need:<br>2044 | 737   | 20          | 7   | 211            | 119            | 224             | 74                  | 82    | 10                            |
| Milton Baseline<br>Supply: 2019      | 687   | 7           | 0   | 211            | 111            | 221             | 71                  | 66    | 0                             |
| Milton Net New<br>Need: 2019-2044    | 50    | 13          | 7   | 0              | 8              | 3               | 3                   | 16    | 10                            |

Source: 2021 King County Countywide Planning Policies.

## Housing Data Points

### Exhibit 376. Population

| POPULATION | ESTIMATE | MOE |
|------------|----------|-----|
| Population | 8,747    | 611 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 377. Household Size

| HOUSHOLD                   | ESTIMATE | MOE   |
|----------------------------|----------|-------|
| 1-person household         | 992      | 244.7 |
| 2-person household         | 839      | 179.4 |
| 3-person household         | 445      | 150.0 |
| 4-person household         | 526      | 193.9 |
| 5-person household         | 209      | 96.6  |
| 6-person household         | 123      | 97.7  |
| 7-or-more person household | 85       | 59.1  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 378. Cost Burden

| COST BURDEN     | ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT<br>_MOE |
|-----------------|----------|-------|-----------------|-----------------|-------------------------|---------------------------------|
| Over 30 Percent | 1,197    | 240.8 | 3,215           | 245.61          | 0.37                    | 0.07                            |
| Over 50 Percent | 598      | 176.4 | 3,215           | 245.61          | 0.19                    | 0.05                            |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 379. Number of Housing Units**

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 3,340    | 276 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 380. Income-Restricted Housing by AMI**

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| -        | -         | -         | -           |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.

**Exhibit 381. Rents**

| RENT            | ESTIMATE | MOE |
|-----------------|----------|-----|
| Med. Gross Rent | 1,986    | 183 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 382. Race/Ethnicity**

| RACE/ETHNICITY                                                 | ESTIMATE | MOE |
|----------------------------------------------------------------|----------|-----|
| White alone, Not Hispanic                                      | 5,829    | 899 |
| Black or African American alone, Not Hispanic                  | 205      | 129 |
| American Indian and Alaska Native alone, Not Hispanic          | 18       | 22  |
| Asian alone, Not Hispanic                                      | 602      | 266 |
| Native Hawaiian and Other Pacific Islander alone, Not Hispanic | 113      | 139 |
| Some other race alone, Not Hispanic                            | 120      | 165 |
| Two or more races, Not Hispanic                                | 551      | 246 |
| Hispanic, all Races                                            | 1,309    | 506 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 383. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 1,522    | 233 | White Alone Householder                                            | 2,422           | 242             | 0.63  | 0.07          |
| Renter | 900      | 174 | White Alone Householder                                            | 2,422           | 242             | 0.37  | 0.06          |
| Owner  | 11       | 20  | Black or African American<br>Alone Householder                     | 100             | 82              | 0.11  | 0.18          |
| Renter | 89       | 80  | Black or African American<br>Alone Householder                     | 100             | 82              | 0.89  | 0.33          |
| Owner  | 53       | 46  | American Indian and<br>Alaska Native Alone<br>Householder          | 53              | 46              | 1.00  | 1.23          |
| Renter | 0        | 19  | American Indian and<br>Alaska Native Alone<br>Householder          | 53              | 46              | 0.00  | 0.36          |
| Owner  | 204      | 105 | Asian Alone Householder                                            | 268             | 123             | 0.76  | 0.18          |
| Renter | 64       | 76  | Asian Alone Householder                                            | 268             | 123             | 0.24  | 0.26          |
| Owner  | 17       | 27  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 44              | 54              | 0.39  | 0.39          |
| Renter | 27       | 38  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 44              | 54              | 0.61  | 0.42          |
| Owner  | 11       | 19  | Some Other Race Alone<br>Householder                               | 61              | 49              | 0.18  | 0.28          |
| Renter | 50       | 48  | Some Other Race Alone<br>Householder                               | 61              | 49              | 0.82  | 0.43          |
| Owner  | 60       | 45  | Two or More Races<br>Householder                                   | 271             | 146             | 0.22  | 0.12          |
| Renter | 211      | 138 | Two or More Races<br>Householder                                   | 271             | 146             | 0.78  | 0.29          |
| Owner  | 1,410    | 254 | White Alone, Not Hispanic<br>or Latino Householder                 | 2,226           | 280             | 0.63  | 0.08          |
| Renter | 816      | 167 | White Alone, Not Hispanic<br>or Latino Householder                 | 2,226           | 280             | 0.37  | 0.06          |
| Owner  | 164      | 78  | Hispanic or Latino<br>Householder                                  | 323             | 126             | 0.51  | 0.14          |
| Renter | 159      | 112 | Hispanic or Latino<br>Householder                                  | 323             | 126             | 0.49  | 0.29          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 384. Tenure by AMI**

| TENURE          | AMI                   | EST | MOE |
|-----------------|-----------------------|-----|-----|
| Owner occupied  | Less than 30% AMI     | 15  | 0   |
| Owner occupied  | 30%-50% AMI           | 25  | 0   |
| Owner occupied  | 50%-80% AMI           | 50  | 0   |
| Owner occupied  | 80%-100% AMI          | 70  | 0   |
| Owner occupied  | Greater than 100% AMI | 225 | 0   |
| Renter occupied | Less than 30% AMI     | 60  | 0   |
| Renter occupied | 30%-50% AMI           | 15  | 0   |
| Renter occupied | 50%-80% AMI           | 60  | 0   |
| Renter occupied | 80%-100% AMI          | 25  | 0   |
| Renter occupied | Greater than 100% AMI | 85  | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 385. Income Distribution**

| INCOME                 | ESTIMATE<br>2023 | MOE<br>2023 | ESTIMATE<br>2013 | MOE<br>2013 |
|------------------------|------------------|-------------|------------------|-------------|
| Less than \$10,000     | 111              | 83          | 75               | 44          |
| \$10,000 to \$14,999   | 25               | 31          | 140              | 78          |
| \$15,000 to \$19,999   | 28               | 35          | 212              | 96          |
| \$20,000 to \$24,999   | 124              | 98          | 129              | 86          |
| \$25,000 to \$29,999   | 75               | 73          | 44               | 32          |
| \$30,000 to \$34,999   | 163              | 108         | 102              | 77          |
| \$35,000 to \$39,999   | 82               | 63          | 71               | 54          |
| \$40,000 to \$44,999   | 101              | 65          | 109              | 52          |
| \$45,000 to \$49,999   | 17               | 22          | 197              | 92          |
| \$50,000 to \$59,999   | 142              | 72          | 330              | 132         |
| \$60,000 to \$74,999   | 385              | 169         | 414              | 142         |
| \$75,000 to \$99,999   | 626              | 193         | 417              | 148         |
| \$100,000 to \$124,999 | 428              | 169         | 419              | 115         |
| \$125,000 to \$149,999 | 166              | 92          | 152              | 80          |
| \$150,000 to \$199,999 | 403              | 191         | 97               | 50          |
| \$200,000 or more      | 343              | 107         | 78               | 50          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 386. Housing Units by Type**

| HOUSING TYPE                     | ESTIMATE | MOE   |
|----------------------------------|----------|-------|
| 1-unit, attached                 | 203      | 88.3  |
| 1-unit, detached                 | 1,702    | 237.7 |
| 10 or more units                 | 698      | 204.4 |
| 2-9 units                        | 546      | 152.2 |
| Mobile home, Boat, RV, Van, etc. | 191      | 87.1  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 387. Rental Vacancy**

| ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|-------|-----------------|-----------------|--------------------|----------------------------|
| 77       | 102.8 | 1,418           | 223.1           | 0.05               | 0.07                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 388. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | -                  |
| Total Units                                | 2023    | -                  |
| Total Units                                | 2024    | -                  |
| Total Units                                | YTD2025 | -                  |
| Units in 2-Unit Multifamily Structures     | 2022    | -                  |
| Units in 2-Unit Multifamily Structures     | 2023    | -                  |
| Units in 2-Unit Multifamily Structures     | 2024    | -                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | -                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | -                  |
| Units in 5+-Unit Multifamily Structures    | 2023    | -                  |
| Units in 5+-Unit Multifamily Structures    | 2024    | -                  |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | -                  |
| Units in All Multifamily Structures        | 2022    | -                  |
| Units in All Multifamily Structures        | 2023    | -                  |
| Units in All Multifamily Structures        | 2024    | -                  |
| Units in All Multifamily Structures        | YTD2025 | -                  |
| Units in Single Family Structures          | 2022    | -                  |
| Units in Single Family Structures          | 2023    | -                  |
| Units in Single Family Structures          | 2024    | -                  |
| Units in Single Family Structures          | YTD2025 | -                  |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change





### Exhibit 389. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 90                | 0            | 115               | 0            | 0.26           | 0.29           |
| owner  | 50%-80% AMI           | 15                | 0            | 20                | 0            | 0.04           | 0.05           |
| owner  | 80%-100% AMI          | 95                | 0            | 85                | 0            | 0.28           | 0.22           |
| owner  | Greater than 100% AMI | 140               | 0            | 175               | 0            | 0.41           | 0.44           |
| renter | Less than 30% AMI     | 10                | 0            | 10                | 0            | 1.00           | 0.05           |
| renter | 30%-50% AMI           | 0                 | 0            | 30                | 0            | 0.00           | 0.14           |
| renter | 50%-80% AMI           | 0                 | 0            | 125               | 0            | 0.00           | 0.60           |
| renter | Greater than 80% AMI  | 0                 | 0            | 45                | 0            | 0.00           | 0.21           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).



# Newcastle

## Housing Needs

**Exhibit 390: Jurisdictional Housing Needs 2019-2044**

| JURISDICTION/<br>CATEGORY                | TOTAL | 0 TO ≤30%   |     | >30 TO<br>≤50% | >50 TO<br>≤80% | >80 TO<br>≤100% | >100<br>TO<br>≤120% | >120% | EMERGENCY<br>HOUSING<br>NEEDS |
|------------------------------------------|-------|-------------|-----|----------------|----------------|-----------------|---------------------|-------|-------------------------------|
|                                          |       | NON-<br>PSH | PSH |                |                |                 |                     |       |                               |
| Newcastle Total<br>Future Need:<br>2044  | 6,952 | 703         | 329 | 566            | 399            | 614             | 514                 | 3,827 | 283                           |
| Newcastle<br>Baseline Supply:<br>2019    | 5,472 | 76          | 0   | 133            | 377            | 605             | 504                 | 3,777 | 0                             |
| Newcastle Net<br>New Need: 2019-<br>2044 | 1,480 | 627         | 329 | 433            | 22             | 9               | 10                  | 50    | 283                           |

Source: 2021 King County Countywide Planning Policies.

## Housing Data Points

**Exhibit 391. Population**

| POPULATION | ESTIMATE | MOE |
|------------|----------|-----|
| Population | 12,945   | 31  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 392. Household Size**

| HOUSHOLD                   | ESTIMATE | MOE   |
|----------------------------|----------|-------|
| 1-person household         | 1,253    | 256.8 |
| 2-person household         | 1,790    | 283.0 |
| 3-person household         | 1,096    | 250.1 |
| 4-person household         | 1,065    | 275.8 |
| 5-person household         | 128      | 68.0  |
| 6-person household         | 41       | 47.4  |
| 7-or-more person household | 0        | 21.0  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 393. Cost Burden**

| COST BURDEN     | ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT_MOE |
|-----------------|----------|-------|-----------------|-----------------|-------------------------|-----------------------------|
| Over 30 Percent | 1,446    | 317.7 | 5,293           | 242.35          | 0.27                    | 0.06                        |
| Over 50 Percent | 920      | 279.9 | 5,293           | 242.35          | 0.17                    | 0.05                        |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 394. Number of Housing Units**

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 5,723    | 265 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 395. Income-Restricted Housing by AMI**

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| 3        | 24        | 21        | 0           |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.

**Exhibit 396. Rents**

| RENT            | ESTIMATE | MOE |
|-----------------|----------|-----|
| Med. Gross Rent | 2,314    | 48  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 397. Race/Ethnicity**

| RACE/ETHNICITY                                                 | ESTIMATE | MOE |
|----------------------------------------------------------------|----------|-----|
| White alone, Not Hispanic                                      | 5,228    | 493 |
| Black or African American alone, Not Hispanic                  | 203      | 134 |
| American Indian and Alaska Native alone, Not Hispanic          | 0        | 21  |
| Asian alone, Not Hispanic                                      | 5,118    | 632 |
| Native Hawaiian and Other Pacific Islander alone, Not Hispanic | 0        | 21  |
| Some other race alone, Not Hispanic                            | 403      | 462 |
| Two or more races, Not Hispanic                                | 1,239    | 402 |
| Hispanic, all Races                                            | 754      | 299 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 398. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 1,639    | 242 | White Alone Householder                                            | 2,705           | 277             | 0.61  | 0.06          |
| Renter | 1,066    | 219 | White Alone Householder                                            | 2,705           | 277             | 0.39  | 0.07          |
| Owner  | 10       | 19  | Black or African American<br>Alone Householder                     | 112             | 104             | 0.09  | 0.15          |
| Renter | 102      | 102 | Black or African American<br>Alone Householder                     | 112             | 104             | 0.91  | 0.34          |
| Owner  | 0        | 21  | American Indian and<br>Alaska Native Alone<br>Householder          | 0               | 21              | .     | .             |
| Renter | 0        | 21  | American Indian and<br>Alaska Native Alone<br>Householder          | 0               | 21              | .     | .             |
| Owner  | 1,395    | 210 | Asian Alone Householder                                            | 2,022           | 237             | 0.69  | 0.07          |
| Renter | 627      | 201 | Asian Alone Householder                                            | 2,022           | 237             | 0.31  | 0.09          |
| Owner  | 0        | 21  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 21              | .     | .             |
| Renter | 0        | 21  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 21              | .     | .             |
| Owner  | 196      | 262 | Some Other Race Alone<br>Householder                               | 208             | 262             | 0.94  | 0.42          |
| Renter | 12       | 20  | Some Other Race Alone<br>Householder                               | 208             | 262             | 0.06  | 0.06          |
| Owner  | 179      | 127 | Two or More Races<br>Householder                                   | 326             | 158             | 0.55  | 0.28          |
| Renter | 147      | 111 | Two or More Races<br>Householder                                   | 326             | 158             | 0.45  | 0.26          |
| Owner  | 1,557    | 244 | White Alone, Not Hispanic<br>or Latino Householder                 | 2,570           | 276             | 0.61  | 0.07          |
| Renter | 1,013    | 214 | White Alone, Not Hispanic<br>or Latino Householder                 | 2,570           | 276             | 0.39  | 0.07          |
| Owner  | 124      | 72  | Hispanic or Latino<br>Householder                                  | 242             | 104             | 0.51  | 0.20          |
| Renter | 118      | 71  | Hispanic or Latino<br>Householder                                  | 242             | 104             | 0.49  | 0.21          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 399. Tenure by AMI**

| TENURE          | AMI                   | EST   | MOE |
|-----------------|-----------------------|-------|-----|
| Owner occupied  | Less than 30% AMI     | 120   | 0   |
| Owner occupied  | 30%-50% AMI           | 300   | 0   |
| Owner occupied  | 50%-80% AMI           | 255   | 0   |
| Owner occupied  | 80%-100% AMI          | 150   | 0   |
| Owner occupied  | Greater than 100% AMI | 2,820 | 0   |
| Renter occupied | Less than 30% AMI     | 390   | 0   |
| Renter occupied | 30%-50% AMI           | 130   | 0   |
| Renter occupied | 50%-80% AMI           | 185   | 0   |
| Renter occupied | 80%-100% AMI          | 95    | 0   |
| Renter occupied | Greater than 100% AMI | 770   | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 400. Income Distribution**

| INCOME                 | ESTIMATE<br>2023 | MOE<br>2023 | ESTIMATE<br>2013 | MOE<br>2013 |
|------------------------|------------------|-------------|------------------|-------------|
| Less than \$10,000     | 116              | 80          | 104              | 63          |
| \$10,000 to \$14,999   | 94               | 111         | 47               | 32          |
| \$15,000 to \$19,999   | 150              | 117         | 49               | 47          |
| \$20,000 to \$24,999   | 151              | 125         | 79               | 57          |
| \$25,000 to \$29,999   | 130              | 118         | 134              | 85          |
| \$30,000 to \$34,999   | 60               | 59          | 81               | 60          |
| \$35,000 to \$39,999   | 32               | 34          | 62               | 47          |
| \$40,000 to \$44,999   | 40               | 45          | 79               | 62          |
| \$45,000 to \$49,999   | 157              | 107         | 172              | 104         |
| \$50,000 to \$59,999   | 181              | 126         | 149              | 83          |
| \$60,000 to \$74,999   | 175              | 91          | 270              | 124         |
| \$75,000 to \$99,999   | 368              | 131         | 617              | 171         |
| \$100,000 to \$124,999 | 559              | 186         | 388              | 113         |
| \$125,000 to \$149,999 | 365              | 127         | 399              | 118         |
| \$150,000 to \$199,999 | 559              | 163         | 696              | 168         |
| \$200,000 or more      | 2,236            | 332         | 814              | 160         |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



#### Exhibit 401. Housing Units by Type

| HOUSING TYPE                     | ESTIMATE | MOE   |
|----------------------------------|----------|-------|
| 1-unit, attached                 | 367      | 116.8 |
| 1-unit, detached                 | 3,435    | 286.7 |
| 10 or more units                 | 1,652    | 259.1 |
| 2-9 units                        | 198      | 98.3  |
| Mobile home, Boat, RV, Van, etc. | 71       | 89.5  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

#### Exhibit 402. Rental Vacancy

| ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|-------|-----------------|-----------------|--------------------|----------------------------|
| 208      | 128.0 | 2,162           | 282.7           | 0.10               | 0.06                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 403. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | 17                 |
| Total Units                                | 2023    | 46                 |
| Total Units                                | 2024    | 47                 |
| Total Units                                | YTD2025 | 38                 |
| Units in 2-Unit Multifamily Structures     | 2022    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2023    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2024    | 0                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2023    | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2024    | 0                  |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | 0                  |
| Units in All Multifamily Structures        | 2022    | 0                  |
| Units in All Multifamily Structures        | 2023    | 0                  |
| Units in All Multifamily Structures        | 2024    | 0                  |
| Units in All Multifamily Structures        | YTD2025 | 0                  |
| Units in Single Family Structures          | 2022    | 17                 |
| Units in Single Family Structures          | 2023    | 46                 |
| Units in Single Family Structures          | 2024    | 47                 |
| Units in Single Family Structures          | YTD2025 | 38                 |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change



## Exhibit 404. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 55                | 0            | 55                | 0            | 0.02           | 0.02           |
| owner  | 50%-80% AMI           | 70                | 0            | 95                | 0            | 0.02           | 0.03           |
| owner  | 80%-100% AMI          | 80                | 0            | 80                | 0            | 0.03           | 0.02           |
| owner  | Greater than 100% AMI | 2,750             | 0            | 3,415             | 0            | 0.93           | 0.94           |
| renter | Less than 30% AMI     | 25                | 0            | 25                | 0            | 0.03           | 0.02           |
| renter | 30%-50% AMI           | 55                | 0            | 45                | 0            | 0.06           | 0.03           |
| renter | 50%-80% AMI           | 430               | 0            | 310               | 0            | 0.45           | 0.21           |
| renter | Greater than 80% AMI  | 450               | 0            | 1,075             | 0            | 0.47           | 0.74           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

## Funding Landscape

### DATA AND INFORMATION USED FOR INVENTORY

This profile draws on the most reliable data available. Dedicated tax revenue streams are supported by consistent administrative records, while information on other local tools – such as fee waivers, general fund allocations, or incentive programs – is based on publicly available documents or self-reported sources. As a result, this profile likely reflects only a portion of total local activity and should be considered a conservative estimate of the jurisdiction’s housing-related efforts.

Newcastle currently implements land use-based tools, has a dedicated tax revenue stream through the sales tax credit, and participates actively in regional housing partnerships.

### USE OF LAND-BASED TOOLS

Based on review of public records and self-reports, Newcastle currently implements the following tools for land use-based value capture tools and tax expenditure or fee offset programs:

- ◆ Inclusionary Zoning Requirements<sup>104</sup>
- ◆ Density Bonus<sup>105</sup>

<sup>104</sup> City of Newcastle. (n.d.). § 18.38.020 – affordable housing requirements in CBC overlay zone. <https://www.codepublishing.com/WA/Newcastle/#!/Newcastle18/Newcastle1838.html#18.38.020>

<sup>105</sup> City of Newcastle. (n.d.). § 18.38.030 – locations of affordable housing incentive programs. <https://www.codepublishing.com/WA/Newcastle/#!/Newcastle18/Newcastle1838.html#18.38.030>





## USE OF TAX-BASED TOOLS

In 2024, Newcastle's revenue through the sales tax credit (HB 1406) was \$12,013 according to the Washington State Department of Revenue.<sup>106</sup>

## PARTICIPATION IN REGIONAL EFFORTS & REPORTED HOUSING PRODUCTION

Newcastle has been a member of ARCH since 1993.<sup>107</sup> According to ARCH's first quarter of 2025 report, Newcastle contributed Less than \$15,000 to the ARCH Housing Trust Fund from HB 1406 contributions.<sup>108</sup>

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<sup>106</sup> Washington State Department of Revenue, *Local sales and use tax distributions: Calendar year 2024*.

<sup>107</sup> Metropolitan King County Council, *Revised staff report: Agenda item no. 6, proposed ordinance 2000-0221*.

<sup>108</sup> A Regional Coalition for Housing, *First quarter report 2025*.



# Normandy Park

## Housing Needs

### Exhibit 405: Jurisdictional Housing Needs 2019-2044

| JURISDICTION/<br>CATEGORY                   | TOTAL | 0 TO ≤30%   |     | >30 TO<br>≤50% | >50 TO<br>≤80% | >80 TO<br>≤100% | >100<br>TO<br>≤120% | >120% | EMERGENCY<br>HOUSING<br>NEEDS |
|---------------------------------------------|-------|-------------|-----|----------------|----------------|-----------------|---------------------|-------|-------------------------------|
|                                             |       | NON-<br>PSH | PSH |                |                |                 |                     |       |                               |
| Normandy Park<br>Total Future<br>Need: 2044 | 2,960 | 170         | 21  | 166            | 285            | 230             | 826                 | 1,262 | 29                            |
| Normandy Park<br>Baseline Supply:<br>2019   | 2,807 | 129         | 0   | 134            | 268            | 224             | 820                 | 1,232 | 0                             |
| Normandy Park<br>Net New Need:<br>2019-2044 | 153   | 41          | 21  | 32             | 17             | 6               | 6                   | 30    | 29                            |

Source: 2021 King County Countywide Planning Policies.

## Housing Data Points

### Exhibit 406. Population

| POPULATION | ESTIMATE | MOE |
|------------|----------|-----|
| Population | 6,659    | 24  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 407. Household Size

| HOUSHOLD                   | ESTIMATE | MOE   |
|----------------------------|----------|-------|
| 1-person household         | 541      | 165.6 |
| 2-person household         | 986      | 201.8 |
| 3-person household         | 520      | 181.7 |
| 4-person household         | 425      | 166.0 |
| 5-person household         | 79       | 52.6  |
| 6-person household         | 65       | 56.3  |
| 7-or-more person household | 0        | 19.0  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 408. Cost Burden

| COST BURDEN     | ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT _MOE |
|-----------------|----------|-------|-----------------|-----------------|-------------------------|------------------------------|
| Over 30 Percent | 804      | 198.3 | 2,616           | 166.09          | 0.31                    | 0.07                         |
| Over 50 Percent | 440      | 149.0 | 2,616           | 166.09          | 0.17                    | 0.06                         |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 409. Number of Housing Units**

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 2,799    | 203 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 410. Income-Restricted Housing by AMI**

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| 0        | 0         | 42        | 0           |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.

**Exhibit 411. Rents**

| RENT            | ESTIMATE | MOE |
|-----------------|----------|-----|
| Med. Gross Rent | 1,781    | 215 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 412. Race/Ethnicity**

| RACE/ETHNICITY                                                 | ESTIMATE | MOE |
|----------------------------------------------------------------|----------|-----|
| White alone, Not Hispanic                                      | 5,315    | 451 |
| Black or African American alone, Not Hispanic                  | 72       | 62  |
| American Indian and Alaska Native alone, Not Hispanic          | 0        | 19  |
| Asian alone, Not Hispanic                                      | 334      | 98  |
| Native Hawaiian and Other Pacific Islander alone, Not Hispanic | 0        | 19  |
| Some other race alone, Not Hispanic                            | 0        | 19  |
| Two or more races, Not Hispanic                                | 586      | 460 |
| Hispanic, all Races                                            | 352      | 177 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 413. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 1,866    | 211 | White Alone Householder                                            | 2,267           | 225             | 0.82  | 0.04          |
| Renter | 401      | 161 | White Alone Householder                                            | 2,267           | 225             | 0.18  | 0.07          |
| Owner  | 4        | 7   | Black or African American<br>Alone Householder                     | 4               | 7               | 1.00  | 2.47          |
| Renter | 0        | 19  | Black or African American<br>Alone Householder                     | 4               | 7               | 0.00  | 4.75          |
| Owner  | 0        | 19  | American Indian and<br>Alaska Native Alone<br>Householder          | 0               | 19              | .     | .             |
| Renter | 0        | 19  | American Indian and<br>Alaska Native Alone<br>Householder          | 0               | 19              | .     | .             |
| Owner  | 148      | 51  | Asian Alone Householder                                            | 148             | 51              | 1.00  | 0.49          |
| Renter | 0        | 19  | Asian Alone Householder                                            | 148             | 51              | 0.00  | 0.13          |
| Owner  | 0        | 19  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 19              | .     | .             |
| Renter | 0        | 19  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 19              | .     | .             |
| Owner  | 11       | 19  | Some Other Race Alone<br>Householder                               | 11              | 19              | 1.00  | 2.44          |
| Renter | 0        | 19  | Some Other Race Alone<br>Householder                               | 11              | 19              | 0.00  | 1.73          |
| Owner  | 127      | 121 | Two or More Races<br>Householder                                   | 186             | 129             | 0.68  | 0.45          |
| Renter | 59       | 62  | Two or More Races<br>Householder                                   | 186             | 129             | 0.32  | 0.25          |
| Owner  | 1,866    | 211 | White Alone, Not Hispanic<br>or Latino Householder                 | 2,237           | 227             | 0.83  | 0.04          |
| Renter | 371      | 165 | White Alone, Not Hispanic<br>or Latino Householder                 | 2,237           | 227             | 0.17  | 0.07          |
| Owner  | 23       | 32  | Hispanic or Latino<br>Householder                                  | 102             | 75              | 0.23  | 0.27          |
| Renter | 79       | 68  | Hispanic or Latino<br>Householder                                  | 102             | 75              | 0.77  | 0.35          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 414. Tenure by AMI**

| TENURE          | AMI                   | EST   | MOE |
|-----------------|-----------------------|-------|-----|
| Owner occupied  | Less than 30% AMI     | 150   | 0   |
| Owner occupied  | 30%-50% AMI           | 100   | 0   |
| Owner occupied  | 50%-80% AMI           | 225   | 0   |
| Owner occupied  | 80%-100% AMI          | 210   | 0   |
| Owner occupied  | Greater than 100% AMI | 1,375 | 0   |
| Renter occupied | Less than 30% AMI     | 45    | 0   |
| Renter occupied | 30%-50% AMI           | 135   | 0   |
| Renter occupied | 50%-80% AMI           | 170   | 0   |
| Renter occupied | 80%-100% AMI          | 150   | 0   |
| Renter occupied | Greater than 100% AMI | 150   | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 415. Income Distribution**

| INCOME                 | ESTIMATE<br>2023 | MOE<br>2023 | ESTIMATE<br>2013 | MOE<br>2013 |
|------------------------|------------------|-------------|------------------|-------------|
| Less than \$10,000     | 43               | 43          | 43               | 40          |
| \$10,000 to \$14,999   | 12               | 20          | 110              | 66          |
| \$15,000 to \$19,999   | 61               | 65          | 33               | 30          |
| \$20,000 to \$24,999   | 99               | 71          | 52               | 42          |
| \$25,000 to \$29,999   | 77               | 77          | 102              | 83          |
| \$30,000 to \$34,999   | 102              | 88          | 121              | 95          |
| \$35,000 to \$39,999   | 0                | 19          | 90               | 64          |
| \$40,000 to \$44,999   | 5                | 8           | 72               | 46          |
| \$45,000 to \$49,999   | 22               | 26          | 108              | 72          |
| \$50,000 to \$59,999   | 202              | 113         | 255              | 89          |
| \$60,000 to \$74,999   | 98               | 71          | 182              | 90          |
| \$75,000 to \$99,999   | 133              | 87          | 333              | 109         |
| \$100,000 to \$124,999 | 273              | 149         | 239              | 111         |
| \$125,000 to \$149,999 | 220              | 106         | 226              | 100         |
| \$150,000 to \$199,999 | 479              | 131         | 290              | 117         |
| \$200,000 or more      | 790              | 184         | 382              | 117         |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 416. Housing Units by Type**

| HOUSING TYPE                     | ESTIMATE | MOE   |
|----------------------------------|----------|-------|
| 1-unit, attached                 | 55       | 56.3  |
| 1-unit, detached                 | 2,345    | 178.9 |
| 10 or more units                 | 378      | 178.2 |
| 2-9 units                        | 21       | 31.4  |
| Mobile home, Boat, RV, Van, etc. | 0        | 19.0  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 417. Rental Vacancy**

| ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|-------|-----------------|-----------------|--------------------|----------------------------|
| 105      | 127.4 | 565             | 207.7           | 0.19               | 0.21                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



#### Exhibit 418. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | 4                  |
| Total Units                                | 2023    | 1                  |
| Total Units                                | 2024    | 2                  |
| Total Units                                | YTD2025 | 1                  |
| Units in 2-Unit Multifamily Structures     | 2022    | 2                  |
| Units in 2-Unit Multifamily Structures     | 2023    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2024    | 0                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2023    | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2024    | 0                  |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | 0                  |
| Units in All Multifamily Structures        | 2022    | 2                  |
| Units in All Multifamily Structures        | 2023    | 0                  |
| Units in All Multifamily Structures        | 2024    | 0                  |
| Units in All Multifamily Structures        | YTD2025 | 0                  |
| Units in Single Family Structures          | 2022    | 2                  |
| Units in Single Family Structures          | 2023    | 1                  |
| Units in Single Family Structures          | 2024    | 2                  |
| Units in Single Family Structures          | YTD2025 | 1                  |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change



## Exhibit 419. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 75                | 0            | 0                 | 0            | 0.03           | 0.00           |
| owner  | 50%-80% AMI           | 15                | 0            | 15                | 0            | 0.01           | 0.01           |
| owner  | 80%-100% AMI          | 50                | 0            | 75                | 0            | 0.02           | 0.04           |
| owner  | Greater than 100% AMI | 2,025             | 0            | 1,970             | 0            | 0.94           | 0.96           |
| renter | Less than 30% AMI     | 105               | 0            | 0                 | 0            | 0.18           | 0.00           |
| renter | 30%-50% AMI           | 270               | 0            | 60                | 0            | 0.47           | 0.12           |
| renter | 50%-80% AMI           | 115               | 0            | 330               | 0            | 0.20           | 0.65           |
| renter | Greater than 80% AMI  | 80                | 0            | 120               | 0            | 0.14           | 0.24           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

## Funding Landscape

### DATA AND INFORMATION USED FOR INVENTORY

This profile draws on the most reliable data available. Dedicated tax revenue streams are supported by consistent administrative records, while information on other local tools – such as fee waivers, general fund allocations, or incentive programs – is based on publicly available documents or self-reported sources. As a result, this profile likely reflects only a portion of total local activity and should be considered a conservative estimate of the jurisdiction’s housing-related efforts.

Normandy Park currently implements a dedicated tax revenue stream through the sales tax credit and participates actively in regional housing partnerships.

### USE OF TAX-BASED TOOLS

In 2024, Normandy Park’s revenue through the sales tax credit (HB 1406) was \$5,554 according to the Washington State Department of Revenue.<sup>109</sup>

### PARTICIPATION IN REGIONAL EFFORTS & REPORTED HOUSING PRODUCTION

Normandy Park has been a member of SKHHP since 2019.<sup>110</sup> According to SKHHP’s annual 2024 report, Normandy Park contributed \$6,084 to the SKHHP Operating Budget and \$5,426 to the SKHHP Housing Capital Fund.<sup>111</sup>

<sup>109</sup> Washington State Department of Revenue, *Local sales and use tax distributions: Calendar year 2024*.

<sup>110</sup> South King Housing and Homelessness Partners, *Draft interlocal agreement for SKHHP*.

<sup>111</sup> South King Housing and Homelessness Partners, *2024 annual progress report*.





# North Bend

## Housing Needs

### Exhibit 420: Jurisdictional Housing Needs 2019-2044

| JURISDICTION/<br>CATEGORY                 | TOTAL | 0 TO ≤30%   |     | >30 TO<br>≤50% | >50 TO<br>≤80% | >80 TO<br>≤100% | >100<br>TO<br>≤120% | >120% | EMERGENCY<br>HOUSING<br>NEEDS |
|-------------------------------------------|-------|-------------|-----|----------------|----------------|-----------------|---------------------|-------|-------------------------------|
|                                           |       | NON-<br>PSH | PSH |                |                |                 |                     |       |                               |
| North Bend Total<br>Future Need:<br>2044  | 4,699 | 562         | 228 | 526            | 626            | 462             | 383                 | 1,912 | 334                           |
| North Bend<br>Baseline Supply:<br>2019    | 2,951 | 129         | 0   | 405            | 405            | 364             | 272                 | 1,376 | 0                             |
| North Bend Net<br>New Need: 2019-<br>2044 | 1,748 | 433         | 228 | 121            | 221            | 98              | 111                 | 536   | 334                           |

Source: 2021 King County Countywide Planning Policies.

## Housing Data Points

### Exhibit 421. Population

| POPULATION | ESTIMATE | MOE |
|------------|----------|-----|
| Population | 7,745    | 29  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 422. Household Size

| HOUSHOLD                   | ESTIMATE | MOE   |
|----------------------------|----------|-------|
| 1-person household         | 613      | 257.1 |
| 2-person household         | 1,030    | 192.2 |
| 3-person household         | 508      | 182.2 |
| 4-person household         | 466      | 144.3 |
| 5-person household         | 196      | 106.3 |
| 6-person household         | 64       | 58.2  |
| 7-or-more person household | 0        | 19.0  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 423. Cost Burden

| COST BURDEN     | ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT_MOE |
|-----------------|----------|-------|-----------------|-----------------|-------------------------|-----------------------------|
| Over 30 Percent | 669      | 232.8 | 2,877           | 247.73          | 0.23                    | 0.08                        |
| Over 50 Percent | 294      | 125.9 | 2,877           | 247.73          | 0.10                    | 0.04                        |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 424. Number of Housing Units**

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 2,978    | 259 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 425. Income-Restricted Housing by AMI**

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| 7        | 6         | 35        | 0           |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.

**Exhibit 426. Rents**

| RENT            | ESTIMATE | MOE |
|-----------------|----------|-----|
| Med. Gross Rent | 1,943    | 385 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 427. Race/Ethnicity**

| RACE/ETHNICITY                                                 | ESTIMATE | MOE |
|----------------------------------------------------------------|----------|-----|
| White alone, Not Hispanic                                      | 5,413    | 601 |
| Black or African American alone, Not Hispanic                  | 19       | 42  |
| American Indian and Alaska Native alone, Not Hispanic          | 119      | 137 |
| Asian alone, Not Hispanic                                      | 423      | 156 |
| Native Hawaiian and Other Pacific Islander alone, Not Hispanic | 0        | 19  |
| Some other race alone, Not Hispanic                            | 0        | 19  |
| Two or more races, Not Hispanic                                | 704      | 487 |
| Hispanic, all Races                                            | 1,067    | 498 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



## Exhibit 428. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 1,737    | 208 | White Alone Householder                                            | 2,250           | 303             | 0.77  | 0.14          |
| Renter | 513      | 233 | White Alone Householder                                            | 2,250           | 303             | 0.23  | 0.10          |
| Owner  | 0        | 19  | Black or African American<br>Alone Householder                     | 0               | 19              | .     | .             |
| Renter | 0        | 19  | Black or African American<br>Alone Householder                     | 0               | 19              | .     | .             |
| Owner  | 37       | 51  | American Indian and<br>Alaska Native Alone<br>Householder          | 37              | 51              | 1.00  | 1.95          |
| Renter | 0        | 19  | American Indian and<br>Alaska Native Alone<br>Householder          | 37              | 51              | 0.00  | 0.51          |
| Owner  | 163      | 80  | Asian Alone Householder                                            | 186             | 80              | 0.88  | 0.21          |
| Renter | 23       | 28  | Asian Alone Householder                                            | 186             | 80              | 0.12  | 0.14          |
| Owner  | 0        | 19  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 19              | .     | .             |
| Renter | 0        | 19  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 19              | .     | .             |
| Owner  | 18       | 33  | Some Other Race Alone<br>Householder                               | 69              | 67              | 0.26  | 0.41          |
| Renter | 51       | 58  | Some Other Race Alone<br>Householder                               | 69              | 67              | 0.74  | 0.44          |
| Owner  | 210      | 138 | Two or More Races<br>Householder                                   | 335             | 178             | 0.63  | 0.24          |
| Renter | 125      | 116 | Two or More Races<br>Householder                                   | 335             | 178             | 0.37  | 0.28          |
| Owner  | 1,701    | 204 | White Alone, Not Hispanic<br>or Latino Householder                 | 2,214           | 297             | 0.77  | 0.14          |
| Renter | 513      | 233 | White Alone, Not Hispanic<br>or Latino Householder                 | 2,214           | 297             | 0.23  | 0.10          |
| Owner  | 154      | 107 | Hispanic or Latino<br>Householder                                  | 316             | 161             | 0.49  | 0.23          |
| Renter | 162      | 124 | Hispanic or Latino<br>Householder                                  | 316             | 161             | 0.51  | 0.29          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 429. Tenure by AMI**

| TENURE          | AMI                   | EST   | MOE |
|-----------------|-----------------------|-------|-----|
| Owner occupied  | Less than 30% AMI     | 75    | 0   |
| Owner occupied  | 30%-50% AMI           | 110   | 0   |
| Owner occupied  | 50%-80% AMI           | 115   | 0   |
| Owner occupied  | 80%-100% AMI          | 150   | 0   |
| Owner occupied  | Greater than 100% AMI | 1,415 | 0   |
| Renter occupied | Less than 30% AMI     | 235   | 0   |
| Renter occupied | 30%-50% AMI           | 220   | 0   |
| Renter occupied | 50%-80% AMI           | 105   | 0   |
| Renter occupied | 80%-100% AMI          | 15    | 0   |
| Renter occupied | Greater than 100% AMI | 240   | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 430. Income Distribution**

| INCOME                 | ESTIMATE<br>2023 | MOE<br>2023 | ESTIMATE<br>2013 | MOE<br>2013 |
|------------------------|------------------|-------------|------------------|-------------|
| Less than \$10,000     | 63               | 56          | 207              | 122         |
| \$10,000 to \$14,999   | 34               | 28          | 83               | 86          |
| \$15,000 to \$19,999   | 0                | 19          | 76               | 66          |
| \$20,000 to \$24,999   | 33               | 38          | 70               | 59          |
| \$25,000 to \$29,999   | 12               | 19          | 87               | 63          |
| \$30,000 to \$34,999   | 15               | 18          | 12               | 19          |
| \$35,000 to \$39,999   | 172              | 165         | 39               | 35          |
| \$40,000 to \$44,999   | 91               | 82          | 82               | 76          |
| \$45,000 to \$49,999   | 75               | 82          | 42               | 69          |
| \$50,000 to \$59,999   | 48               | 40          | 146              | 82          |
| \$60,000 to \$74,999   | 166              | 99          | 289              | 128         |
| \$75,000 to \$99,999   | 241              | 135         | 273              | 125         |
| \$100,000 to \$124,999 | 151              | 91          | 234              | 105         |
| \$125,000 to \$149,999 | 187              | 118         | 157              | 92          |
| \$150,000 to \$199,999 | 320              | 126         | 219              | 103         |
| \$200,000 or more      | 1,269            | 187         | 241              | 101         |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 431. Housing Units by Type**

| HOUSING TYPE                     | ESTIMATE | MOE   |
|----------------------------------|----------|-------|
| 1-unit, attached                 | 113      | 64.8  |
| 1-unit, detached                 | 2,127    | 237.2 |
| 10 or more units                 | 301      | 195.9 |
| 2-9 units                        | 292      | 145.2 |
| Mobile home, Boat, RV, Van, etc. | 145      | 79.3  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 432. Rental Vacancy**

| ESTIMATE | MOE  | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|------|-----------------|-----------------|--------------------|----------------------------|
| 0        | 19.0 | 712             | 235.8           | 0.00               | 0.03                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 433. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | 202                |
| Total Units                                | 2023    | 206                |
| Total Units                                | 2024    | 12                 |
| Total Units                                | YTD2025 | 8                  |
| Units in 2-Unit Multifamily Structures     | 2022    | 4                  |
| Units in 2-Unit Multifamily Structures     | 2023    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2024    | 0                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | 10                 |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | 24                 |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | 156                |
| Units in 5+-Unit Multifamily Structures    | 2023    | 177                |
| Units in 5+-Unit Multifamily Structures    | 2024    | 0                  |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | 0                  |
| Units in All Multifamily Structures        | 2022    | 170                |
| Units in All Multifamily Structures        | 2023    | 201                |
| Units in All Multifamily Structures        | 2024    | 0                  |
| Units in All Multifamily Structures        | YTD2025 | 0                  |
| Units in Single Family Structures          | 2022    | 32                 |
| Units in Single Family Structures          | 2023    | 5                  |
| Units in Single Family Structures          | 2024    | 12                 |
| Units in Single Family Structures          | YTD2025 | 8                  |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change



## Exhibit 434. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 70                | 0            | 80                | 0            | 0.05           | 0.04           |
| owner  | 50%-80% AMI           | 15                | 0            | 0                 | 0            | 0.01           | 0.00           |
| owner  | 80%-100% AMI          | 105               | 0            | 75                | 0            | 0.07           | 0.04           |
| owner  | Greater than 100% AMI | 1,215             | 0            | 1,700             | 0            | 0.86           | 0.92           |
| renter | Less than 30% AMI     | 130               | 0            | 95                | 0            | 0.16           | 0.12           |
| renter | 30%-50% AMI           | 145               | 0            | 70                | 0            | 0.18           | 0.09           |
| renter | 50%-80% AMI           | 375               | 0            | 360               | 0            | 0.45           | 0.45           |
| renter | Greater than 80% AMI  | 175               | 0            | 280               | 0            | 0.21           | 0.35           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

## Funding Landscape

### DATA AND INFORMATION USED FOR INVENTORY

This profile draws on the most reliable data available. Dedicated tax revenue streams are supported by consistent administrative records, while information on other local tools – such as fee waivers, general fund allocations, or incentive programs – is based on publicly available documents or self-reported sources. As a result, this profile likely reflects only a portion of total local activity and should be considered a conservative estimate of the jurisdiction’s housing-related efforts.

North Bend currently implements land use-based tools and has a dedicated tax revenue stream through the sales tax credit as well as a local sales tax.

### USE OF LAND-BASED TOOLS

Based on review of public records and self-reports, North Bend currently implements the following tools for land use-based value capture tools and tax expenditure or fee offset programs:

- ◆ Inclusionary Zoning Requirements<sup>112</sup>
- ◆ Multifamily Property Tax Exemption<sup>113</sup>

<sup>112</sup> Housing Development Consortium of Seattle-King County. (2020, Fall). *North Bend affordable housing snapshot*. <https://www.housingconsortium.org/wp-content/uploads/2020/10/NorthBendSnapshot2020vf.pdf>

<sup>113</sup> City of North Bend. (n.d.). § 3.78 – *multifamily property tax exemption*. <https://www.codepublishing.com/WA/NorthBend/html/NorthBend03/NorthBend0378.html>



- ◆ Impact Fee Waivers<sup>114</sup>

## USE OF TAX-BASED TOOLS

In 2024, North Bend's revenue through the sales tax credit (HB 1406) was \$21,939 and through the local sales tax (HB 1590) was \$387,629 according to the Washington State Department of Revenue.<sup>115</sup>

## REPORTED HOUSING PRODUCTION

Revenue from HB 1406 helps support the city's housing priorities, including partnerships and project planning. North Bend has implemented several initiatives to bring more affordable housing to the community:

- ◆ Tyler Town: A community of seven affordable homes constructed by Habitat for Humanity, with five homes sold to households at 80% AMI and two at 50% AMI.
- ◆ 230 Main Avenue Project: In April 2025, the City Council approved an exclusive negotiation agreement with Related Northwest to develop affordable housing at this downtown location, targeting families earning up to 60% AMI.

The MFTE program in North Bend also supported the development of the River Run Apartments, offering 28 units affordable to households earning less than 80% of AMI. This program encourages multifamily housing construction while securing affordability commitments in designated areas.<sup>116</sup>

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<sup>114</sup> City of North Bend. (n.d.). § 17.36 – park impact fees.

<https://www.codepublishing.com/WA/NorthBend/html/NorthBend17/NorthBend1736.html>

<sup>115</sup> Washington State Department of Revenue, *Local sales and use tax distributions: Calendar year 2024*.

<sup>116</sup> City of North Bend. (n.d.). *Housing*. <https://northbendwa.gov/402/Housing>





# Pacific

## Housing Needs

**Exhibit 435: Jurisdictional Housing Needs 2019-2044**

| JURISDICTION/<br>CATEGORY             | TOTAL | 0 TO ≤30%   |     | >30 TO<br>≤50% | >50 TO<br>≤80% | >80 TO<br>≤100% | >100<br>TO<br>≤120% | >120% | EMERGENCY<br>HOUSING<br>NEEDS |
|---------------------------------------|-------|-------------|-----|----------------|----------------|-----------------|---------------------|-------|-------------------------------|
|                                       |       | NON-<br>PSH | PSH |                |                |                 |                     |       |                               |
| Pacific Total<br>Future Need:<br>2044 | 2,601 | 60          | 12  | 814            | 889            | 474             | 157                 | 195   | 26                            |
| Pacific Baseline<br>Supply: 2019      | 2,466 | 37          | 0   | 810            | 883            | 462             | 144                 | 130   | 0                             |
| Pacific Net New<br>Need: 2019-2044    | 135   | 23          | 12  | 4              | 6              | 12              | 13                  | 65    | 26                            |

Source: 2021 King County Countywide Planning Policies.

## Housing Data Points

**Exhibit 436. Population**

| POPULATION | ESTIMATE | MOE |
|------------|----------|-----|
| Population | 7,064    | 33  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 437. Household Size**

| HOUSHOLD                   | ESTIMATE | MOE   |
|----------------------------|----------|-------|
| 1-person household         | 366      | 173.4 |
| 2-person household         | 900      | 275.3 |
| 3-person household         | 334      | 155.0 |
| 4-person household         | 408      | 190.8 |
| 5-person household         | 256      | 140.0 |
| 6-person household         | 106      | 89.1  |
| 7-or-more person household | 36       | 53.5  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 438. Cost Burden**

| COST BURDEN     | ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT _MOE |
|-----------------|----------|-------|-----------------|-----------------|-------------------------|------------------------------|
| Over 30 Percent | 1,020    | 279.8 | 2,386           | 170.26          | 0.43                    | 0.11                         |
| Over 50 Percent | 357      | 165.5 | 2,386           | 170.26          | 0.15                    | 0.07                         |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 439. Number of Housing Units**

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 2,470    | 183 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 440. Income-Restricted Housing by AMI**

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| 20       | 35        | 5         | 0           |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.

**Exhibit 441. Rents**

| RENT            | ESTIMATE | MOE |
|-----------------|----------|-----|
| Med. Gross Rent | 1,722    | 163 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 442. Race/Ethnicity**

| RACE/ETHNICITY                                                 | ESTIMATE | MOE |
|----------------------------------------------------------------|----------|-----|
| White alone, Not Hispanic                                      | 3,557    | 601 |
| Black or African American alone, Not Hispanic                  | 448      | 369 |
| American Indian and Alaska Native alone, Not Hispanic          | 15       | 23  |
| Asian alone, Not Hispanic                                      | 560      | 368 |
| Native Hawaiian and Other Pacific Islander alone, Not Hispanic | 399      | 291 |
| Some other race alone, Not Hispanic                            | 0        | 19  |
| Two or more races, Not Hispanic                                | 453      | 246 |
| Hispanic, all Races                                            | 1,632    | 454 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 443. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 990      | 241 | White Alone Householder                                            | 1,743           | 263             | 0.57  | 0.11          |
| Renter | 753      | 272 | White Alone Householder                                            | 1,743           | 263             | 0.43  | 0.14          |
| Owner  | 79       | 85  | Black or African American<br>Alone Householder                     | 128             | 109             | 0.62  | 0.41          |
| Renter | 49       | 74  | Black or African American<br>Alone Householder                     | 128             | 109             | 0.38  | 0.48          |
| Owner  | 15       | 23  | American Indian and<br>Alaska Native Alone<br>Householder          | 15              | 23              | 1.00  | 2.17          |
| Renter | 0        | 19  | American Indian and<br>Alaska Native Alone<br>Householder          | 15              | 23              | 0.00  | 1.27          |
| Owner  | 118      | 73  | Asian Alone Householder                                            | 132             | 77              | 0.89  | 0.18          |
| Renter | 14       | 25  | Asian Alone Householder                                            | 132             | 77              | 0.11  | 0.18          |
| Owner  | 40       | 57  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 109             | 81              | 0.37  | 0.45          |
| Renter | 69       | 65  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 109             | 81              | 0.63  | 0.37          |
| Owner  | 0        | 19  | Some Other Race Alone<br>Householder                               | 66              | 72              | 0.00  | 0.29          |
| Renter | 66       | 72  | Some Other Race Alone<br>Householder                               | 66              | 72              | 1.00  | 1.54          |
| Owner  | 165      | 112 | Two or More Races<br>Householder                                   | 213             | 127             | 0.77  | 0.25          |
| Renter | 48       | 70  | Two or More Races<br>Householder                                   | 213             | 127             | 0.23  | 0.30          |
| Owner  | 990      | 241 | White Alone, Not Hispanic<br>or Latino Householder                 | 1,622           | 251             | 0.61  | 0.11          |
| Renter | 632      | 252 | White Alone, Not Hispanic<br>or Latino Householder                 | 1,622           | 251             | 0.39  | 0.14          |
| Owner  | 80       | 78  | Hispanic or Latino<br>Householder                                  | 315             | 108             | 0.25  | 0.23          |
| Renter | 235      | 129 | Hispanic or Latino<br>Householder                                  | 315             | 108             | 0.75  | 0.32          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 444. Tenure by AMI**

| TENURE          | AMI                   | EST | MOE |
|-----------------|-----------------------|-----|-----|
| Owner occupied  | Less than 30% AMI     | 105 | 0   |
| Owner occupied  | 30%-50% AMI           | 85  | 0   |
| Owner occupied  | 50%-80% AMI           | 185 | 0   |
| Owner occupied  | 80%-100% AMI          | 110 | 0   |
| Owner occupied  | Greater than 100% AMI | 640 | 0   |
| Renter occupied | Less than 30% AMI     | 200 | 0   |
| Renter occupied | 30%-50% AMI           | 385 | 0   |
| Renter occupied | 50%-80% AMI           | 280 | 0   |
| Renter occupied | 80%-100% AMI          | 115 | 0   |
| Renter occupied | Greater than 100% AMI | 220 | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 445. Income Distribution**

| INCOME                 | ESTIMATE<br>2023 | MOE<br>2023 | ESTIMATE<br>2013 | MOE<br>2013 |
|------------------------|------------------|-------------|------------------|-------------|
| Less than \$10,000     | 109              | 86          | 226              | 90          |
| \$10,000 to \$14,999   | 74               | 69          | 74               | 50          |
| \$15,000 to \$19,999   | 87               | 81          | 41               | 28          |
| \$20,000 to \$24,999   | 0                | 19          | 126              | 73          |
| \$25,000 to \$29,999   | 0                | 19          | 125              | 81          |
| \$30,000 to \$34,999   | 68               | 84          | 80               | 51          |
| \$35,000 to \$39,999   | 87               | 98          | 139              | 67          |
| \$40,000 to \$44,999   | 49               | 74          | 85               | 56          |
| \$45,000 to \$49,999   | 63               | 59          | 88               | 60          |
| \$50,000 to \$59,999   | 224              | 138         | 288              | 107         |
| \$60,000 to \$74,999   | 177              | 116         | 353              | 114         |
| \$75,000 to \$99,999   | 249              | 127         | 271              | 115         |
| \$100,000 to \$124,999 | 398              | 170         | 256              | 90          |
| \$125,000 to \$149,999 | 332              | 159         | 44               | 31          |
| \$150,000 to \$199,999 | 252              | 152         | 40               | 31          |
| \$200,000 or more      | 237              | 165         | 51               | 38          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 446. Housing Units by Type**

| HOUSING TYPE                     | ESTIMATE | MOE   |
|----------------------------------|----------|-------|
| 1-unit, attached                 | 191      | 125.4 |
| 1-unit, detached                 | 1,453    | 233.0 |
| 10 or more units                 | 343      | 177.0 |
| 2-9 units                        | 407      | 212.5 |
| Mobile home, Boat, RV, Van, etc. | 76       | 60.1  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 447. Rental Vacancy**

| ESTIMATE | MOE  | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|------|-----------------|-----------------|--------------------|----------------------------|
| 64       | 78.3 | 1,063           | 291.7           | 0.06               | 0.07                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



#### Exhibit 448. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | 2                  |
| Total Units                                | 2023    | 2                  |
| Total Units                                | 2024    | 2                  |
| Total Units                                | YTD2025 | 1                  |
| Units in 2-Unit Multifamily Structures     | 2022    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2023    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2024    | 0                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2023    | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2024    | 0                  |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | 0                  |
| Units in All Multifamily Structures        | 2022    | 0                  |
| Units in All Multifamily Structures        | 2023    | 0                  |
| Units in All Multifamily Structures        | 2024    | 0                  |
| Units in All Multifamily Structures        | YTD2025 | 0                  |
| Units in Single Family Structures          | 2022    | 2                  |
| Units in Single Family Structures          | 2023    | 2                  |
| Units in Single Family Structures          | 2024    | 2                  |
| Units in Single Family Structures          | YTD2025 | 1                  |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change



#### Exhibit 449. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 95                | 0            | 80                | 0            | 0.08           | 0.07           |
| owner  | 50%-80% AMI           | 205               | 0            | 525               | 0            | 0.16           | 0.46           |
| owner  | 80%-100% AMI          | 440               | 0            | 360               | 0            | 0.35           | 0.32           |
| owner  | Greater than 100% AMI | 510               | 0            | 165               | 0            | 0.41           | 0.15           |
| renter | Less than 30% AMI     | 100               | 0            | 60                | 0            | 0.09           | 0.05           |
| renter | 30%-50% AMI           | 500               | 0            | 490               | 0            | 0.46           | 0.41           |
| renter | 50%-80% AMI           | 420               | 0            | 575               | 0            | 0.38           | 0.48           |
| renter | Greater than 80% AMI  | 75                | 0            | 80                | 0            | 0.07           | 0.07           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).



# Redmond

## Housing Needs

### Exhibit 450: Jurisdictional Housing Needs 2019-2044

| JURISDICTION/<br>CATEGORY              | TOTAL  | 0 TO ≤30%   |       | >30 TO<br>≤50% | >50 TO<br>≤80% | >80 TO<br>≤100% | >100<br>TO<br>≤120% | >120%  | EMERGENCY<br>HOUSING<br>NEEDS |
|----------------------------------------|--------|-------------|-------|----------------|----------------|-----------------|---------------------|--------|-------------------------------|
|                                        |        | NON-<br>PSH | PSH   |                |                |                 |                     |        |                               |
| Redmond Total<br>Future Need:<br>2044  | 51,739 | 7,778       | 3,752 | 5,274          | 4,949          | 9,618           | 5,233               | 15,135 | 4,023                         |
| Redmond<br>Baseline Supply:<br>2019    | 31,739 | 753         | 58    | 1,404          | 2,184          | 9,270           | 4,839               | 13,231 | 201                           |
| Redmond Net<br>New Need: 2019-<br>2044 | 20,000 | 7,025       | 3,694 | 3,870          | 2,765          | 348             | 394                 | 1,904  | 3,822                         |

Source: 2021 King County Countywide Planning Policies.

## Housing Data Points

### Exhibit 451. Population

| POPULATION | ESTIMATE | MOE |
|------------|----------|-----|
| Population | 75,721   | 52  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 452. Household Size

| HOUSHOLD                   | ESTIMATE | MOE   |
|----------------------------|----------|-------|
| 1-person household         | 9,539    | 822.1 |
| 2-person household         | 10,539   | 915.3 |
| 3-person household         | 5,692    | 600.7 |
| 4-person household         | 4,782    | 553.9 |
| 5-person household         | 1,053    | 282.2 |
| 6-person household         | 276      | 128.0 |
| 7-or-more person household | 116      | 64.0  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 453. Cost Burden

| COST BURDEN     | ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT_MOE |
|-----------------|----------|-------|-----------------|-----------------|-------------------------|-----------------------------|
| Over 30 Percent | 7,801    | 786.8 | 31,326          | 790.78          | 0.25                    | 0.02                        |
| Over 50 Percent | 3,895    | 522.7 | 31,326          | 790.78          | 0.12                    | 0.02                        |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).





#### Exhibit 454. Number of Housing Units

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 33,884   | 751 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

#### Exhibit 455. Income-Restricted Housing by AMI

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| 306      | 449       | 1,681     | 26          |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.

#### Exhibit 456. Rents

| RENT            | ESTIMATE | MOE |
|-----------------|----------|-----|
| Med. Gross Rent | 2,343    | 32  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

#### Exhibit 457. Race/Ethnicity

| RACE/ETHNICITY                                                 | ESTIMATE | MOE   |
|----------------------------------------------------------------|----------|-------|
| White alone, Not Hispanic                                      | 35,365   | 1,654 |
| Black or African American alone, Not Hispanic                  | 1,612    | 596   |
| American Indian and Alaska Native alone, Not Hispanic          | 89       | 69    |
| Asian alone, Not Hispanic                                      | 29,598   | 1,834 |
| Native Hawaiian and Other Pacific Islander alone, Not Hispanic | 80       | 70    |
| Some other race alone, Not Hispanic                            | 429      | 312   |
| Two or more races, Not Hispanic                                | 3,413    | 659   |
| Hispanic, all Races                                            | 5,135    | 1,131 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



## Exhibit 458. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 8,595    | 583 | White Alone Householder                                            | 17,380          | 888             | 0.49  | 0.02          |
| Renter | 8,785    | 818 | White Alone Householder                                            | 17,380          | 888             | 0.51  | 0.04          |
| Owner  | 132      | 104 | Black or African American<br>Alone Householder                     | 521             | 193             | 0.25  | 0.18          |
| Renter | 389      | 188 | Black or African American<br>Alone Householder                     | 521             | 193             | 0.75  | 0.23          |
| Owner  | 59       | 63  | American Indian and<br>Alaska Native Alone<br>Householder          | 59              | 63              | 1.00  | 1.51          |
| Renter | 0        | 31  | American Indian and<br>Alaska Native Alone<br>Householder          | 59              | 63              | 0.00  | 0.53          |
| Owner  | 4,996    | 401 | Asian Alone Householder                                            | 11,526          | 855             | 0.43  | 0.01          |
| Renter | 6,530    | 752 | Asian Alone Householder                                            | 11,526          | 855             | 0.57  | 0.05          |
| Owner  | 0        | 31  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 61              | 68              | 0.00  | 0.51          |
| Renter | 61       | 68  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 61              | 68              | 1.00  | 1.58          |
| Owner  | 164      | 177 | Some Other Race Alone<br>Householder                               | 683             | 345             | 0.24  | 0.23          |
| Renter | 519      | 244 | Some Other Race Alone<br>Householder                               | 683             | 345             | 0.76  | 0.52          |
| Owner  | 511      | 166 | Two or More Races<br>Householder                                   | 1,767           | 371             | 0.29  | 0.07          |
| Renter | 1,256    | 314 | Two or More Races<br>Householder                                   | 1,767           | 371             | 0.71  | 0.10          |
| Owner  | 8,516    | 581 | White Alone, Not Hispanic<br>or Latino Householder                 | 16,687          | 899             | 0.51  | 0.02          |
| Renter | 8,171    | 829 | White Alone, Not Hispanic<br>or Latino Householder                 | 16,687          | 899             | 0.49  | 0.04          |
| Owner  | 334      | 138 | Hispanic or Latino<br>Householder                                  | 1,834           | 444             | 0.18  | 0.06          |
| Renter | 1,500    | 416 | Hispanic or Latino<br>Householder                                  | 1,834           | 444             | 0.82  | 0.11          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 459. Tenure by AMI**

| TENURE          | AMI                   | EST    | MOE |
|-----------------|-----------------------|--------|-----|
| Owner occupied  | Less than 30% AMI     | 590    | 0   |
| Owner occupied  | 30%-50% AMI           | 900    | 0   |
| Owner occupied  | 50%-80% AMI           | 1,175  | 0   |
| Owner occupied  | 80%-100% AMI          | 670    | 0   |
| Owner occupied  | Greater than 100% AMI | 10,785 | 0   |
| Renter occupied | Less than 30% AMI     | 2,040  | 0   |
| Renter occupied | 30%-50% AMI           | 995    | 0   |
| Renter occupied | 50%-80% AMI           | 1,190  | 0   |
| Renter occupied | 80%-100% AMI          | 1,335  | 0   |
| Renter occupied | Greater than 100% AMI | 9,340  | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 460. Income Distribution**

| INCOME                 | ESTIMATE<br>2023 | MOE<br>2023 | ESTIMATE<br>2013 | MOE<br>2013 |
|------------------------|------------------|-------------|------------------|-------------|
| Less than \$10,000     | 1,208            | 309         | 805              | 205         |
| \$10,000 to \$14,999   | 541              | 237         | 710              | 189         |
| \$15,000 to \$19,999   | 311              | 176         | 357              | 146         |
| \$20,000 to \$24,999   | 317              | 156         | 591              | 144         |
| \$25,000 to \$29,999   | 370              | 149         | 547              | 160         |
| \$30,000 to \$34,999   | 337              | 184         | 555              | 191         |
| \$35,000 to \$39,999   | 455              | 177         | 777              | 226         |
| \$40,000 to \$44,999   | 556              | 264         | 792              | 193         |
| \$45,000 to \$49,999   | 594              | 234         | 576              | 174         |
| \$50,000 to \$59,999   | 1,046            | 293         | 1,424            | 266         |
| \$60,000 to \$74,999   | 1,645            | 449         | 2,184            | 347         |
| \$75,000 to \$99,999   | 2,209            | 471         | 3,071            | 405         |
| \$100,000 to \$124,999 | 2,224            | 420         | 2,858            | 313         |
| \$125,000 to \$149,999 | 2,800            | 510         | 2,359            | 352         |
| \$150,000 to \$199,999 | 4,913            | 719         | 2,678            | 271         |
| \$200,000 or more      | 12,471           | 708         | 3,329            | 367         |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 461. Housing Units by Type**

| HOUSING TYPE                     | ESTIMATE | MOE   |
|----------------------------------|----------|-------|
| 1-unit, attached                 | 2,717    | 419.3 |
| 1-unit, detached                 | 12,961   | 546.9 |
| 10 or more units                 | 12,200   | 910.6 |
| 2-9 units                        | 5,658    | 599.1 |
| Mobile home, Boat, RV, Van, etc. | 348      | 139.4 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 462. Rental Vacancy**

| ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|-------|-----------------|-----------------|--------------------|----------------------------|
| 1,189    | 452.8 | 18,729          | 944.6           | 0.06               | 0.02                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 463. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | 2,153              |
| Total Units                                | 2023    | 217                |
| Total Units                                | 2024    | 816                |
| Total Units                                | YTD2025 | 74                 |
| Units in 2-Unit Multifamily Structures     | 2022    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2023    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2024    | 0                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | 4                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | 2,075              |
| Units in 5+-Unit Multifamily Structures    | 2023    | 70                 |
| Units in 5+-Unit Multifamily Structures    | 2024    | 621                |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | 0                  |
| Units in All Multifamily Structures        | 2022    | 2,079              |
| Units in All Multifamily Structures        | 2023    | 70                 |
| Units in All Multifamily Structures        | 2024    | 621                |
| Units in All Multifamily Structures        | YTD2025 | 0                  |
| Units in Single Family Structures          | 2022    | 74                 |
| Units in Single Family Structures          | 2023    | 147                |
| Units in Single Family Structures          | 2024    | 195                |
| Units in Single Family Structures          | YTD2025 | 74                 |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change



## Exhibit 464. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 510               | 0            | 565               | 0            | 0.04           | 0.04           |
| owner  | 50%-80% AMI           | 195               | 0            | 280               | 0            | 0.02           | 0.02           |
| owner  | 80%-100% AMI          | 890               | 0            | 385               | 0            | 0.07           | 0.03           |
| owner  | Greater than 100% AMI | 10,660            | 0            | 12,850            | 0            | 0.87           | 0.91           |
| renter | Less than 30% AMI     | 520               | 0            | 585               | 0            | 0.05           | 0.04           |
| renter | 30%-50% AMI           | 670               | 0            | 740               | 0            | 0.06           | 0.05           |
| renter | 50%-80% AMI           | 4,315             | 0            | 2,865             | 0            | 0.38           | 0.19           |
| renter | Greater than 80% AMI  | 5,930             | 0            | 10,975            | 0            | 0.52           | 0.72           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

## Funding Landscape

### DATA AND INFORMATION USED FOR INVENTORY

This profile draws on the most reliable data available. Dedicated tax revenue streams are supported by consistent administrative records, while information on other local tools – such as fee waivers, general fund allocations, or incentive programs – is based on publicly available documents or self-reported sources. As a result, this profile likely reflects only a portion of total local activity and should be considered a conservative estimate of the jurisdiction’s housing-related efforts.

Redmond currently implements several land use-based tools, has a dedicated tax revenue stream through the sales tax credit, and participates actively in regional housing partnerships.

### USE OF LAND-BASED TOOLS

Based on review of public records and self-reports, Redmond currently implements the following tools for land use-based value capture tools and tax expenditure or fee offset programs:

- ◆ Inclusionary Zoning Requirements
- ◆ Density Bonus
- ◆ Multifamily Property Tax Exemption



- ◆ Impact Fee Waivers<sup>117</sup>

## USE OF TAX-BASED TOOLS

In 2024, Redmond's revenue through the sales tax credit (HB 1406) was \$284,001 according to the Washington State Department of Revenue.<sup>118</sup>

## PARTICIPATION IN REGIONAL EFFORTS & REPORTED HOUSING PRODUCTION

Redmond has been a member of ARCH since 1993.<sup>119</sup> According to ARCH's first quarter of 2025 report, Redmond contributed over \$1 million to the ARCH Housing Trust Fund from general fund and HB 1406 contributions.<sup>120</sup> The city's 2025 to 2026 adopted budget also allocates \$4,911,451 from 2025 to 2030 for ARCH membership dues and the ARCH Housing Trust Fund.<sup>121</sup> Through the ARCH Housing Trust Fund, Redmond is actively expanding its affordable housing stock with several major developments with awarded investments from ARCH:

- ◆ Emma McRedmond (Catholic Housing Services): 32 units currently under construction
- ◆ Redmond Supportive Housing (Plymouth): 100 units in the permitting phase
- ◆ Prisma (Bellwether Housing Overlake): 332 units in pre-development and funding application stage

In addition to its robust pipeline, Redmond is pursuing multifamily upzones and inclusionary zoning updates through its Planning Commission. The city also obligated a significant number of units (second only to Bellevue and Kirkland) under inclusionary housing agreements between Q2 2024 and Q1 2025.<sup>122</sup>

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<sup>117</sup> City of Redmond. (n.d.). § 21.20.030 – general requirements and incentives. <https://redmond.municipal.codes/RZC/21.20.030>

<sup>118</sup> Washington State Department of Revenue, *Local sales and use tax distributions: Calendar year 2024*.

<sup>119</sup> Metropolitan King County Council, *Revised staff report: Agenda item no. 6, proposed ordinance 2000-0221*.

<sup>120</sup> A Regional Coalition for Housing, *First quarter report 2025*.

<sup>121</sup> City of Redmond. (2024). *Adopted budget*. <https://www.redmond.gov/DocumentCenter/View/36597/2025-2026-Adopted-Budget>

<sup>122</sup> A Regional Coalition for Housing, *First quarter report 2025*.



# Renton

## Housing Needs

### Exhibit 465: Jurisdictional Housing Needs 2019-2044

| JURISDICTION/<br>CATEGORY            | TOTAL  | 0 TO ≤30%   |       | >30 TO<br>≤50% | >50 TO<br>≤80% | >80 TO<br>≤100% | >100<br>TO<br>≤120% | >120%  | EMERGENCY<br>HOUSING<br>NEEDS |
|--------------------------------------|--------|-------------|-------|----------------|----------------|-----------------|---------------------|--------|-------------------------------|
|                                      |        | NON-<br>PSH | PSH   |                |                |                 |                     |        |                               |
| Renton Total<br>Future Need:<br>2044 | 60,362 | 5,520       | 2,393 | 7,830          | 10,278         | 11,925          | 8,193               | 14,223 | 3,362                         |
| Renton Baseline<br>Supply: 2019      | 43,362 | 1,410       | 232   | 6,206          | 9,259          | 10,863          | 6,988               | 8,404  | 114                           |
| Renton Net New<br>Need: 2019-2044    | 17,000 | 4,110       | 2,161 | 1,624          | 1,019          | 1,062           | 1,205               | 5,819  | 3,248                         |

Source: 2021 King County Countywide Planning Policies.

## Housing Data Points

### Exhibit 466. Population

| POPULATION | ESTIMATE | MOE |
|------------|----------|-----|
| Population | 105,279  | 70  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 467. Household Size

| HOUSHOLD                   | ESTIMATE | MOE   |
|----------------------------|----------|-------|
| 1-person household         | 12,023   | 805.2 |
| 2-person household         | 13,072   | 823.1 |
| 3-person household         | 7,044    | 684.0 |
| 4-person household         | 5,260    | 594.3 |
| 5-person household         | 2,278    | 336.6 |
| 6-person household         | 910      | 215.7 |
| 7-or-more person household | 664      | 207.3 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 468. Cost Burden

| COST BURDEN     | ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT<br>_MOE |
|-----------------|----------|-------|-----------------|-----------------|-------------------------|---------------------------------|
| Over 30 Percent | 14,532   | 951.2 | 40,704          | 828.79          | 0.36                    | 0.02                            |
| Over 50 Percent | 6,546    | 661.3 | 40,704          | 828.79          | 0.16                    | 0.02                            |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).





**Exhibit 469. Number of Housing Units**

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 43,066   | 859 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 470. Income-Restricted Housing by AMI**

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| 170      | 610       | 1,471     | 0           |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.

**Exhibit 471. Rents**

| RENT            | ESTIMATE | MOE |
|-----------------|----------|-----|
| Med. Gross Rent | 1,923    | 39  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 472. Race/Ethnicity**

| RACE/ETHNICITY                                                 | ESTIMATE | MOE   |
|----------------------------------------------------------------|----------|-------|
| White alone, Not Hispanic                                      | 42,561   | 1,802 |
| Black or African American alone, Not Hispanic                  | 9,334    | 1,480 |
| American Indian and Alaska Native alone, Not Hispanic          | 374      | 185   |
| Asian alone, Not Hispanic                                      | 27,156   | 1,872 |
| Native Hawaiian and Other Pacific Islander alone, Not Hispanic | 764      | 391   |
| Some other race alone, Not Hispanic                            | 742      | 364   |
| Two or more races, Not Hispanic                                | 8,981    | 1,406 |
| Hispanic, all Races                                            | 15,367   | 1,268 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 473. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 12,637   | 771 | White Alone Householder                                            | 21,972          | 979             | 0.58  | 0.02          |
| Renter | 9,335    | 796 | White Alone Householder                                            | 21,972          | 979             | 0.42  | 0.03          |
| Owner  | 1,071    | 205 | Black or African American<br>Alone Householder                     | 3,916           | 610             | 0.27  | 0.03          |
| Renter | 2,845    | 545 | Black or African American<br>Alone Householder                     | 3,916           | 610             | 0.73  | 0.08          |
| Owner  | 42       | 36  | American Indian and<br>Alaska Native Alone<br>Householder          | 184             | 97              | 0.23  | 0.15          |
| Renter | 142      | 88  | American Indian and<br>Alaska Native Alone<br>Householder          | 184             | 97              | 0.77  | 0.25          |
| Owner  | 6,925    | 518 | Asian Alone Householder                                            | 9,648           | 707             | 0.72  | 0.01          |
| Renter | 2,723    | 559 | Asian Alone Householder                                            | 9,648           | 707             | 0.28  | 0.05          |
| Owner  | 67       | 70  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 198             | 107             | 0.34  | 0.30          |
| Renter | 131      | 85  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 198             | 107             | 0.66  | 0.24          |
| Owner  | 557      | 180 | Some Other Race Alone<br>Householder                               | 1,581           | 354             | 0.35  | 0.08          |
| Renter | 1,024    | 311 | Some Other Race Alone<br>Householder                               | 1,581           | 354             | 0.65  | 0.13          |
| Owner  | 1,333    | 280 | Two or More Races<br>Householder                                   | 3,752           | 519             | 0.36  | 0.06          |
| Renter | 2,419    | 461 | Two or More Races<br>Householder                                   | 3,752           | 519             | 0.64  | 0.08          |
| Owner  | 12,281   | 753 | White Alone, Not Hispanic<br>or Latino Householder                 | 20,595          | 904             | 0.60  | 0.03          |
| Renter | 8,314    | 720 | White Alone, Not Hispanic<br>or Latino Householder                 | 20,595          | 904             | 0.40  | 0.03          |
| Owner  | 1,413    | 304 | Hispanic or Latino<br>Householder                                  | 4,239           | 424             | 0.33  | 0.06          |
| Renter | 2,826    | 387 | Hispanic or Latino<br>Householder                                  | 4,239           | 424             | 0.67  | 0.06          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 474. Tenure by AMI**

| TENURE          | AMI                   | EST    | MOE |
|-----------------|-----------------------|--------|-----|
| Owner occupied  | Less than 30% AMI     | 1,455  | 0   |
| Owner occupied  | 30%-50% AMI           | 1,935  | 0   |
| Owner occupied  | 50%-80% AMI           | 3,135  | 0   |
| Owner occupied  | 80%-100% AMI          | 2,390  | 0   |
| Owner occupied  | Greater than 100% AMI | 12,180 | 0   |
| Renter occupied | Less than 30% AMI     | 3,675  | 0   |
| Renter occupied | 30%-50% AMI           | 3,270  | 0   |
| Renter occupied | 50%-80% AMI           | 3,770  | 0   |
| Renter occupied | 80%-100% AMI          | 2,980  | 0   |
| Renter occupied | Greater than 100% AMI | 5,230  | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 475. Income Distribution**

| INCOME                 | ESTIMATE<br>2023 | MOE<br>2023 | ESTIMATE<br>2013 | MOE<br>2013 |
|------------------------|------------------|-------------|------------------|-------------|
| Less than \$10,000     | 1,370            | 272         | 1,778            | 295         |
| \$10,000 to \$14,999   | 1,080            | 262         | 1,533            | 273         |
| \$15,000 to \$19,999   | 819              | 218         | 1,448            | 276         |
| \$20,000 to \$24,999   | 1,087            | 324         | 1,409            | 274         |
| \$25,000 to \$29,999   | 866              | 202         | 1,517            | 338         |
| \$30,000 to \$34,999   | 1,064            | 234         | 1,954            | 335         |
| \$35,000 to \$39,999   | 844              | 227         | 1,537            | 295         |
| \$40,000 to \$44,999   | 907              | 198         | 1,858            | 389         |
| \$45,000 to \$49,999   | 1,102            | 318         | 1,355            | 219         |
| \$50,000 to \$59,999   | 2,566            | 423         | 2,821            | 371         |
| \$60,000 to \$74,999   | 3,824            | 571         | 4,171            | 423         |
| \$75,000 to \$99,999   | 5,669            | 691         | 5,985            | 575         |
| \$100,000 to \$124,999 | 4,310            | 548         | 3,779            | 391         |
| \$125,000 to \$149,999 | 3,708            | 528         | 2,382            | 338         |
| \$150,000 to \$199,999 | 4,714            | 491         | 2,054            | 290         |
| \$200,000 or more      | 7,321            | 586         | 1,474            | 235         |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 476. Housing Units by Type**

| HOUSING TYPE                     | ESTIMATE | MOE   |
|----------------------------------|----------|-------|
| 1-unit, attached                 | 2,881    | 435.0 |
| 1-unit, detached                 | 21,732   | 826.9 |
| 10 or more units                 | 11,216   | 719.4 |
| 2-9 units                        | 6,442    | 669.4 |
| Mobile home, Boat, RV, Van, etc. | 795      | 210.1 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 477. Rental Vacancy**

| ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|-------|-----------------|-----------------|--------------------|----------------------------|
| 869      | 288.1 | 19,488          | 927.9           | 0.04               | 0.01                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 478. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | 820                |
| Total Units                                | 2023    | 55                 |
| Total Units                                | 2024    | 73                 |
| Total Units                                | YTD2025 | 42                 |
| Units in 2-Unit Multifamily Structures     | 2022    | 16                 |
| Units in 2-Unit Multifamily Structures     | 2023    | 4                  |
| Units in 2-Unit Multifamily Structures     | 2024    | 0                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | 6                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | 6                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | 735                |
| Units in 5+-Unit Multifamily Structures    | 2023    | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2024    | 0                  |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | 0                  |
| Units in All Multifamily Structures        | 2022    | 757                |
| Units in All Multifamily Structures        | 2023    | 10                 |
| Units in All Multifamily Structures        | 2024    | 0                  |
| Units in All Multifamily Structures        | YTD2025 | 0                  |
| Units in Single Family Structures          | 2022    | 63                 |
| Units in Single Family Structures          | 2023    | 45                 |
| Units in Single Family Structures          | 2024    | 73                 |
| Units in Single Family Structures          | YTD2025 | 42                 |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change



## Exhibit 479. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 1,805             | 0            | 1,575             | 0            | 0.09           | 0.07           |
| owner  | 50%-80% AMI           | 1,765             | 0            | 2,675             | 0            | 0.09           | 0.13           |
| owner  | 80%-100% AMI          | 3,185             | 0            | 3,485             | 0            | 0.16           | 0.16           |
| owner  | Greater than 100% AMI | 13,790            | 0            | 13,395            | 0            | 0.67           | 0.63           |
| renter | Less than 30% AMI     | 1,555             | 0            | 1,725             | 0            | 0.09           | 0.09           |
| renter | 30%-50% AMI           | 3,490             | 0            | 2,590             | 0            | 0.21           | 0.13           |
| renter | 50%-80% AMI           | 8,325             | 0            | 9,730             | 0            | 0.51           | 0.50           |
| renter | Greater than 80% AMI  | 3,045             | 0            | 5,555             | 0            | 0.19           | 0.28           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

## Funding Landscape

### DATA AND INFORMATION USED FOR INVENTORY

This profile draws on the most reliable data available. Dedicated tax revenue streams are supported by consistent administrative records, while information on other local tools – such as fee waivers, general fund allocations, or incentive programs – is based on publicly available documents or self-reported sources. As a result, this profile likely reflects only a portion of total local activity and should be considered a conservative estimate of the jurisdiction’s housing-related efforts.

Renton currently implements several land use-based tools, has a dedicated tax revenue stream through the sales tax credit as well as a local sales tax, and participates actively in regional housing partnerships.

### USE OF LAND-BASED TOOLS

Based on review of public records and self-reports, Renton currently implements the following tools for land use-based value capture tools and tax expenditure or fee offset programs:

- ◆ Density Bonus<sup>123</sup>
- ◆ Multifamily Property Tax Exemption<sup>124</sup>

<sup>123</sup> City of Renton. (n.d.). § 4-9-065 – density bonus review.

<https://www.codepublishing.com/WA/Renton/#!/Renton04/Renton0409/Renton0409065.html#4-9-065>

<sup>124</sup> City of Renton. (n.d.). § 4-1-220 – property tax exemption for multi-family housing in residential targeted areas.

<https://www.codepublishing.com/WA/Renton/#!/Renton04/Renton0401/Renton0401220.html#4-1-220>



- ◆ Impact Fee Waivers<sup>125</sup>
- ◆ Permit Fee Waivers<sup>126</sup>

## USE OF TAX-BASED TOOLS

In 2024, Renton’s revenue through the sales tax credit (HB 1406) was \$223,465 and through the local sales tax (HB 1590) was \$4,480,757 according to the Washington State Department of Revenue.<sup>127</sup>

## PARTICIPATION IN REGIONAL EFFORTS & REPORTED HOUSING PRODUCTION

Renton has been a member of SKHHP since 2019.<sup>128</sup> According to SKHHP’s annual 2024 report, Renton contributed \$51,710 to the SKHHP Operating Budget and \$228,107 to the SKHHP Housing Capital Fund.<sup>129</sup> Renton’s affordable housing efforts are supported by the Renton Housing Authority (RHA), which plays a central role in the city’s Sunset Area Transformation Plan, which has produced and enabled several large-scale affordable housing projects in recent years.<sup>130</sup>

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<sup>125</sup> City of Renton. (n.d.). § 4-1-210 – waived fees.

<https://www.codepublishing.com/WA/Renton/#!/Renton04/Renton0401/Renton0401210.html#4-1-210>

<sup>126</sup> City of Renton. (n.d.). *Permit ready ADU program*. <https://www.rentonwa.gov/Projects-Development/Community-and-Economic-Development-Projects/Projects-and-Programs/Permit-Ready-ADU-Program>

<sup>127</sup> Washington State Department of Revenue, *Local sales and use tax distributions: Calendar year 2024*.

<sup>128</sup> South King Housing and Homelessness Partners, *Draft interlocal agreement for SKHHP*.

<sup>129</sup> South King Housing and Homelessness Partners, *2024 annual progress report*.

<sup>130</sup> Renton Housing Authority. (n.d.). *Redevelopment*. <https://rentonhousing.org/AboutUs/Redevelopment.aspx>



# Riverpoint

## Housing Data Points

### Exhibit 480. Population

| POPULATION | ESTIMATE | MOE |
|------------|----------|-----|
| Population | 982      | 201 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 481. Household Size

| HOUSHOLD                   | ESTIMATE | MOE  |
|----------------------------|----------|------|
| 1-person household         | 38       | 38.3 |
| 2-person household         | 87       | 48.8 |
| 3-person household         | 147      | 81.4 |
| 4-person household         | 23       | 27.3 |
| 5-person household         | 8        | 19.1 |
| 6-person household         | 30       | 31.8 |
| 7-or-more person household | 0        | 13.0 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 482. Cost Burden

| COST BURDEN     | ESTIMATE | MOE  | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT_MOE |
|-----------------|----------|------|-----------------|-----------------|-------------------------|-----------------------------|
| Over 30 Percent | 87       | 54.4 | 333             | 56.52           | 0.26                    | 0.16                        |
| Over 50 Percent | 30       | 39.8 | 333             | 56.52           | 0.09                    | 0.12                        |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 483. Number of Housing Units

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 333      | 55  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 484. Income-Restricted Housing by AMI

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| -        | -         | -         | -           |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.





**Exhibit 485. Rents**

| RENT            | ESTIMATE | MOE |
|-----------------|----------|-----|
| Med. Gross Rent | 0        | 0   |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 486. Race/Ethnicity**

| RACE/ETHNICITY                                                 | ESTIMATE | MOE |
|----------------------------------------------------------------|----------|-----|
| White alone, Not Hispanic                                      | 930      | 216 |
| Black or African American alone, Not Hispanic                  | 0        | 13  |
| American Indian and Alaska Native alone, Not Hispanic          | 0        | 13  |
| Asian alone, Not Hispanic                                      | 0        | 13  |
| Native Hawaiian and Other Pacific Islander alone, Not Hispanic | 0        | 13  |
| Some other race alone, Not Hispanic                            | 0        | 13  |
| Two or more races, Not Hispanic                                | 52       | 54  |
| Hispanic, all Races                                            | 0        | 13  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 487. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 279      | 55  | White Alone Householder                                            | 303             | 59              | 0.92  | 0.03          |
| Renter | 24       | 36  | White Alone Householder                                            | 303             | 59              | 0.08  | 0.12          |
| Owner  | 0        | 13  | Black or African American<br>Alone Householder                     | 0               | 13              | -     | -             |
| Renter | 0        | 13  | Black or African American<br>Alone Householder                     | 0               | 13              | -     | -             |
| Owner  | 0        | 13  | American Indian and<br>Alaska Native Alone<br>Householder          | 0               | 13              | -     | -             |
| Renter | 0        | 13  | American Indian and<br>Alaska Native Alone<br>Householder          | 0               | 13              | -     | -             |
| Owner  | 0        | 13  | Asian Alone Householder                                            | 0               | 13              | -     | -             |
| Renter | 0        | 13  | Asian Alone Householder                                            | 0               | 13              | -     | -             |
| Owner  | 0        | 13  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 13              | -     | -             |
| Renter | 0        | 13  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 13              | -     | -             |
| Owner  | 0        | 13  | Some Other Race Alone<br>Householder                               | 0               | 13              | -     | -             |
| Renter | 0        | 13  | Some Other Race Alone<br>Householder                               | 0               | 13              | -     | -             |
| Owner  | 30       | 31  | Two or More Races<br>Householder                                   | 30              | 31              | 1.00  | 1.46          |
| Renter | 0        | 13  | Two or More Races<br>Householder                                   | 30              | 31              | 0.00  | 0.43          |
| Owner  | 279      | 55  | White Alone, Not Hispanic<br>or Latino Householder                 | 303             | 59              | 0.92  | 0.03          |
| Renter | 24       | 36  | White Alone, Not Hispanic<br>or Latino Householder                 | 303             | 59              | 0.08  | 0.12          |
| Owner  | 0        | 13  | Hispanic or Latino<br>Householder                                  | 0               | 13              | -     | -             |
| Renter | 0        | 13  | Hispanic or Latino<br>Householder                                  | 0               | 13              | -     | -             |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 488. Tenure by AMI**

| TENURE          | AMI                   | EST | MOE |
|-----------------|-----------------------|-----|-----|
| Owner occupied  | Less than 30% AMI     | 20  | 0   |
| Owner occupied  | 30%-50% AMI           | 10  | 0   |
| Owner occupied  | 50%-80% AMI           | 0   | 0   |
| Owner occupied  | 80%-100% AMI          | 0   | 0   |
| Owner occupied  | Greater than 100% AMI | 225 | 0   |
| Renter occupied | Less than 30% AMI     | 25  | 0   |
| Renter occupied | 30%-50% AMI           | 0   | 0   |
| Renter occupied | 50%-80% AMI           | 0   | 0   |
| Renter occupied | 80%-100% AMI          | 0   | 0   |
| Renter occupied | Greater than 100% AMI | 25  | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 489. Income Distribution**

| INCOME                 | ESTIMATE<br>_2023 | MOE<br>_2023 | ESTIMATE<br>_2013 | MOE<br>_2013 |
|------------------------|-------------------|--------------|-------------------|--------------|
| Less than \$10,000     | 0                 | 13           | 0                 | 0            |
| \$10,000 to \$14,999   | 5                 | 8            | 0                 | 0            |
| \$15,000 to \$19,999   | 0                 | 13           | 0                 | 0            |
| \$20,000 to \$24,999   | 0                 | 13           | 0                 | 0            |
| \$25,000 to \$29,999   | 6                 | 11           | 0                 | 0            |
| \$30,000 to \$34,999   | 24                | 36           | 0                 | 0            |
| \$35,000 to \$39,999   | 0                 | 13           | 0                 | 0            |
| \$40,000 to \$44,999   | 10                | 15           | 0                 | 0            |
| \$45,000 to \$49,999   | 0                 | 13           | 0                 | 0            |
| \$50,000 to \$59,999   | 0                 | 13           | 0                 | 0            |
| \$60,000 to \$74,999   | 14                | 20           | 0                 | 0            |
| \$75,000 to \$99,999   | 43                | 36           | 0                 | 0            |
| \$100,000 to \$124,999 | 25                | 26           | 0                 | 0            |
| \$125,000 to \$149,999 | 26                | 26           | 0                 | 0            |
| \$150,000 to \$199,999 | 84                | 51           | 0                 | 0            |
| \$200,000 or more      | 96                | 57           | 0                 | 0            |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 490. Housing Units by Type**

| HOUSING TYPE                     | ESTIMATE | MOE  |
|----------------------------------|----------|------|
| 1-unit, attached                 | 30       | 31.8 |
| 1-unit, detached                 | 277      | 65.3 |
| 10 or more units                 | 0        | 13.0 |
| 2-9 units                        | 0        | 13.0 |
| Mobile home, Boat, RV, Van, etc. | 26       | 31.8 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 491. Rental Vacancy**

| ESTIMATE | MOE  | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|------|-----------------|-----------------|--------------------|----------------------------|
| 0        | 13.0 | 24              | 38.3            | 0.00               | 0.54                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



## Exhibit 492. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | -                  |
| Total Units                                | 2023    | -                  |
| Total Units                                | 2024    | -                  |
| Total Units                                | YTD2025 | -                  |
| Units in 2-Unit Multifamily Structures     | 2022    | -                  |
| Units in 2-Unit Multifamily Structures     | 2023    | -                  |
| Units in 2-Unit Multifamily Structures     | 2024    | -                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | -                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | -                  |
| Units in 5+-Unit Multifamily Structures    | 2023    | -                  |
| Units in 5+-Unit Multifamily Structures    | 2024    | -                  |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | -                  |
| Units in All Multifamily Structures        | 2022    | -                  |
| Units in All Multifamily Structures        | 2023    | -                  |
| Units in All Multifamily Structures        | 2024    | -                  |
| Units in All Multifamily Structures        | YTD2025 | -                  |
| Units in Single Family Structures          | 2022    | -                  |
| Units in Single Family Structures          | 2023    | -                  |
| Units in Single Family Structures          | 2024    | -                  |
| Units in Single Family Structures          | YTD2025 | -                  |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change



### Exhibit 493. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 0                 | 0            | 4                 | 0            | 0.00           | 0.02           |
| owner  | 50%-80% AMI           | 0                 | 0            | 10                | 0            | 0.00           | 0.04           |
| owner  | 80%-100% AMI          | 0                 | 0            | 0                 | 0            | 0.00           | 0.00           |
| owner  | Greater than 100% AMI | 0                 | 0            | 240               | 0            | 0.00           | 0.94           |
| renter | Less than 30% AMI     | 0                 | 0            | 0                 | 0            | 0.00           | 0.00           |
| renter | 30%-50% AMI           | 0                 | 0            | 0                 | 0            | 0.00           | 0.00           |
| renter | 50%-80% AMI           | 0                 | 0            | 0                 | 0            | 0.00           | 0.00           |
| renter | Greater than 80% AMI  | 0                 | 0            | 0                 | 0            | 0.00           | 0.00           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).



# Sammamish

## Housing Needs

**Exhibit 494: Jurisdictional Housing Needs 2019-2044**

| JURISDICTION/<br>CATEGORY                | TOTAL  | 0 TO ≤30%   |     | >30 TO<br>≤50% | >50 TO<br>≤80% | >80 TO<br>≤100% | >100<br>TO<br>≤120% | >120%  | EMERGENCY<br>HOUSING<br>NEEDS |
|------------------------------------------|--------|-------------|-----|----------------|----------------|-----------------|---------------------|--------|-------------------------------|
|                                          |        | NON-<br>PSH | PSH |                |                |                 |                     |        |                               |
| Sammamish<br>Total Future<br>Need: 2044  | 24,643 | 1,060       | 499 | 760            | 773            | 1,899           | 2,024               | 17,628 | 401                           |
| Sammamish<br>Baseline Supply:<br>2019    | 22,543 | 110         | 0   | 341            | 541            | 1,899           | 2,024               | 17,628 | 0                             |
| Sammamish Net<br>New Need: 2019-<br>2044 | 2,100  | 950         | 499 | 419            | 232            | 0               | 0                   | 0      | 401                           |

Source: 2021 King County Countywide Planning Policies.

## Housing Data Points

**Exhibit 495. Population**

| POPULATION | ESTIMATE | MOE |
|------------|----------|-----|
| Population | 66,375   | 51  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 496. Household Size**

| HOUSHOLD                   | ESTIMATE | MOE   |
|----------------------------|----------|-------|
| 1-person household         | 2,201    | 313.3 |
| 2-person household         | 6,761    | 712.9 |
| 3-person household         | 4,775    | 514.9 |
| 4-person household         | 6,061    | 553.7 |
| 5-person household         | 1,722    | 362.6 |
| 6-person household         | 442      | 113.3 |
| 7-or-more person household | 134      | 68.1  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 497. Cost Burden**

| COST BURDEN     | ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT _MOE |
|-----------------|----------|-------|-----------------|-----------------|-------------------------|------------------------------|
| Over 30 Percent | 4,680    | 567.2 | 21,919          | 478.12          | 0.21                    | 0.03                         |
| Over 50 Percent | 2,146    | 480.0 | 21,919          | 478.12          | 0.10                    | 0.02                         |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 498. Number of Housing Units**

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 22,481   | 423 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 499. Income-Restricted Housing by AMI**

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| 24       | 16        | 72        | 0           |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.

**Exhibit 500. Rents**

| RENT            | ESTIMATE | MOE |
|-----------------|----------|-----|
| Med. Gross Rent | 2,728    | 151 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 501. Race/Ethnicity**

| RACE/ETHNICITY                                                 | ESTIMATE | MOE   |
|----------------------------------------------------------------|----------|-------|
| White alone, Not Hispanic                                      | 33,814   | 1,520 |
| Black or African American alone, Not Hispanic                  | 1,014    | 409   |
| American Indian and Alaska Native alone, Not Hispanic          | 264      | 192   |
| Asian alone, Not Hispanic                                      | 24,296   | 1,518 |
| Native Hawaiian and Other Pacific Islander alone, Not Hispanic | 57       | 51    |
| Some other race alone, Not Hispanic                            | 298      | 185   |
| Two or more races, Not Hispanic                                | 3,724    | 602   |
| Hispanic, all Races                                            | 2,908    | 640   |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).





## Exhibit 502. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 10,635   | 461 | White Alone Householder                                            | 12,909          | 532             | 0.82  | 0.01          |
| Renter | 2,274    | 434 | White Alone Householder                                            | 12,909          | 532             | 0.18  | 0.03          |
| Owner  | 179      | 132 | Black or African American<br>Alone Householder                     | 362             | 178             | 0.49  | 0.27          |
| Renter | 183      | 127 | Black or African American<br>Alone Householder                     | 362             | 178             | 0.51  | 0.25          |
| Owner  | 22       | 28  | American Indian and<br>Alaska Native Alone<br>Householder          | 22              | 28              | 1.00  | 1.80          |
| Renter | 0        | 31  | American Indian and<br>Alaska Native Alone<br>Householder          | 22              | 28              | 0.00  | 1.41          |
| Owner  | 6,916    | 456 | Asian Alone Householder                                            | 7,453           | 450             | 0.93  | 0.02          |
| Renter | 537      | 156 | Asian Alone Householder                                            | 7,453           | 450             | 0.07  | 0.02          |
| Owner  | 23       | 27  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 25              | 27              | 0.92  | 0.42          |
| Renter | 2        | 4   | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 25              | 27              | 0.08  | 0.13          |
| Owner  | 57       | 45  | Some Other Race Alone<br>Householder                               | 119             | 60              | 0.48  | 0.29          |
| Renter | 62       | 41  | Some Other Race Alone<br>Householder                               | 119             | 60              | 0.52  | 0.22          |
| Owner  | 603      | 145 | Two or More Races<br>Householder                                   | 1,206           | 386             | 0.50  | 0.20          |
| Renter | 603      | 342 | Two or More Races<br>Householder                                   | 1,206           | 386             | 0.50  | 0.23          |
| Owner  | 10,242   | 443 | White Alone, Not Hispanic<br>or Latino Householder                 | 12,409          | 540             | 0.83  | 0.05          |
| Renter | 2,167    | 419 | White Alone, Not Hispanic<br>or Latino Householder                 | 12,409          | 540             | 0.17  | 0.03          |
| Owner  | 597      | 180 | Hispanic or Latino<br>Householder                                  | 768             | 204             | 0.78  | 0.11          |
| Renter | 171      | 105 | Hispanic or Latino<br>Householder                                  | 768             | 204             | 0.22  | 0.12          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 503. Tenure by AMI**

| TENURE          | AMI                   | EST    | MOE |
|-----------------|-----------------------|--------|-----|
| Owner occupied  | Less than 30% AMI     | 565    | 0   |
| Owner occupied  | 30%-50% AMI           | 390    | 0   |
| Owner occupied  | 50%-80% AMI           | 820    | 0   |
| Owner occupied  | 80%-100% AMI          | 745    | 0   |
| Owner occupied  | Greater than 100% AMI | 16,030 | 0   |
| Renter occupied | Less than 30% AMI     | 455    | 0   |
| Renter occupied | 30%-50% AMI           | 150    | 0   |
| Renter occupied | 50%-80% AMI           | 430    | 0   |
| Renter occupied | 80%-100% AMI          | 395    | 0   |
| Renter occupied | Greater than 100% AMI | 1,955  | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 504. Income Distribution**

| INCOME                 | ESTIMATE<br>2023 | MOE<br>2023 | ESTIMATE<br>2013 | MOE<br>2013 |
|------------------------|------------------|-------------|------------------|-------------|
| Less than \$10,000     | 401              | 174         | 176              | 72          |
| \$10,000 to \$14,999   | 215              | 157         | 210              | 110         |
| \$15,000 to \$19,999   | 274              | 320         | 214              | 93          |
| \$20,000 to \$24,999   | 276              | 148         | 103              | 64          |
| \$25,000 to \$29,999   | 151              | 65          | 229              | 116         |
| \$30,000 to \$34,999   | 26               | 24          | 109              | 59          |
| \$35,000 to \$39,999   | 118              | 82          | 128              | 58          |
| \$40,000 to \$44,999   | 140              | 71          | 152              | 101         |
| \$45,000 to \$49,999   | 139              | 77          | 278              | 114         |
| \$50,000 to \$59,999   | 371              | 140         | 509              | 148         |
| \$60,000 to \$74,999   | 610              | 157         | 635              | 189         |
| \$75,000 to \$99,999   | 1,157            | 230         | 1,475            | 267         |
| \$100,000 to \$124,999 | 1,108            | 195         | 1,909            | 302         |
| \$125,000 to \$149,999 | 1,180            | 210         | 1,988            | 232         |
| \$150,000 to \$199,999 | 3,115            | 394         | 2,853            | 306         |
| \$200,000 or more      | 12,815           | 517         | 4,463            | 327         |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 505. Housing Units by Type**

| HOUSING TYPE                     | ESTIMATE | MOE   |
|----------------------------------|----------|-------|
| 1-unit, attached                 | 917      | 336.4 |
| 1-unit, detached                 | 18,539   | 504.2 |
| 10 or more units                 | 1,595    | 362.3 |
| 2-9 units                        | 1,316    | 334.4 |
| Mobile home, Boat, RV, Van, etc. | 114      | 81.3  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 506. Rental Vacancy**

| ESTIMATE | MOE  | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|------|-----------------|-----------------|--------------------|----------------------------|
| 17       | 41.8 | 3,678           | 510.7           | 0.00               | 0.01                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 507. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | 69                 |
| Total Units                                | 2023    | 44                 |
| Total Units                                | 2024    | 27                 |
| Total Units                                | YTD2025 | 8                  |
| Units in 2-Unit Multifamily Structures     | 2022    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2023    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2024    | 0                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2023    | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2024    | 0                  |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | 0                  |
| Units in All Multifamily Structures        | 2022    | 0                  |
| Units in All Multifamily Structures        | 2023    | 0                  |
| Units in All Multifamily Structures        | 2024    | 0                  |
| Units in All Multifamily Structures        | YTD2025 | 0                  |
| Units in Single Family Structures          | 2022    | 69                 |
| Units in Single Family Structures          | 2023    | 44                 |
| Units in Single Family Structures          | 2024    | 27                 |
| Units in Single Family Structures          | YTD2025 | 8                  |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change



## Exhibit 508. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 165               | 0            | 275               | 0            | 0.01           | 0.01           |
| owner  | 50%-80% AMI           | 150               | 0            | 205               | 0            | 0.01           | 0.01           |
| owner  | 80%-100% AMI          | 170               | 0            | 370               | 0            | 0.01           | 0.02           |
| owner  | Greater than 100% AMI | 12,860            | 0            | 17,765            | 0            | 0.96           | 0.95           |
| renter | Less than 30% AMI     | 50                | 0            | 70                | 0            | 0.03           | 0.02           |
| renter | 30%-50% AMI           | 20                | 0            | 190               | 0            | 0.01           | 0.05           |
| renter | 50%-80% AMI           | 565               | 0            | 550               | 0            | 0.33           | 0.16           |
| renter | Greater than 80% AMI  | 1,075             | 0            | 2,670             | 0            | 0.63           | 0.77           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

## Funding Landscape

### DATA AND INFORMATION USED FOR INVENTORY

This profile draws on the most reliable data available. Dedicated tax revenue streams are supported by consistent administrative records, while information on other local tools – such as fee waivers, general fund allocations, or incentive programs – is based on publicly available documents or self-reported sources. As a result, this profile likely reflects only a portion of total local activity and should be considered a conservative estimate of the jurisdiction’s housing-related efforts.

Sammamish currently implements land use-based tools, has a dedicated tax revenue stream through the sales tax credit, and participates actively in regional housing partnerships.

### USE OF LAND-BASED TOOLS

Based on review of public records and self-reports, Sammamish currently implements the following tools for land use-based value capture tools and tax expenditure or fee offset programs:

- ◆ Inclusionary Zoning Requirements<sup>131</sup>
- ◆ Density Bonus<sup>132</sup>

<sup>131</sup> City of Sammamish. (n.d.). § 21.10 – mandatory affordable housing. <https://sammamish.municipal.codes/DC/21.10>

<sup>132</sup> City of Sammamish. (n.d.). § 21.07.050 – development standards – density and dimensions. <https://sammamish.municipal.codes/DC/21.07.050>



## USE OF TAX-BASED TOOLS

In 2024, Sammamish's revenue through the sales tax credit (HB 1406) was \$53,380 according to the Washington State Department of Revenue.<sup>135</sup>

## PARTICIPATION IN REGIONAL EFFORTS & REPORTED HOUSING PRODUCTION

Sammamish has been a member of ARCH since 2010.<sup>136</sup> According to ARCH's first quarter of 2025 report, Sammamish contributed around \$175,000 to ARCH Housing Trust Fund from general fund and HB 1406 contributions.<sup>137</sup> The city's 2025 budget also allocated \$494,767 for ARCH membership dues.<sup>138</sup> Sammamish actively participates in ARCH's Land Use Incentive and Inclusionary Housing Programs. Between Q2 2024 and Q1 2025, Sammamish recorded less than 10 affordable rental unit obligations through these mechanisms, according to the same first quarter of 2025 ARCH report.<sup>139</sup>

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<sup>133</sup> City of Sammamish. (n.d.). § 21.08.030 – street impact fees.

<https://sammamish.municipal.codes/DC/21.08.030>,

<sup>134</sup> City of Sammamish. (n.d.). § 21.08.040 – impact fees for parks and recreational facilities.

<https://sammamish.municipal.codes/DC/21.08.040>

<sup>135</sup> Washington State Department of Revenue, *Local sales and use tax distributions: Calendar year 2024*.

<sup>136</sup> A Regional Coalition for Housing, *Amended and reinstated interlocal agreement for ARCH*.

<sup>137</sup> A Regional Coalition for Housing, *First quarter report 2025*.

<sup>138</sup> City of Sammamish. (2024). *2025–2026 biennial budget*.

<https://sammamishwa.civicweb.net/document/294354/>

<sup>139</sup> A Regional Coalition for Housing, *First quarter report 2025*.



## Housing Needs

### Exhibit 509: Jurisdictional Housing Needs 2019-2044

| JURISDICTION/<br>CATEGORY            | TOTAL  | 0 TO ≤30%   |     | >30 TO<br>≤50% | >50 TO<br>≤80% | >80 TO<br>≤100% | >100<br>TO<br>≤120% | >120% | EMERGENCY<br>HOUSING<br>NEEDS |
|--------------------------------------|--------|-------------|-----|----------------|----------------|-----------------|---------------------|-------|-------------------------------|
|                                      |        | NON-<br>PSH | PSH |                |                |                 |                     |       |                               |
| SeaTac Total<br>Future Need:<br>2044 | 17,674 | 960         | 352 | 3,217          | 4,184          | 2,886           | 1,558               | 4,517 | 1,127                         |
| SeaTac Baseline<br>Supply: 2019      | 11,774 | 314         | 12  | 3,034          | 4,041          | 2,283           | 875                 | 1,215 | 0                             |
| SeaTac Net New<br>Need: 2019-2044    | 5,900  | 646         | 340 | 183            | 143            | 603             | 683                 | 3,302 | 1,127                         |

Source: 2021 King County Countywide Planning Policies.

## Housing Data Points

### Exhibit 510. Population

| POPULATION | ESTIMATE | MOE |
|------------|----------|-----|
| Population | 31,143   | 47  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 511. Household Size

| HOUSHOLD                   | ESTIMATE | MOE   |
|----------------------------|----------|-------|
| 1-person household         | 3,865    | 693.9 |
| 2-person household         | 3,260    | 471.0 |
| 3-person household         | 1,309    | 304.9 |
| 4-person household         | 2,046    | 462.0 |
| 5-person household         | 826      | 270.0 |
| 6-person household         | 245      | 121.4 |
| 7-or-more person household | 221      | 104.6 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 512. Cost Burden

| COST BURDEN     | ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT<br>_MOE |
|-----------------|----------|-------|-----------------|-----------------|-------------------------|---------------------------------|
| Over 30 Percent | 4,865    | 675.1 | 11,659          | 620.80          | 0.42                    | 0.05                            |
| Over 50 Percent | 1,876    | 414.1 | 11,659          | 620.80          | 0.16                    | 0.03                            |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 513. Number of Housing Units**

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 12,424   | 652 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 514. Income-Restricted Housing by AMI**

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| 71       | 449       | 1,253     | 0           |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.

**Exhibit 515. Rents**

| RENT            | ESTIMATE | MOE |
|-----------------|----------|-----|
| Med. Gross Rent | 1,637    | 60  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 516. Race/Ethnicity**

| RACE/ETHNICITY                                                 | ESTIMATE | MOE   |
|----------------------------------------------------------------|----------|-------|
| White alone, Not Hispanic                                      | 9,123    | 1,067 |
| Black or African American alone, Not Hispanic                  | 7,437    | 1,203 |
| American Indian and Alaska Native alone, Not Hispanic          | 87       | 41    |
| Asian alone, Not Hispanic                                      | 4,927    | 907   |
| Native Hawaiian and Other Pacific Islander alone, Not Hispanic | 455      | 253   |
| Some other race alone, Not Hispanic                            | 79       | 99    |
| Two or more races, Not Hispanic                                | 1,935    | 638   |
| Hispanic, all Races                                            | 7,100    | 1,406 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).





## Exhibit 517. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 3,039    | 476 | White Alone Householder                                            | 4,427           | 604             | 0.69  | 0.05          |
| Renter | 1,388    | 314 | White Alone Householder                                            | 4,427           | 604             | 0.31  | 0.06          |
| Owner  | 524      | 206 | Black or African American<br>Alone Householder                     | 3,145           | 524             | 0.17  | 0.06          |
| Renter | 2,621    | 504 | Black or African American<br>Alone Householder                     | 3,145           | 524             | 0.83  | 0.08          |
| Owner  | 20       | 17  | American Indian and<br>Alaska Native Alone<br>Householder          | 25              | 19              | 0.80  | 0.30          |
| Renter | 5        | 7   | American Indian and<br>Alaska Native Alone<br>Householder          | 25              | 19              | 0.20  | 0.24          |
| Owner  | 1,061    | 312 | Asian Alone Householder                                            | 1,718           | 333             | 0.62  | 0.14          |
| Renter | 657      | 211 | Asian Alone Householder                                            | 1,718           | 333             | 0.38  | 0.10          |
| Owner  | 13       | 15  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 105             | 86              | 0.12  | 0.10          |
| Renter | 92       | 88  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 105             | 86              | 0.88  | 0.43          |
| Owner  | 313      | 122 | Some Other Race Alone<br>Householder                               | 1,407           | 440             | 0.22  | 0.05          |
| Renter | 1,094    | 438 | Some Other Race Alone<br>Householder                               | 1,407           | 440             | 0.78  | 0.19          |
| Owner  | 334      | 163 | Two or More Races<br>Householder                                   | 945             | 262             | 0.35  | 0.14          |
| Renter | 611      | 218 | Two or More Races<br>Householder                                   | 945             | 262             | 0.65  | 0.15          |
| Owner  | 2,975    | 483 | White Alone, Not Hispanic<br>or Latino Householder                 | 4,331           | 600             | 0.69  | 0.06          |
| Renter | 1,356    | 306 | White Alone, Not Hispanic<br>or Latino Householder                 | 4,331           | 600             | 0.31  | 0.06          |
| Owner  | 426      | 149 | Hispanic or Latino<br>Householder                                  | 1,674           | 432             | 0.25  | 0.06          |
| Renter | 1,248    | 443 | Hispanic or Latino<br>Householder                                  | 1,674           | 432             | 0.75  | 0.18          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 518. Tenure by AMI**

| TENURE          | AMI                   | EST   | MOE |
|-----------------|-----------------------|-------|-----|
| Owner occupied  | Less than 30% AMI     | 410   | 0   |
| Owner occupied  | 30%-50% AMI           | 765   | 0   |
| Owner occupied  | 50%-80% AMI           | 915   | 0   |
| Owner occupied  | 80%-100% AMI          | 790   | 0   |
| Owner occupied  | Greater than 100% AMI | 2,605 | 0   |
| Renter occupied | Less than 30% AMI     | 1,090 | 0   |
| Renter occupied | 30%-50% AMI           | 1,415 | 0   |
| Renter occupied | 50%-80% AMI           | 1,185 | 0   |
| Renter occupied | 80%-100% AMI          | 750   | 0   |
| Renter occupied | Greater than 100% AMI | 1,250 | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 519. Income Distribution**

| INCOME                 | ESTIMATE<br>2023 | MOE<br>2023 | ESTIMATE<br>2013 | MOE<br>2013 |
|------------------------|------------------|-------------|------------------|-------------|
| Less than \$10,000     | 433              | 175         | 574              | 213         |
| \$10,000 to \$14,999   | 310              | 132         | 611              | 211         |
| \$15,000 to \$19,999   | 275              | 155         | 489              | 191         |
| \$20,000 to \$24,999   | 276              | 139         | 788              | 234         |
| \$25,000 to \$29,999   | 69               | 44          | 730              | 216         |
| \$30,000 to \$34,999   | 533              | 237         | 542              | 173         |
| \$35,000 to \$39,999   | 877              | 385         | 618              | 182         |
| \$40,000 to \$44,999   | 382              | 172         | 541              | 181         |
| \$45,000 to \$49,999   | 879              | 427         | 549              | 166         |
| \$50,000 to \$59,999   | 537              | 202         | 1,004            | 221         |
| \$60,000 to \$74,999   | 1,207            | 336         | 932              | 195         |
| \$75,000 to \$99,999   | 1,671            | 420         | 1,371            | 223         |
| \$100,000 to \$124,999 | 1,525            | 301         | 565              | 129         |
| \$125,000 to \$149,999 | 947              | 316         | 313              | 115         |
| \$150,000 to \$199,999 | 924              | 235         | 335              | 115         |
| \$200,000 or more      | 927              | 256         | 98               | 52          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 520. Housing Units by Type**

| HOUSING TYPE                     | ESTIMATE | MOE   |
|----------------------------------|----------|-------|
| 1-unit, attached                 | 339      | 199.0 |
| 1-unit, detached                 | 5,425    | 530.7 |
| 10 or more units                 | 4,057    | 494.7 |
| 2-9 units                        | 1,956    | 480.9 |
| Mobile home, Boat, RV, Van, etc. | 647      | 285.0 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 521. Rental Vacancy**

| ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|-------|-----------------|-----------------|--------------------|----------------------------|
| 174      | 123.0 | 6,642           | 602.7           | 0.03               | 0.02                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



## Exhibit 522. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | 699                |
| Total Units                                | 2023    | 147                |
| Total Units                                | 2024    | 375                |
| Total Units                                | YTD2025 | 5                  |
| Units in 2-Unit Multifamily Structures     | 2022    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2023    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2024    | 0                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | 2                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | 4                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | 681                |
| Units in 5+-Unit Multifamily Structures    | 2023    | 130                |
| Units in 5+-Unit Multifamily Structures    | 2024    | 355                |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | 0                  |
| Units in All Multifamily Structures        | 2022    | 685                |
| Units in All Multifamily Structures        | 2023    | 130                |
| Units in All Multifamily Structures        | 2024    | 355                |
| Units in All Multifamily Structures        | YTD2025 | 2                  |
| Units in Single Family Structures          | 2022    | 14                 |
| Units in Single Family Structures          | 2023    | 17                 |
| Units in Single Family Structures          | 2024    | 20                 |
| Units in Single Family Structures          | YTD2025 | 3                  |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change



## Exhibit 523. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 800               | 0            | 880               | 0            | 0.15           | 0.16           |
| owner  | 50%-80% AMI           | 735               | 0            | 1,010             | 0            | 0.13           | 0.19           |
| owner  | 80%-100% AMI          | 1,255             | 0            | 1,480             | 0            | 0.23           | 0.27           |
| owner  | Greater than 100% AMI | 2,670             | 0            | 2,070             | 0            | 0.49           | 0.38           |
| renter | Less than 30% AMI     | 370               | 0            | 325               | 0            | 0.08           | 0.06           |
| renter | 30%-50% AMI           | 2,250             | 0            | 1,350             | 0            | 0.46           | 0.23           |
| renter | 50%-80% AMI           | 1,855             | 0            | 3,670             | 0            | 0.38           | 0.64           |
| renter | Greater than 80% AMI  | 425               | 0            | 415               | 0            | 0.09           | 0.07           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

## Funding Landscape

### DATA AND INFORMATION USED FOR INVENTORY

This profile draws on the most reliable data available. Dedicated tax revenue streams are supported by consistent administrative records, while information on other local tools – such as fee waivers, general fund allocations, or incentive programs – is based on publicly available documents or self-reported sources. As a result, this profile likely reflects only a portion of total local activity and should be considered a conservative estimate of the jurisdiction’s housing-related efforts.

SeaTac currently implements land use-based tools, has a dedicated tax revenue stream through the sales tax credit, and participates actively in regional housing partnerships.

### USE OF LAND-BASED TOOLS

Based on review of public records and self-reports, SeaTac currently implements the following tools for land use-based value capture tools and tax expenditure or fee offset programs:

- ◆ Density Bonus<sup>140</sup>
- ◆ Multifamily Property Tax Exemption<sup>141</sup>

<sup>140</sup> City of SeaTac. (n.d.). § 15.425 – *development incentives*.  
<https://www.codepublishing.com/WA/SeaTac/html/SeaTac15/SeaTac15425.html>

<sup>141</sup> City of SeaTac. (n.d.). § 3.85 – *multifamily property tax exemption*.  
<https://www.codepublishing.com/WA/SeaTac/html/SeaTac03/SeaTac0385.html>



## USE OF TAX-BASED TOOLS

In 2024, SeaTac's revenue through the sales tax credit (HB 1406) was \$160,554 according to the Washington State Department of Revenue.<sup>142</sup>

## PARTICIPATION IN REGIONAL EFFORTS & REPORTED HOUSING PRODUCTION

SeaTac has been a member of SKHHP since 2024.<sup>143</sup> According to SKHHP's annual 2024 report, SeaTac contributed \$10,456 to the SKHHP Operating Budget and \$300,000 to the SKHHP Housing Capital Fund.<sup>144</sup>

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<sup>142</sup> Washington State Department of Revenue, *Local sales and use tax distributions: Calendar year 2024*.

<sup>143</sup> City of Auburn. (2024, May 14). *SKHHP newsletter – spring 2024*.

<https://content.govdelivery.com/accounts/WAAUBURN/bulletins/399a10d>

<sup>144</sup> South King Housing and Homelessness Partners, *2024 annual progress report*.



# Seattle

## Housing Needs

### Exhibit 524: Jurisdictional Housing Needs 2019-2044

| JURISDICTION/<br>CATEGORY             | TOTAL   | 0 TO ≤30%   |        | >30 TO<br>≤50% | >50 TO<br>≤80% | >80 TO<br>≤100% | >100<br>TO<br>≤120% | >120%   | EMERGENCY<br>HOUSING<br>NEEDS |
|---------------------------------------|---------|-------------|--------|----------------|----------------|-----------------|---------------------|---------|-------------------------------|
|                                       |         | NON-<br>PSH | PSH    |                |                |                 |                     |         |                               |
| Seattle Total<br>Future Need:<br>2044 | 480,307 | 42,041      | 20,255 | 45,691         | 62,050         | 76,752          | 50,327              | 183,191 | 25,734                        |
| Seattle Baseline<br>Supply: 2019      | 368,307 | 13,469      | 5,231  | 26,547         | 54,064         | 71,330          | 44,177              | 153,489 | 4,333                         |
| Seattle Net New<br>Need: 2019-2044    | 112,000 | 28,572      | 15,024 | 19,144         | 7,986          | 5,422           | 6,150               | 29,702  | 21,401                        |

Source: 2021 King County Countywide Planning Policies.

## Housing Data Points

### Exhibit 525. Population

| POPULATION | ESTIMATE | MOE |
|------------|----------|-----|
| Population | 741,440  | 121 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 526. Household Size

| HOUSHOLD                   | ESTIMATE | MOE     |
|----------------------------|----------|---------|
| 1-person household         | 145,768  | 3,507.2 |
| 2-person household         | 124,819  | 2,530.0 |
| 3-person household         | 39,539   | 1,766.1 |
| 4-person household         | 30,117   | 1,336.0 |
| 5-person household         | 8,683    | 736.4   |
| 6-person household         | 2,451    | 406.7   |
| 7-or-more person household | 1,642    | 286.8   |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 527. Cost Burden

| COST BURDEN     | ESTIMATE | MOE     | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT_MOE |
|-----------------|----------|---------|-----------------|-----------------|-------------------------|-----------------------------|
| Over 30 Percent | 113,377  | 2,900.2 | 345,004         | 2,663.55        | 0.33                    | 0.01                        |
| Over 50 Percent | 51,887   | 1,844.4 | 345,004         | 2,663.55        | 0.15                    | 0.01                        |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 528. Number of Housing Units**

| HOUSING UNITS | ESTIMATE | MOE   |
|---------------|----------|-------|
| Housing Units | 382,933  | 2,419 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 529. Income-Restricted Housing by AMI**

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| 14,134   | 7,733     | 16,275    | 817         |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.

**Exhibit 530. Rents**

| RENT            | ESTIMATE | MOE |
|-----------------|----------|-----|
| Med. Gross Rent | 1,998    | 20  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 531. Race/Ethnicity**

| RACE/ETHNICITY                                                 | ESTIMATE | MOE   |
|----------------------------------------------------------------|----------|-------|
| White alone, Not Hispanic                                      | 444,080  | 3,764 |
| Black or African American alone, Not Hispanic                  | 48,164   | 2,229 |
| American Indian and Alaska Native alone, Not Hispanic          | 2,567    | 480   |
| Asian alone, Not Hispanic                                      | 126,161  | 2,985 |
| Native Hawaiian and Other Pacific Islander alone, Not Hispanic | 1,861    | 627   |
| Some other race alone, Not Hispanic                            | 4,413    | 806   |
| Two or more races, Not Hispanic                                | 53,454   | 2,495 |
| Hispanic, all Races                                            | 60,740   | 2,843 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).





### Exhibit 532. Tenure by Race

| TENURE | ESTIMATE | MOE   | RACE                                                         | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-------|--------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 113,422  | 1,806 | White Alone Householder                                      | 230,853         | 2,610           | 0.49  | 0.01          |
| Renter | 117,431  | 2,361 | White Alone Householder                                      | 230,853         | 2,610           | 0.51  | 0.01          |
| Owner  | 4,469    | 456   | Black or African American Alone Householder                  | 20,799          | 1,187           | 0.21  | 0.02          |
| Renter | 16,330   | 1,140 | Black or African American Alone Householder                  | 20,799          | 1,187           | 0.79  | 0.03          |
| Owner  | 381      | 144   | American Indian and Alaska Native Alone Householder          | 1,760           | 294             | 0.22  | 0.07          |
| Renter | 1,379    | 282   | American Indian and Alaska Native Alone Householder          | 1,760           | 294             | 0.78  | 0.09          |
| Owner  | 25,298   | 1,101 | Asian Alone Householder                                      | 60,939          | 1,653           | 0.42  | 0.01          |
| Renter | 35,641   | 1,463 | Asian Alone Householder                                      | 60,939          | 1,653           | 0.58  | 0.02          |
| Owner  | 80       | 70    | Native Hawaiian and Other Pacific Islander Alone Householder | 591             | 196             | 0.14  | 0.11          |
| Renter | 511      | 180   | Native Hawaiian and Other Pacific Islander Alone Householder | 591             | 196             | 0.86  | 0.10          |
| Owner  | 2,211    | 521   | Some Other Race Alone Householder                            | 8,028           | 908             | 0.28  | 0.06          |
| Renter | 5,817    | 660   | Some Other Race Alone Householder                            | 8,028           | 908             | 0.72  | 0.01          |
| Owner  | 10,333   | 886   | Two or More Races Householder                                | 30,049          | 1,570           | 0.34  | 0.02          |
| Renter | 19,716   | 1,352 | Two or More Races Householder                                | 30,049          | 1,570           | 0.66  | 0.03          |
| Owner  | 111,587  | 1,734 | White Alone, Not Hispanic or Latino Householder              | 224,224         | 2,547           | 0.50  | 0.01          |
| Renter | 112,637  | 2,430 | White Alone, Not Hispanic or Latino Householder              | 224,224         | 2,547           | 0.50  | 0.01          |
| Owner  | 6,856    | 719   | Hispanic or Latino Householder                               | 24,089          | 1,361           | 0.28  | 0.03          |
| Renter | 17,233   | 1,132 | Hispanic or Latino Householder                               | 24,089          | 1,361           | 0.72  | 0.02          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 533. Tenure by AMI**

| TENURE          | AMI                   | EST     | MOE |
|-----------------|-----------------------|---------|-----|
| Owner occupied  | Less than 30% AMI     | 9,250   | 0   |
| Owner occupied  | 30%-50% AMI           | 8,885   | 0   |
| Owner occupied  | 50%-80% AMI           | 13,155  | 0   |
| Owner occupied  | 80%-100% AMI          | 10,525  | 0   |
| Owner occupied  | Greater than 100% AMI | 110,680 | 0   |
| Renter occupied | Less than 30% AMI     | 36,835  | 0   |
| Renter occupied | 30%-50% AMI           | 22,285  | 0   |
| Renter occupied | 50%-80% AMI           | 27,360  | 0   |
| Renter occupied | 80%-100% AMI          | 18,005  | 0   |
| Renter occupied | Greater than 100% AMI | 80,380  | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 534. Income Distribution**

| INCOME                 | ESTIMATE<br>2023 | MOE<br>2023 | ESTIMATE<br>2013 | MOE<br>2013 |
|------------------------|------------------|-------------|------------------|-------------|
| Less than \$10,000     | 15,232           | 1,149       | 22,388           | 1,116       |
| \$10,000 to \$14,999   | 10,552           | 1,169       | 11,687           | 748         |
| \$15,000 to \$19,999   | 6,645            | 654         | 10,779           | 722         |
| \$20,000 to \$24,999   | 7,094            | 808         | 10,853           | 689         |
| \$25,000 to \$29,999   | 7,278            | 746         | 11,153           | 781         |
| \$30,000 to \$34,999   | 6,897            | 711         | 12,801           | 841         |
| \$35,000 to \$39,999   | 8,092            | 714         | 10,391           | 661         |
| \$40,000 to \$44,999   | 7,187            | 748         | 11,994           | 809         |
| \$45,000 to \$49,999   | 7,536            | 821         | 11,529           | 746         |
| \$50,000 to \$59,999   | 16,389           | 1,287       | 20,659           | 1,082       |
| \$60,000 to \$74,999   | 23,776           | 1,406       | 26,879           | 1,274       |
| \$75,000 to \$99,999   | 33,665           | 1,566       | 35,418           | 1,293       |
| \$100,000 to \$124,999 | 30,295           | 1,408       | 27,278           | 1,221       |
| \$125,000 to \$149,999 | 27,277           | 1,398       | 17,924           | 873         |
| \$150,000 to \$199,999 | 41,973           | 1,626       | 20,973           | 854         |
| \$200,000 or more      | 103,131          | 2,286       | 25,733           | 946         |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](http://data.census.gov).



**Exhibit 535. Housing Units by Type**

| HOUSING TYPE                     | ESTIMATE | MOE     |
|----------------------------------|----------|---------|
| 1-unit, attached                 | 22,596   | 1,232.0 |
| 1-unit, detached                 | 144,990  | 1,994.5 |
| 10 or more units                 | 173,108  | 2,903.6 |
| 2-9 units                        | 41,202   | 1,801.1 |
| Mobile home, Boat, RV, Van, etc. | 1,037    | 266.7   |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 536. Rental Vacancy**

| ESTIMATE | MOE     | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|---------|-----------------|-----------------|--------------------|----------------------------|
| 15,529   | 1,304.7 | 212,354         | 3,000.5         | 0.07               | 0.01                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 537. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | 8,990              |
| Total Units                                | 2023    | 5,299              |
| Total Units                                | 2024    | 5,895              |
| Total Units                                | YTD2025 | 1,142              |
| Units in 2-Unit Multifamily Structures     | 2022    | 668                |
| Units in 2-Unit Multifamily Structures     | 2023    | 612                |
| Units in 2-Unit Multifamily Structures     | 2024    | 630                |
| Units in 2-Unit Multifamily Structures     | YTD2025 | 224                |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | 607                |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | 408                |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | 322                |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | 48                 |
| Units in 5+-Unit Multifamily Structures    | 2022    | 7,297              |
| Units in 5+-Unit Multifamily Structures    | 2023    | 3,806              |
| Units in 5+-Unit Multifamily Structures    | 2024    | 4,538              |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | 718                |
| Units in All Multifamily Structures        | 2022    | 8,572              |
| Units in All Multifamily Structures        | 2023    | 4,826              |
| Units in All Multifamily Structures        | 2024    | 5,490              |
| Units in All Multifamily Structures        | YTD2025 | 990                |
| Units in Single Family Structures          | 2022    | 418                |
| Units in Single Family Structures          | 2023    | 473                |
| Units in Single Family Structures          | 2024    | 405                |
| Units in Single Family Structures          | YTD2025 | 152                |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change



## Exhibit 538. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 2,835             | 0            | 2,465             | 0            | 0.02           | 0.02           |
| owner  | 50%-80% AMI           | 2,235             | 0            | 3,515             | 0            | 0.02           | 0.02           |
| owner  | 80%-100% AMI          | 7,450             | 0            | 5,360             | 0            | 0.05           | 0.03           |
| owner  | Greater than 100% AMI | 125,610           | 0            | 142,135           | 0            | 0.91           | 0.93           |
| renter | Less than 30% AMI     | 16,920            | 0            | 16,600            | 0            | 0.11           | 0.09           |
| renter | 30%-50% AMI           | 32,205            | 0            | 18,925            | 0            | 0.22           | 0.10           |
| renter | 50%-80% AMI           | 58,580            | 0            | 58,920            | 0            | 0.40           | 0.32           |
| renter | Greater than 80% AMI  | 40,115            | 0            | 92,350            | 0            | 0.27           | 0.49           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

## Funding Landscape

### DATA AND INFORMATION USED FOR INVENTORY

This profile draws on the most reliable data available. Dedicated tax revenue streams are supported by consistent administrative records, while information on other local tools – such as fee waivers, general fund allocations, or incentive programs – is based on publicly available documents or self-reported sources. As a result, this profile likely reflects only a portion of total local activity and should be considered a conservative estimate of the jurisdiction’s housing-related efforts.

Seattle currently implements several land use-based tools and has a large dedicated tax revenue stream through the sales tax credit, a housing levy, social housing tax, and payroll expense tax.

### USE OF LAND-BASED TOOLS

Based on review of public records and self-reports, Seattle currently implements the following tools for land use-based value capture tools and tax expenditure or fee offset programs:

- ◆ Inclusionary Zoning Requirements
- ◆ Density Bonus
- ◆ Commercial Linkage Fee<sup>145</sup>

<sup>145</sup> City of Seattle. (n.d.). *Mandatory housing affordability (MHA) program*.

[https://www.seattle.gov/sdci/codes/codes-we-enforce-\(a-z\)/mandatory-housing-affordability-\(mha\)-program](https://www.seattle.gov/sdci/codes/codes-we-enforce-(a-z)/mandatory-housing-affordability-(mha)-program)



- ◆ Multifamily Property Tax Exemption<sup>146</sup>
- ◆ Permit Fee Waivers<sup>147</sup>

## USE OF TAX-BASED TOOLS

- ◆ In 2024, Seattle's revenue through the sales tax credit (HB 1406) was \$4,166,433 according to the Washington State Department of Revenue.<sup>148</sup>
- ◆ The Seattle Housing Levy was renewed in 2023 with a seven-year extension<sup>149</sup> and \$108 million was invested from 2023 Housing Levy in 2024.<sup>150</sup>
- ◆ In the city's 2025 budget, Seattle committed \$133 million in PET revenues to the Office of Housing (OH).<sup>151</sup>
- ◆ The Social Housing Tax has been active since 2025; revenue outcomes pending.<sup>152</sup>

## REPORTED HOUSING PRODUCTION

As of 2023, 286 properties in Seattle are providing 6,636 income-restricted MFTE apartments.<sup>153</sup> Based on the 2024 Community Report from the Seattle Office of Housing:

- ◆ Housing Assistance Provided: Facilitated affordable housing for 2,288 new households, with over 1,284 individuals moving into long-term affordable rental homes and 13 permanently affordable homes created.
- ◆ Developer Contributions: Received \$25 million in payments from developers to support the development and creation of affordable housing.
- ◆ Housing Assistance: Weatherized 111 single family and 1,781 multifamily homes, improved air quality and clean heat for 172 households and provided home repair loans and grants for 49 households.<sup>154</sup>

<sup>146</sup> City of Seattle. (n.d.). § 5.73 – 2004 multifamily housing property tax exemption program. [https://library.municode.com/wa/seattle/codes/municipal\\_code?nodeId=TIT5REFITA\\_SUBTITLE\\_IITA\\_CH5.732004MUHOPRTAEXPR](https://library.municode.com/wa/seattle/codes/municipal_code?nodeId=TIT5REFITA_SUBTITLE_IITA_CH5.732004MUHOPRTAEXPR)

<sup>147</sup> Housing Development Consortium of Seattle-King County. (2020, September 28). *Seattle affordable housing snapshot*. <https://www.housingconsortium.org/wp-content/uploads/2020/10/SeattleSnapshot2020vf.pdf>

<sup>148</sup> Washington State Department of Revenue, *Local sales and use tax distributions: Calendar year 2024*.

<sup>149</sup> City of Seattle. (n.d.). *Seattle housing levy*. <https://www.seattle.gov/housing/levy>

<sup>150</sup> Seattle Office of Housing. (2025, January 16). *City of Seattle announces \$108 million investment in affordable housing for 2024*. <https://housing.seattle.gov/city-of-seattle-announces-108-million-investment-in-affordable-housing-for-2024/>

<sup>151</sup> Seattle Office of Housing. (n.d.). *Office of Housing Department 2025–2026 proposed budget*. <https://www.seattle.gov/documents/departments/financedepartment/2526proposedbudget/oh.pdf>

<sup>152</sup> City of Seattle. (n.d.). § 5.37 – social housing tax. [https://library.municode.com/wa/seattle/codes/municipal\\_code?nodeId=TIT5REFITA\\_SUBTITLE\\_IITA\\_CH5.37SOHOTA](https://library.municode.com/wa/seattle/codes/municipal_code?nodeId=TIT5REFITA_SUBTITLE_IITA_CH5.37SOHOTA)

<sup>153</sup> Seattle Office of Housing. (2024, June). *2023 multifamily tax exemption annual report*. [https://www.seattle.gov/documents/departments/housing/reports/mftereports/2023\\_oh\\_mfteannualreport.pdf](https://www.seattle.gov/documents/departments/housing/reports/mftereports/2023_oh_mfteannualreport.pdf)

<sup>154</sup> Seattle Office of Housing. (2025). *Community report 2024*. [https://www.seattle.gov/documents/Departments/Housing/Reports/CommunityReports/OH\\_community\\_report\\_2024.pdf](https://www.seattle.gov/documents/Departments/Housing/Reports/CommunityReports/OH_community_report_2024.pdf)





# Shoreline

## Housing Needs

**Exhibit 539: Jurisdictional Housing Needs 2019-2044**

| JURISDICTION/<br>CATEGORY                | TOTAL  | 0 TO ≤30%   |       | >30 TO<br>≤50% | >50 TO<br>≤80% | >80 TO<br>≤100% | >100<br>TO<br>≤120% | >120%  | EMERGENCY<br>HOUSING<br>NEEDS |
|------------------------------------------|--------|-------------|-------|----------------|----------------|-----------------|---------------------|--------|-------------------------------|
|                                          |        | NON-<br>PSH | PSH   |                |                |                 |                     |        |                               |
| Shoreline Total<br>Future Need:<br>2044  | 37,372 | 4,776       | 1,991 | 4,234          | 4,499          | 5,059           | 4,109               | 12,704 | 2,620                         |
| Shoreline<br>Baseline Supply:<br>2019    | 24,042 | 1,159       | 89    | 1,524          | 3,759          | 4,486           | 3,459               | 9,566  | 73                            |
| Shoreline Net<br>New Need: 2019-<br>2044 | 13,330 | 3,617       | 1,902 | 2,710          | 740            | 573             | 650                 | 3,138  | 2,547                         |

Source: 2021 King County Countywide Planning Policies.

## Housing Data Points

**Exhibit 540. Population**

| POPULATION | ESTIMATE | MOE |
|------------|----------|-----|
| Population | 59,280   | 46  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 541. Household Size**

| HOUSHOLD                   | ESTIMATE | MOE   |
|----------------------------|----------|-------|
| 1-person household         | 6,457    | 550.7 |
| 2-person household         | 8,165    | 758.4 |
| 3-person household         | 4,193    | 472.3 |
| 4-person household         | 2,940    | 333.6 |
| 5-person household         | 909      | 176.8 |
| 6-person household         | 361      | 112.3 |
| 7-or-more person household | 224      | 93.2  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 542. Cost Burden**

| COST BURDEN     | ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT<br>_MOE |
|-----------------|----------|-------|-----------------|-----------------|-------------------------|---------------------------------|
| Over 30 Percent | 7,852    | 637.8 | 22,834          | 640.25          | 0.34                    | 0.03                            |
| Over 50 Percent | 3,396    | 456.5 | 22,834          | 640.25          | 0.15                    | 0.02                            |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).





**Exhibit 543. Number of Housing Units**

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 24,280   | 595 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 544. Income-Restricted Housing by AMI**

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| 231      | 130       | 1,794     | 0           |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.

**Exhibit 545. Rents**

| RENT            | ESTIMATE | MOE |
|-----------------|----------|-----|
| Med. Gross Rent | 1,938    | 69  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 546. Race/Ethnicity**

| RACE/ETHNICITY                                                 | ESTIMATE | MOE   |
|----------------------------------------------------------------|----------|-------|
| White alone, Not Hispanic                                      | 37,440   | 1,348 |
| Black or African American alone, Not Hispanic                  | 3,647    | 1,035 |
| American Indian and Alaska Native alone, Not Hispanic          | 188      | 162   |
| Asian alone, Not Hispanic                                      | 8,713    | 808   |
| Native Hawaiian and Other Pacific Islander alone, Not Hispanic | 40       | 38    |
| Some other race alone, Not Hispanic                            | 394      | 184   |
| Two or more races, Not Hispanic                                | 4,042    | 667   |
| Hispanic, all Races                                            | 4,816    | 839   |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 547. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 11,571   | 654 | White Alone Householder                                            | 16,228          | 650             | 0.71  | 0.03          |
| Renter | 4,657    | 417 | White Alone Householder                                            | 16,228          | 650             | 0.29  | 0.02          |
| Owner  | 401      | 216 | Black or African American<br>Alone Householder                     | 1,124           | 289             | 0.36  | 0.17          |
| Renter | 723      | 231 | Black or African American<br>Alone Householder                     | 1,124           | 289             | 0.64  | 0.12          |
| Owner  | 63       | 63  | American Indian and<br>Alaska Native Alone<br>Householder          | 120             | 84              | 0.53  | 0.37          |
| Renter | 57       | 54  | American Indian and<br>Alaska Native Alone<br>Householder          | 120             | 84              | 0.48  | 0.30          |
| Owner  | 2,433    | 274 | Asian Alone Householder                                            | 3,309           | 328             | 0.74  | 0.04          |
| Renter | 876      | 190 | Asian Alone Householder                                            | 3,309           | 328             | 0.26  | 0.05          |
| Owner  | 0        | 31  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 31              | .     | .             |
| Renter | 0        | 31  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 31              | .     | .             |
| Owner  | 170      | 72  | Some Other Race Alone<br>Householder                               | 508             | 151             | 0.33  | 0.10          |
| Renter | 338      | 130 | Some Other Race Alone<br>Householder                               | 508             | 151             | 0.67  | 0.16          |
| Owner  | 1,011    | 255 | Two or More Races<br>Householder                                   | 1,960           | 359             | 0.52  | 0.09          |
| Renter | 949      | 272 | Two or More Races<br>Householder                                   | 1,960           | 359             | 0.48  | 0.11          |
| Owner  | 11,457   | 651 | White Alone, Not Hispanic<br>or Latino Householder                 | 15,992          | 640             | 0.72  | 0.03          |
| Renter | 4,535    | 417 | White Alone, Not Hispanic<br>or Latino Householder                 | 15,992          | 640             | 0.28  | 0.02          |
| Owner  | 432      | 126 | Hispanic or Latino<br>Householder                                  | 1,159           | 196             | 0.37  | 0.09          |
| Renter | 727      | 168 | Hispanic or Latino<br>Householder                                  | 1,159           | 196             | 0.63  | 0.10          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 548. Tenure by AMI**

| TENURE          | AMI                   | EST   | MOE |
|-----------------|-----------------------|-------|-----|
| Owner occupied  | Less than 30% AMI     | 1,215 | 0   |
| Owner occupied  | 30%-50% AMI           | 1,140 | 0   |
| Owner occupied  | 50%-80% AMI           | 1,705 | 0   |
| Owner occupied  | 80%-100% AMI          | 1,550 | 0   |
| Owner occupied  | Greater than 100% AMI | 9,490 | 0   |
| Renter occupied | Less than 30% AMI     | 2,070 | 0   |
| Renter occupied | 30%-50% AMI           | 1,340 | 0   |
| Renter occupied | 50%-80% AMI           | 1,365 | 0   |
| Renter occupied | 80%-100% AMI          | 880   | 0   |
| Renter occupied | Greater than 100% AMI | 1,750 | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 549. Income Distribution**

| INCOME                 | ESTIMATE<br>2023 | MOE<br>2023 | ESTIMATE<br>2013 | MOE<br>2013 |
|------------------------|------------------|-------------|------------------|-------------|
| Less than \$10,000     | 796              | 271         | 1,251            | 238         |
| \$10,000 to \$14,999   | 646              | 200         | 806              | 178         |
| \$15,000 to \$19,999   | 618              | 221         | 841              | 236         |
| \$20,000 to \$24,999   | 317              | 121         | 928              | 227         |
| \$25,000 to \$29,999   | 659              | 182         | 681              | 145         |
| \$30,000 to \$34,999   | 373              | 126         | 882              | 190         |
| \$35,000 to \$39,999   | 420              | 149         | 648              | 141         |
| \$40,000 to \$44,999   | 401              | 127         | 1,115            | 230         |
| \$45,000 to \$49,999   | 445              | 139         | 1,034            | 208         |
| \$50,000 to \$59,999   | 1,438            | 308         | 1,606            | 238         |
| \$60,000 to \$74,999   | 1,690            | 296         | 2,348            | 362         |
| \$75,000 to \$99,999   | 2,701            | 366         | 2,990            | 294         |
| \$100,000 to \$124,999 | 2,006            | 312         | 2,241            | 272         |
| \$125,000 to \$149,999 | 1,913            | 287         | 1,321            | 183         |
| \$150,000 to \$199,999 | 2,845            | 356         | 1,402            | 244         |
| \$200,000 or more      | 5,981            | 503         | 1,077            | 186         |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](http://data.census.gov).



**Exhibit 550. Housing Units by Type**

| HOUSING TYPE                     | ESTIMATE | MOE   |
|----------------------------------|----------|-------|
| 1-unit, attached                 | 1,290    | 261.3 |
| 1-unit, detached                 | 15,602   | 634.1 |
| 10 or more units                 | 5,602    | 479.9 |
| 2-9 units                        | 1,681    | 306.1 |
| Mobile home, Boat, RV, Van, etc. | 105      | 68.4  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 551. Rental Vacancy**

| ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|-------|-----------------|-----------------|--------------------|----------------------------|
| 548      | 231.8 | 8,148           | 522.3           | 0.07               | 0.03                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 552. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | 1,206              |
| Total Units                                | 2023    | 1,428              |
| Total Units                                | 2024    | 324                |
| Total Units                                | YTD2025 | 15                 |
| Units in 2-Unit Multifamily Structures     | 2022    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2023    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2024    | 0                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | 1,183              |
| Units in 5+-Unit Multifamily Structures    | 2023    | 1,417              |
| Units in 5+-Unit Multifamily Structures    | 2024    | 299                |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | 11                 |
| Units in All Multifamily Structures        | 2022    | 1,183              |
| Units in All Multifamily Structures        | 2023    | 1,417              |
| Units in All Multifamily Structures        | 2024    | 299                |
| Units in All Multifamily Structures        | YTD2025 | 11                 |
| Units in Single Family Structures          | 2022    | 23                 |
| Units in Single Family Structures          | 2023    | 11                 |
| Units in Single Family Structures          | 2024    | 25                 |
| Units in Single Family Structures          | YTD2025 | 4                  |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change



## Exhibit 553. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 370               | 0            | 455               | 0            | 0.03           | 0.03           |
| owner  | 50%-80% AMI           | 530               | 0            | 525               | 0            | 0.04           | 0.03           |
| owner  | 80%-100% AMI          | 1,450             | 0            | 955               | 0            | 0.10           | 0.06           |
| owner  | Greater than 100% AMI | 11,935            | 0            | 13,205            | 0            | 0.84           | 0.87           |
| renter | Less than 30% AMI     | 950               | 0            | 970               | 0            | 0.13           | 0.13           |
| renter | 30%-50% AMI           | 1,625             | 0            | 935               | 0            | 0.22           | 0.13           |
| renter | 50%-80% AMI           | 3,730             | 0            | 3,545             | 0            | 0.50           | 0.47           |
| renter | Greater than 80% AMI  | 1,090             | 0            | 2,020             | 0            | 0.15           | 0.27           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

## Funding Landscape

### DATA AND INFORMATION USED FOR INVENTORY

This profile draws on the most reliable data available. Dedicated tax revenue streams are supported by consistent administrative records, while information on other local tools – such as fee waivers, general fund allocations, or incentive programs – is based on publicly available documents or self-reported sources. As a result, this profile likely reflects only a portion of total local activity and should be considered a conservative estimate of the jurisdiction’s housing-related efforts.

Shoreline currently implements several land use-based tools and has a dedicated tax revenue stream through the sales tax credit.

### USE OF LAND-BASED TOOLS

Based on review of public records and self-reports, Shoreline currently implements the following tools for land use-based value capture tools and tax expenditure or fee offset programs:

- ◆ Density Bonus<sup>155</sup>
- ◆ Inclusionary Zoning Requirements<sup>156</sup>

<sup>155</sup> City of Shoreline. (n.d.). § 20.50.020 – dimensional requirements  
<https://www.codepublishing.com/WA/Shoreline/#!/Shoreline20/Shoreline2050.html%2320.50.020>

<sup>156</sup> City of Shoreline. (n.d.). § 20.40.235 – affordable housing, light rail station subareas.  
<https://www.codepublishing.com/WA/Shoreline/html/Shoreline20/Shoreline2040.html#20.40.230>



- ◆ Multifamily Property Tax Exemption<sup>157</sup>
- ◆ Permit Fee Waiver<sup>158</sup>

## USE OF TAX-BASED TOOLS

In 2024, Shoreline's revenue through the sales tax credit (HB 1406) was \$83,930 according to the Washington State Department of Revenue.<sup>159</sup> The city's 2025 budget also allocated \$100,000 in general funds to an Affordable Housing Feasibility Study.<sup>160</sup>

## REPORTED HOUSING PRODUCTION

Housing outcomes associated with Shoreline's affordable housing efforts include the 198th Affordable Housing Project, a partnership with King County and Catholic Housing Services that delivered permanent supportive housing for individuals experiencing homelessness or housing instability. The project opened in November 2023 and provides residents with on-site support services.<sup>161</sup>

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<sup>157</sup> City of Shoreline. (n.d.). § 3.27 – property tax exemption.

<https://www.codepublishing.com/WA/Shoreline/html/Shoreline03/Shoreline0327.html#3.27.020>

<sup>158</sup> City of Shoreline. (n.d.). § 3.80.070 – exemptions.

<https://www.codepublishing.com/WA/Shoreline/html/Shoreline03/Shoreline0380.html#3.80.070>

<sup>159</sup> Washington State Department of Revenue, *Local sales and use tax distributions: Calendar year 2024*.

<sup>160</sup> City of Shoreline. (2024). *2025–2026 adopted biennial budget 2025–2030 capital improvement plan*.

<https://www.shorelinewa.gov/home/showpublisheddocument/64009/638748793957600000>

<sup>161</sup> City of Shoreline. (n.d.). *198th affordable housing project*. <https://www.shorelinewa.gov/government/projects-initiatives/198th-affordable-housing-project>



# Skykomish

## Housing Needs

**Exhibit 554: Jurisdictional Housing Needs 2019-2044**

| JURISDICTION/<br>CATEGORY                | TOTAL | 0 TO ≤30%   |     | >30 TO<br>≤50% | >50 TO<br>≤80% | >80 TO<br>≤100% | >100<br>TO<br>≤120% | >120% | EMERGENCY<br>HOUSING<br>NEEDS |
|------------------------------------------|-------|-------------|-----|----------------|----------------|-----------------|---------------------|-------|-------------------------------|
|                                          |       | NON-<br>PSH | PSH |                |                |                 |                     |       |                               |
| Skykomish Total<br>Future Need:<br>2044  | 163   | 11          | 1   | 67             | 19             | 25              | 7                   | 33    | 2                             |
| Skykomish<br>Baseline Supply:<br>2019    | 153   | 9           | 0   | 67             | 18             | 24              | 6                   | 29    | 0                             |
| Skykomish Net<br>New Need: 2019-<br>2044 | 10    | 2           | 1   | 0              | 1              | 1               | 1                   | 4     | 2                             |

Source: 2021 King County Countywide Planning Policies.

## Housing Data Points

**Exhibit 555. Population**

| POPULATION | ESTIMATE | MOE |
|------------|----------|-----|
| Population | 112      | 46  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 556. Household Size**

| HOUSHOLD                   | ESTIMATE | MOE  |
|----------------------------|----------|------|
| 1-person household         | 29       | 14.9 |
| 2-person household         | 22       | 13.0 |
| 3-person household         | 4        | 14.3 |
| 4-person household         | 4        | 14.8 |
| 5-person household         | 0        | 13.0 |
| 6-person household         | 0        | 13.0 |
| 7-or-more person household | 0        | 13.0 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 557. Cost Burden**

| COST BURDEN     | ESTIMATE | MOE  | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT<br>_MOE |
|-----------------|----------|------|-----------------|-----------------|-------------------------|---------------------------------|
| Over 30 Percent | 21       | 12.0 | 56              | 27.62           | 0.38                    | 0.11                            |
| Over 50 Percent | 7        | 15.2 | 56              | 27.62           | 0.13                    | 0.26                            |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).





**Exhibit 558. Number of Housing Units**

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 122      | 33  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 559. Income-Restricted Housing by AMI**

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| -        | -         | -         | -           |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.

**Exhibit 560. Rents**

| RENT            | ESTIMATE | MOE |
|-----------------|----------|-----|
| Med. Gross Rent | 1,406    | 160 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 561. Race/Ethnicity**

| RACE/ETHNICITY                                                 | ESTIMATE | MOE |
|----------------------------------------------------------------|----------|-----|
| White alone, Not Hispanic                                      | 91       | 40  |
| Black or African American alone, Not Hispanic                  | 4        | 8   |
| American Indian and Alaska Native alone, Not Hispanic          | 0        | 13  |
| Asian alone, Not Hispanic                                      | 0        | 13  |
| Native Hawaiian and Other Pacific Islander alone, Not Hispanic | 0        | 13  |
| Some other race alone, Not Hispanic                            | 0        | 13  |
| Two or more races, Not Hispanic                                | 13       | 16  |
| Hispanic, all Races                                            | 4        | 8   |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



## Exhibit 562. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 44       | 18  | White Alone Householder                                            | 53              | 21              | 0.83  | 0.08          |
| Renter | 9        | 8   | White Alone Householder                                            | 53              | 21              | 0.17  | 0.14          |
| Owner  | 0        | 13  | Black or African American<br>Alone Householder                     | 0               | 13              | -     | -             |
| Renter | 0        | 13  | Black or African American<br>Alone Householder                     | 0               | 13              | -     | -             |
| Owner  | 0        | 13  | American Indian and<br>Alaska Native Alone<br>Householder          | 0               | 13              | -     | -             |
| Renter | 0        | 13  | American Indian and<br>Alaska Native Alone<br>Householder          | 0               | 13              | -     | -             |
| Owner  | 0        | 13  | Asian Alone Householder                                            | 0               | 13              | -     | -             |
| Renter | 0        | 13  | Asian Alone Householder                                            | 0               | 13              | -     | -             |
| Owner  | 0        | 13  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 13              | -     | -             |
| Renter | 0        | 13  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 13              | -     | -             |
| Owner  | 0        | 13  | Some Other Race Alone<br>Householder                               | 0               | 13              | -     | -             |
| Renter | 0        | 13  | Some Other Race Alone<br>Householder                               | 0               | 13              | -     | -             |
| Owner  | 0        | 13  | Two or More Races<br>Householder                                   | 6               | 7               | 0.00  | 2.17          |
| Renter | 6        | 7   | Two or More Races<br>Householder                                   | 6               | 7               | 1.00  | 1.65          |
| Owner  | 44       | 18  | White Alone, Not Hispanic<br>or Latino Householder                 | 53              | 21              | 0.83  | 0.08          |
| Renter | 9        | 8   | White Alone, Not Hispanic<br>or Latino Householder                 | 53              | 21              | 0.17  | 0.14          |
| Owner  | 0        | 13  | Hispanic or Latino<br>Householder                                  | 0               | 13              | -     | -             |
| Renter | 0        | 13  | Hispanic or Latino<br>Householder                                  | 0               | 13              | -     | -             |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 563. Tenure by AMI**

| TENURE          | AMI                   | EST | MOE |
|-----------------|-----------------------|-----|-----|
| Owner occupied  | Less than 30% AMI     | 4   | 0   |
| Owner occupied  | 30%-50% AMI           | 15  | 0   |
| Owner occupied  | 50%-80% AMI           | 4   | 0   |
| Owner occupied  | 80%-100% AMI          | 0   | 0   |
| Owner occupied  | Greater than 100% AMI | 15  | 0   |
| Renter occupied | Less than 30% AMI     | 0   | 0   |
| Renter occupied | 30%-50% AMI           | 4   | 0   |
| Renter occupied | 50%-80% AMI           | 0   | 0   |
| Renter occupied | 80%-100% AMI          | 0   | 0   |
| Renter occupied | Greater than 100% AMI | 0   | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 564. Income Distribution**

| INCOME                 | ESTIMATE<br>_2023 | MOE<br>_2023 | ESTIMATE<br>_2013 | MOE<br>_2013 |
|------------------------|-------------------|--------------|-------------------|--------------|
| Less than \$10,000     | 1                 | 3            | 8                 | 13           |
| \$10,000 to \$14,999   | 6                 | 6            | 4                 | 6            |
| \$15,000 to \$19,999   | 0                 | 13           | 0                 | 12           |
| \$20,000 to \$24,999   | 0                 | 13           | 5                 | 9            |
| \$25,000 to \$29,999   | 1                 | 3            | 15                | 13           |
| \$30,000 to \$34,999   | 2                 | 4            | 1                 | 3            |
| \$35,000 to \$39,999   | 0                 | 13           | 7                 | 10           |
| \$40,000 to \$44,999   | 3                 | 4            | 14                | 17           |
| \$45,000 to \$49,999   | 6                 | 6            | 0                 | 12           |
| \$50,000 to \$59,999   | 8                 | 8            | 0                 | 12           |
| \$60,000 to \$74,999   | 1                 | 2            | 0                 | 12           |
| \$75,000 to \$99,999   | 11                | 9            | 5                 | 5            |
| \$100,000 to \$124,999 | 5                 | 6            | 2                 | 3            |
| \$125,000 to \$149,999 | 4                 | 6            | 1                 | 4            |
| \$150,000 to \$199,999 | 8                 | 10           | 2                 | 3            |
| \$200,000 or more      | 3                 | 4            | 2                 | 3            |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](http://data.census.gov).



**Exhibit 565. Housing Units by Type**

| HOUSING TYPE                     | ESTIMATE | MOE  |
|----------------------------------|----------|------|
| 1-unit, attached                 | 3        | 13.6 |
| 1-unit, detached                 | 109      | 32.4 |
| 10 or more units                 | 1        | 13.3 |
| 2-9 units                        | 7        | 8.6  |
| Mobile home, Boat, RV, Van, etc. | 2        | 13.3 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 566. Rental Vacancy**

| ESTIMATE | MOE  | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|------|-----------------|-----------------|--------------------|----------------------------|
| 0        | 13.0 | 15              | 16.4            | 0.00               | 0.87                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 567. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | 0                  |
| Total Units                                | 2023    | 0                  |
| Total Units                                | 2024    | 0                  |
| Total Units                                | YTD2025 | 0                  |
| Units in 2-Unit Multifamily Structures     | 2022    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2023    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2024    | 0                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2023    | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2024    | 0                  |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | 0                  |
| Units in All Multifamily Structures        | 2022    | 0                  |
| Units in All Multifamily Structures        | 2023    | 0                  |
| Units in All Multifamily Structures        | 2024    | 0                  |
| Units in All Multifamily Structures        | YTD2025 | 0                  |
| Units in Single Family Structures          | 2022    | 0                  |
| Units in Single Family Structures          | 2023    | 0                  |
| Units in Single Family Structures          | 2024    | 0                  |
| Units in Single Family Structures          | YTD2025 | 0                  |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change



### Exhibit 568. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 8                 | 0            | 14                | 0            | 0.16           | 0.33           |
| owner  | 50%-80% AMI           | 14                | 0            | 10                | 0            | 0.29           | 0.24           |
| owner  | 80%-100% AMI          | 19                | 0            | 4                 | 0            | 0.39           | 0.10           |
| owner  | Greater than 100% AMI | 8                 | 0            | 14                | 0            | 0.16           | 0.33           |
| renter | Less than 30% AMI     | 0                 | 0            | 4                 | 0            | 0.00           | 0.50           |
| renter | 30%-50% AMI           | 19                | 0            | 4                 | 0            | 1.00           | 0.50           |
| renter | 50%-80% AMI           | 0                 | 0            | 0                 | 0            | 0.00           | 0.00           |
| renter | Greater than 80% AMI  | 0                 | 0            | 0                 | 0            | 0.00           | 0.00           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).



# Snoqualmie

## Housing Needs

**Exhibit 569: Jurisdictional Housing Needs 2019-2044**

| JURISDICTION/<br>CATEGORY                 | TOTAL | 0 TO ≤30%   |     | >30 TO<br>≤50% | >50 TO<br>≤80% | >80 TO<br>≤100% | >100<br>TO<br>≤120% | >120% | EMERGENCY<br>HOUSING<br>NEEDS |
|-------------------------------------------|-------|-------------|-----|----------------|----------------|-----------------|---------------------|-------|-------------------------------|
|                                           |       | NON-<br>PSH | PSH |                |                |                 |                     |       |                               |
| Snoqualmie Total<br>Future Need:<br>2044  | 6,174 | 521         | 248 | 379            | 349            | 413             | 630                 | 3,634 | 318                           |
| Snoqualmie<br>Baseline Supply:<br>2019    | 4,674 | 49          | 0   | 146            | 267            | 352             | 561                 | 3,299 | 31                            |
| Snoqualmie Net<br>New Need: 2019-<br>2044 | 1,500 | 472         | 248 | 233            | 82             | 61              | 69                  | 335   | 287                           |

Source: 2021 King County Countywide Planning Policies.

## Housing Data Points

**Exhibit 570. Population**

| POPULATION | ESTIMATE | MOE |
|------------|----------|-----|
| Population | 13,750   | 49  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 571. Household Size**

| HOUSHOLD                   | ESTIMATE | MOE   |
|----------------------------|----------|-------|
| 1-person household         | 486      | 225.7 |
| 2-person household         | 1,313    | 272.2 |
| 3-person household         | 800      | 226.9 |
| 4-person household         | 1,247    | 299.3 |
| 5-person household         | 352      | 149.3 |
| 6-person household         | 70       | 48.1  |
| 7-or-more person household | 121      | 86.6  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 572. Cost Burden**

| COST BURDEN     | ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT<br>_MOE |
|-----------------|----------|-------|-----------------|-----------------|-------------------------|---------------------------------|
| Over 30 Percent | 914      | 238.4 | 4,368           | 269.89          | 0.21                    | 0.05                            |
| Over 50 Percent | 158      | 98.9  | 4,368           | 269.89          | 0.04                    | 0.02                            |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 573. Number of Housing Units**

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 4,694    | 241 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 574. Income-Restricted Housing by AMI**

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| 0        | 0         | 218       | 0           |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.

**Exhibit 575. Rents**

| RENT            | ESTIMATE | MOE |
|-----------------|----------|-----|
| Med. Gross Rent | 3,090    | 327 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 576. Race/Ethnicity**

| RACE/ETHNICITY                                                 | ESTIMATE | MOE |
|----------------------------------------------------------------|----------|-----|
| White alone, Not Hispanic                                      | 10,162   | 734 |
| Black or African American alone, Not Hispanic                  | 114      | 117 |
| American Indian and Alaska Native alone, Not Hispanic          | 0        | 21  |
| Asian alone, Not Hispanic                                      | 2,055    | 643 |
| Native Hawaiian and Other Pacific Islander alone, Not Hispanic | 0        | 21  |
| Some other race alone, Not Hispanic                            | 64       | 75  |
| Two or more races, Not Hispanic                                | 849      | 323 |
| Hispanic, all Races                                            | 506      | 293 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).





### Exhibit 577. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 2,962    | 262 | White Alone Householder                                            | 3,476           | 243             | 0.85  | 0.05          |
| Renter | 514      | 134 | White Alone Householder                                            | 3,476           | 243             | 0.15  | 0.04          |
| Owner  | 42       | 54  | Black or African American<br>Alone Householder                     | 55              | 58              | 0.76  | 0.56          |
| Renter | 13       | 21  | Black or African American<br>Alone Householder                     | 55              | 58              | 0.24  | 0.29          |
| Owner  | 0        | 21  | American Indian and<br>Alaska Native Alone<br>Householder          | 0               | 21              | 0.00  | 0.00          |
| Renter | 0        | 21  | American Indian and<br>Alaska Native Alone<br>Householder          | 0               | 21              | 0.00  | 0.00          |
| Owner  | 548      | 169 | Asian Alone Householder                                            | 574             | 174             | 0.95  | 0.05          |
| Renter | 26       | 34  | Asian Alone Householder                                            | 574             | 174             | 0.05  | 0.06          |
| Owner  | 0        | 21  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 21              | .     | .             |
| Renter | 0        | 21  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 21              | .     | .             |
| Owner  | 9        | 15  | Some Other Race Alone<br>Householder                               | 34              | 34              | 0.26  | 0.35          |
| Renter | 25       | 32  | Some Other Race Alone<br>Householder                               | 34              | 34              | 0.74  | 0.59          |
| Owner  | 145      | 99  | Two or More Races<br>Householder                                   | 250             | 126             | 0.58  | 0.27          |
| Renter | 105      | 89  | Two or More Races<br>Householder                                   | 250             | 126             | 0.42  | 0.29          |
| Owner  | 2,962    | 262 | White Alone, Not Hispanic<br>or Latino Householder                 | 3,445           | 251             | 0.86  | 0.04          |
| Renter | 483      | 133 | White Alone, Not Hispanic<br>or Latino Householder                 | 3,445           | 251             | 0.14  | 0.04          |
| Owner  | 45       | 56  | Hispanic or Latino<br>Householder                                  | 101             | 71              | 0.45  | 0.46          |
| Renter | 56       | 46  | Hispanic or Latino<br>Householder                                  | 101             | 71              | 0.55  | 0.24          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 578. Tenure by AMI**

| TENURE          | AMI                   | EST   | MOE |
|-----------------|-----------------------|-------|-----|
| Owner occupied  | Less than 30% AMI     | 55    | 0   |
| Owner occupied  | 30%-50% AMI           | 95    | 0   |
| Owner occupied  | 50%-80% AMI           | 225   | 0   |
| Owner occupied  | 80%-100% AMI          | 225   | 0   |
| Owner occupied  | Greater than 100% AMI | 3,170 | 0   |
| Renter occupied | Less than 30% AMI     | 4     | 0   |
| Renter occupied | 30%-50% AMI           | 55    | 0   |
| Renter occupied | 50%-80% AMI           | 95    | 0   |
| Renter occupied | 80%-100% AMI          | 100   | 0   |
| Renter occupied | Greater than 100% AMI | 360   | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 579. Income Distribution**

| INCOME                 | ESTIMATE<br>2023 | MOE<br>2023 | ESTIMATE<br>2013 | MOE<br>2013 |
|------------------------|------------------|-------------|------------------|-------------|
| Less than \$10,000     | 31               | 30          | 29               | 31          |
| \$10,000 to \$14,999   | 0                | 21          | 0                | 19          |
| \$15,000 to \$19,999   | 9                | 16          | 30               | 34          |
| \$20,000 to \$24,999   | 0                | 21          | 76               | 60          |
| \$25,000 to \$29,999   | 10               | 17          | 62               | 49          |
| \$30,000 to \$34,999   | 44               | 54          | 23               | 31          |
| \$35,000 to \$39,999   | 3                | 5           | 62               | 44          |
| \$40,000 to \$44,999   | 27               | 27          | 22               | 27          |
| \$45,000 to \$49,999   | 6                | 8           | 96               | 64          |
| \$50,000 to \$59,999   | 112              | 90          | 114              | 79          |
| \$60,000 to \$74,999   | 91               | 56          | 283              | 108         |
| \$75,000 to \$99,999   | 146              | 84          | 443              | 130         |
| \$100,000 to \$124,999 | 488              | 236         | 668              | 189         |
| \$125,000 to \$149,999 | 540              | 206         | 519              | 153         |
| \$150,000 to \$199,999 | 727              | 238         | 754              | 229         |
| \$200,000 or more      | 2,155            | 311         | 579              | 119         |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](http://data.census.gov).



**Exhibit 580. Housing Units by Type**

| HOUSING TYPE                     | ESTIMATE | MOE   |
|----------------------------------|----------|-------|
| 1-unit, attached                 | 416      | 136.6 |
| 1-unit, detached                 | 3,851    | 288.8 |
| 10 or more units                 | 97       | 52.6  |
| 2-9 units                        | 319      | 188.3 |
| Mobile home, Boat, RV, Van, etc. | 11       | 27.0  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 581. Rental Vacancy**

| ESTIMATE | MOE  | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|------|-----------------|-----------------|--------------------|----------------------------|
| 0        | 21.0 | 683             | 156.4           | 0.00               | 0.03                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 582. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | 0                  |
| Total Units                                | 2023    | 9                  |
| Total Units                                | 2024    | 3                  |
| Total Units                                | YTD2025 | 0                  |
| Units in 2-Unit Multifamily Structures     | 2022    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2023    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2024    | 0                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2023    | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2024    | 0                  |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | 0                  |
| Units in All Multifamily Structures        | 2022    | 0                  |
| Units in All Multifamily Structures        | 2023    | 0                  |
| Units in All Multifamily Structures        | 2024    | 0                  |
| Units in All Multifamily Structures        | YTD2025 | 0                  |
| Units in Single Family Structures          | 2022    | 0                  |
| Units in Single Family Structures          | 2023    | 9                  |
| Units in Single Family Structures          | 2024    | 3                  |
| Units in Single Family Structures          | YTD2025 | 0                  |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change



## Exhibit 583. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 65                | 0            | 70                | 0            | 0.02           | 0.02           |
| owner  | 50%-80% AMI           | 15                | 0            | 85                | 0            | 0.01           | 0.02           |
| owner  | 80%-100% AMI          | 45                | 0            | 129               | 0            | 0.02           | 0.03           |
| owner  | Greater than 100% AMI | 2,605             | 0            | 3,465             | 0            | 0.95           | 0.92           |
| renter | Less than 30% AMI     | 60                | 0            | 0                 | 0            | 0.09           | 0.00           |
| renter | 30%-50% AMI           | 4                 | 0            | 90                | 0            | 0.01           | 0.15           |
| renter | 50%-80% AMI           | 140               | 0            | 155               | 0            | 0.22           | 0.25           |
| renter | Greater than 80% AMI  | 445               | 0            | 365               | 0            | 0.69           | 0.60           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

## Funding Landscape

### DATA AND INFORMATION USED FOR INVENTORY

This profile draws on the most reliable data available. Dedicated tax revenue streams are supported by consistent administrative records, while information on other local tools – such as fee waivers, general fund allocations, or incentive programs – is based on publicly available documents or self-reported sources. As a result, this profile likely reflects only a portion of total local activity and should be considered a conservative estimate of the jurisdiction’s housing-related efforts.

Snoqualmie currently implements land use-based tools and has a dedicated tax revenue stream through the sales tax credit as well as a local sales tax.

### USE OF LAND-BASED TOOLS

Based on review of public records and self-reports, Snoqualmie currently implements the following tools for land use-based value capture tools and tax expenditure or fee offset programs:

- ◆ Inclusionary Zoning Requirements<sup>162</sup>
- ◆ Multifamily Property Tax Exemption<sup>163</sup>

<sup>162</sup> Housing Development Consortium of Seattle-King County. (2020, Summer). *Snoqualmie affordable housing snapshot*. <https://www.housingconsortium.org/wp-content/uploads/2020/10/SnoqualmieSnapshot2020vf.pdf>

<sup>163</sup> City of Snoqualmie. (n.d.). § 3.10 – *multifamily property tax exemption*. <https://www.codepublishing.com/WA/Snoqualmie/html/Snoqualmie03/Snoqualmie0310.html>



## USE OF TAX-BASED TOOLS

In 2024, Snoqualmie's revenue through the sales tax credit (HB 1406) was \$23,846 and through the local sales tax (HB 1590) was \$323,656 according to the Washington State Department of Revenue.<sup>164</sup>

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<sup>164</sup> Washington State Department of Revenue, *Local sales and use tax distributions: Calendar year 2024*.



# Tukwila

## Housing Needs

### Exhibit 584: Jurisdictional Housing Needs 2019-2044

| JURISDICTION/<br>CATEGORY             | TOTAL  | 0 TO ≤30%   |     | >30 TO<br>≤50% | >50 TO<br>≤80% | >80 TO<br>≤100% | >100<br>TO<br>≤120% | >120% | EMERGENCY<br>HOUSING<br>NEEDS |
|---------------------------------------|--------|-------------|-----|----------------|----------------|-----------------|---------------------|-------|-------------------------------|
|                                       |        | NON-<br>PSH | PSH |                |                |                 |                     |       |                               |
| Tukwila Total<br>Future Need:<br>2044 | 15,243 | 1,148       | 559 | 2,548          | 3,275          | 2,210           | 1,317               | 4,186 | 1,242                         |
| Tukwila Baseline<br>Supply: 2019      | 8,743  | 252         | 88  | 2,274          | 3,061          | 1,600           | 625                 | 843   | 0                             |
| Tukwila Net New<br>Need: 2019-2044    | 6,500  | 896         | 471 | 274            | 214            | 610             | 692                 | 3,343 | 1,242                         |

Source: 2021 King County Countywide Planning Policies.

## Housing Data Points

### Exhibit 585. Population

| POPULATION | ESTIMATE | MOE |
|------------|----------|-----|
| Population | 21,479   | 89  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 586. Household Size

| HOUSHOLD                   | ESTIMATE | MOE   |
|----------------------------|----------|-------|
| 1-person household         | 2,347    | 428.9 |
| 2-person household         | 2,353    | 513.2 |
| 3-person household         | 1,083    | 311.5 |
| 4-person household         | 979      | 257.3 |
| 5-person household         | 626      | 218.7 |
| 6-person household         | 258      | 124.1 |
| 7-or-more person household | 272      | 124.9 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 587. Cost Burden

| COST BURDEN     | ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT _MOE |
|-----------------|----------|-------|-----------------|-----------------|-------------------------|------------------------------|
| Over 30 Percent | 2,861    | 409.2 | 7,724           | 457.13          | 0.37                    | 0.05                         |
| Over 50 Percent | 1,189    | 267.5 | 7,724           | 457.13          | 0.15                    | 0.03                         |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 588. Number of Housing Units**

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 8,431    | 441 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 589. Income-Restricted Housing by AMI**

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| 37       | 177       | 478       | 0           |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.

**Exhibit 590. Rents**

| RENT            | ESTIMATE | MOE |
|-----------------|----------|-----|
| Med. Gross Rent | 1,786    | 50  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 591. Race/Ethnicity**

| RACE/ETHNICITY                                                 | ESTIMATE | MOE |
|----------------------------------------------------------------|----------|-----|
| White alone, Not Hispanic                                      | 6,003    | 756 |
| Black or African American alone, Not Hispanic                  | 3,743    | 797 |
| American Indian and Alaska Native alone, Not Hispanic          | 123      | 109 |
| Asian alone, Not Hispanic                                      | 4,923    | 833 |
| Native Hawaiian and Other Pacific Islander alone, Not Hispanic | 772      | 383 |
| Some other race alone, Not Hispanic                            | 6        | 9   |
| Two or more races, Not Hispanic                                | 878      | 296 |
| Hispanic, all Races                                            | 5,031    | 794 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).





## Exhibit 592. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 1,403    | 277 | White Alone Householder                                            | 3,176           | 439             | 0.44  | 0.06          |
| Renter | 1,773    | 351 | White Alone Householder                                            | 3,176           | 439             | 0.56  | 0.08          |
| Owner  | 541      | 308 | Black or African American<br>Alone Householder                     | 1,511           | 362             | 0.36  | 0.18          |
| Renter | 970      | 262 | Black or African American<br>Alone Householder                     | 1,511           | 362             | 0.64  | 0.08          |
| Owner  | 60       | 56  | American Indian and<br>Alaska Native Alone<br>Householder          | 87              | 66              | 0.69  | 0.37          |
| Renter | 27       | 27  | American Indian and<br>Alaska Native Alone<br>Householder          | 87              | 66              | 0.31  | 0.20          |
| Owner  | 605      | 148 | Asian Alone Householder                                            | 1,470           | 283             | 0.41  | 0.06          |
| Renter | 865      | 293 | Asian Alone Householder                                            | 1,470           | 283             | 0.59  | 0.16          |
| Owner  | 22       | 28  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 318             | 189             | 0.07  | 0.08          |
| Renter | 296      | 189 | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 318             | 189             | 0.93  | 0.22          |
| Owner  | 168      | 109 | Some Other Race Alone<br>Householder                               | 779             | 300             | 0.22  | 0.11          |
| Renter | 611      | 274 | Some Other Race Alone<br>Householder                               | 779             | 300             | 0.78  | 0.18          |
| Owner  | 396      | 171 | Two or More Races<br>Householder                                   | 577             | 205             | 0.69  | 0.17          |
| Renter | 181      | 98  | Two or More Races<br>Householder                                   | 577             | 205             | 0.31  | 0.13          |
| Owner  | 1,372    | 274 | White Alone, Not Hispanic<br>or Latino Householder                 | 2,944           | 407             | 0.47  | 0.07          |
| Renter | 1,572    | 320 | White Alone, Not Hispanic<br>or Latino Householder                 | 2,944           | 407             | 0.53  | 0.08          |
| Owner  | 425      | 165 | Hispanic or Latino<br>Householder                                  | 1,357           | 364             | 0.31  | 0.09          |
| Renter | 932      | 382 | Hispanic or Latino<br>Householder                                  | 1,357           | 364             | 0.69  | 0.21          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 593. Tenure by AMI**

| TENURE          | AMI                   | EST   | MOE |
|-----------------|-----------------------|-------|-----|
| Owner occupied  | Less than 30% AMI     | 285   | 0   |
| Owner occupied  | 30%-50% AMI           | 300   | 0   |
| Owner occupied  | 50%-80% AMI           | 875   | 0   |
| Owner occupied  | 80%-100% AMI          | 405   | 0   |
| Owner occupied  | Greater than 100% AMI | 1,450 | 0   |
| Renter occupied | Less than 30% AMI     | 810   | 0   |
| Renter occupied | 30%-50% AMI           | 1,010 | 0   |
| Renter occupied | 50%-80% AMI           | 715   | 0   |
| Renter occupied | 80%-100% AMI          | 725   | 0   |
| Renter occupied | Greater than 100% AMI | 1,180 | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 594. Income Distribution**

| INCOME                 | ESTIMATE<br>2023 | MOE<br>2023 | ESTIMATE<br>2013 | MOE<br>2013 |
|------------------------|------------------|-------------|------------------|-------------|
| Less than \$10,000     | 228              | 124         | 685              | 196         |
| \$10,000 to \$14,999   | 251              | 122         | 338              | 125         |
| \$15,000 to \$19,999   | 91               | 84          | 451              | 131         |
| \$20,000 to \$24,999   | 90               | 61          | 438              | 146         |
| \$25,000 to \$29,999   | 159              | 104         | 371              | 147         |
| \$30,000 to \$34,999   | 183              | 109         | 598              | 201         |
| \$35,000 to \$39,999   | 225              | 133         | 409              | 136         |
| \$40,000 to \$44,999   | 220              | 117         | 501              | 160         |
| \$45,000 to \$49,999   | 325              | 156         | 292              | 101         |
| \$50,000 to \$59,999   | 600              | 235         | 786              | 196         |
| \$60,000 to \$74,999   | 1,300            | 422         | 791              | 203         |
| \$75,000 to \$99,999   | 1,158            | 258         | 632              | 166         |
| \$100,000 to \$124,999 | 922              | 215         | 468              | 145         |
| \$125,000 to \$149,999 | 846              | 244         | 227              | 76          |
| \$150,000 to \$199,999 | 790              | 238         | 189              | 87          |
| \$200,000 or more      | 530              | 191         | 103              | 68          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 595. Housing Units by Type**

| HOUSING TYPE                     | ESTIMATE | MOE   |
|----------------------------------|----------|-------|
| 1-unit, attached                 | 312      | 151.1 |
| 1-unit, detached                 | 3,115    | 364.5 |
| 10 or more units                 | 3,299    | 425.8 |
| 2-9 units                        | 1,604    | 443.9 |
| Mobile home, Boat, RV, Van, etc. | 101      | 58.3  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 596. Rental Vacancy**

| ESTIMATE | MOE  | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|------|-----------------|-----------------|--------------------|----------------------------|
| 103      | 91.5 | 4,826           | 447.5           | 0.02               | 0.02                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 597. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | 25                 |
| Total Units                                | 2023    | 315                |
| Total Units                                | 2024    | 292                |
| Total Units                                | YTD2025 | 5                  |
| Units in 2-Unit Multifamily Structures     | 2022    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2023    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2024    | 0                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2023    | 285                |
| Units in 5+-Unit Multifamily Structures    | 2024    | 272                |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | 0                  |
| Units in All Multifamily Structures        | 2022    | 0                  |
| Units in All Multifamily Structures        | 2023    | 285                |
| Units in All Multifamily Structures        | 2024    | 272                |
| Units in All Multifamily Structures        | YTD2025 | 0                  |
| Units in Single Family Structures          | 2022    | 25                 |
| Units in Single Family Structures          | 2023    | 30                 |
| Units in Single Family Structures          | 2024    | 20                 |
| Units in Single Family Structures          | YTD2025 | 5                  |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change



## Exhibit 598. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 205               | 0            | 370               | 0            | 0.07           | 0.11           |
| owner  | 50%-80% AMI           | 430               | 0            | 915               | 0            | 0.14           | 0.28           |
| owner  | 80%-100% AMI          | 765               | 0            | 610               | 0            | 0.26           | 0.19           |
| owner  | Greater than 100% AMI | 1,570             | 0            | 1,400             | 0            | 0.53           | 0.42           |
| renter | Less than 30% AMI     | 200               | 0            | 235               | 0            | 0.04           | 0.05           |
| renter | 30%-50% AMI           | 1,365             | 0            | 945               | 0            | 0.30           | 0.21           |
| renter | 50%-80% AMI           | 2,545             | 0            | 2,715             | 0            | 0.57           | 0.61           |
| renter | Greater than 80% AMI  | 385               | 0            | 590               | 0            | 0.09           | 0.13           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

## Funding Landscape

### DATA AND INFORMATION USED FOR INVENTORY

This profile draws on the most reliable data available. Dedicated tax revenue streams are supported by consistent administrative records, while information on other local tools – such as fee waivers, general fund allocations, or incentive programs – is based on publicly available documents or self-reported sources. As a result, this profile likely reflects only a portion of total local activity and should be considered a conservative estimate of the jurisdiction’s housing-related efforts.

Tukwila currently implements land use-based tools, has a dedicated tax revenue stream through the sales tax credit, and participates actively in regional housing partnerships.

### USE OF LAND-BASED TOOLS

Based on review of public records and self-reports, Tukwila currently implements the following tools for land use-based value capture tools and tax expenditure or fee offset programs:

- ♦ Multifamily Property Tax Exemption<sup>165</sup>

<sup>165</sup> City of Tukwila. (n.d.). *Ordinance no. 2707*.  
<https://records.tukwilawa.gov/WebLink/1/edoc/397660/Ord%202707%20-%20Multi-Family%20Tax%20Exemption%20%28MFTE%29.pdf>



## USE OF TAX-BASED TOOLS

In 2024, Tukwila's revenue through the sales tax credit (HB 1406) was \$172,347 according to the Washington State Department of Revenue.<sup>166</sup>

## PARTICIPATION IN REGIONAL EFFORTS & REPORTED HOUSING PRODUCTION

Tukwila has been a member of SKHHP since 2019.<sup>167</sup> According to SKHHP's annual 2024 report, Tukwila contributed \$11,407 to the SKHHP Operating Budget and \$89,289 to the SKHHP Housing Capital Fund.<sup>168</sup>

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<sup>166</sup> Washington State Department of Revenue, *Local sales and use tax distributions: Calendar year 2024*.

<sup>167</sup> South King Housing and Homelessness Partners, *Draft interlocal agreement for SKHHP*.

<sup>168</sup> South King Housing and Homelessness Partners, *2024 annual progress report*.



# Woodinville

## Housing Needs

### Exhibit 599: Jurisdictional Housing Needs 2019-2044

| JURISDICTION/<br>CATEGORY                  | TOTAL | 0 TO ≤30%   |     | >30 TO<br>≤50% | >50 TO<br>≤80% | >80 TO<br>≤100% | >100<br>TO<br>≤120% | >120% | EMERGENCY<br>HOUSING<br>NEEDS |
|--------------------------------------------|-------|-------------|-----|----------------|----------------|-----------------|---------------------|-------|-------------------------------|
|                                            |       | NON-<br>PSH | PSH |                |                |                 |                     |       |                               |
| Woodinville Total<br>Future Need:<br>2044  | 7,928 | 921         | 449 | 640            | 625            | 1,360           | 902                 | 3,031 | 388                           |
| Woodinville<br>Baseline Supply:<br>2019    | 5,895 | 67          | 0   | 286            | 469            | 1,331           | 869                 | 2,873 | 0                             |
| Woodinville Net<br>New Need: 2019-<br>2044 | 2,033 | 854         | 449 | 354            | 156            | 29              | 33                  | 158   | 388                           |

Source: 2021 King County Countywide Planning Policies.

## Housing Data Points

### Exhibit 600. Population

| POPULATION | ESTIMATE | MOE |
|------------|----------|-----|
| Population | 13,440   | 35  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 601. Household Size

| HOUSHOLD                   | ESTIMATE | MOE   |
|----------------------------|----------|-------|
| 1-person household         | 1,460    | 314.4 |
| 2-person household         | 1,698    | 290.3 |
| 3-person household         | 1,126    | 277.5 |
| 4-person household         | 629      | 183.2 |
| 5-person household         | 434      | 203.6 |
| 6-person household         | 69       | 64.8  |
| 7-or-more person household | 2        | 22.1  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 602. Cost Burden

| COST BURDEN     | ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT<br>_MOE |
|-----------------|----------|-------|-----------------|-----------------|-------------------------|---------------------------------|
| Over 30 Percent | 1,907    | 360.4 | 5,360           | 331.15          | 0.36                    | 0.06                            |
| Over 50 Percent | 551      | 197.9 | 5,360           | 331.15          | 0.10                    | 0.04                            |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 603. Number of Housing Units**

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 5,631    | 351 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 604. Income-Restricted Housing by AMI**

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| 70       | 51        | 33        | 0           |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.

**Exhibit 605. Rents**

| RENT            | ESTIMATE | MOE |
|-----------------|----------|-----|
| Med. Gross Rent | 2,352    | 131 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 606. Race/Ethnicity**

| RACE/ETHNICITY                                                 | ESTIMATE | MOE |
|----------------------------------------------------------------|----------|-----|
| White alone, Not Hispanic                                      | 8,654    | 689 |
| Black or African American alone, Not Hispanic                  | 276      | 238 |
| American Indian and Alaska Native alone, Not Hispanic          | 39       | 49  |
| Asian alone, Not Hispanic                                      | 2,360    | 455 |
| Native Hawaiian and Other Pacific Islander alone, Not Hispanic | 16       | 26  |
| Some other race alone, Not Hispanic                            | 14       | 25  |
| Two or more races, Not Hispanic                                | 679      | 220 |
| Hispanic, all Races                                            | 1,402    | 540 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).





## Exhibit 607. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 2,508    | 255 | White Alone Householder                                            | 4,027           | 319             | 0.62  | 0.04          |
| Renter | 1,519    | 291 | White Alone Householder                                            | 4,027           | 319             | 0.38  | 0.07          |
| Owner  | 41       | 47  | Black or African American<br>Alone Householder                     | 152             | 118             | 0.27  | 0.23          |
| Renter | 111      | 121 | Black or African American<br>Alone Householder                     | 152             | 118             | 0.73  | 0.56          |
| Owner  | 39       | 49  | American Indian and<br>Alaska Native Alone<br>Householder          | 39              | 49              | 1.00  | 1.78          |
| Renter | 0        | 21  | American Indian and<br>Alaska Native Alone<br>Householder          | 39              | 49              | 0.00  | 0.54          |
| Owner  | 552      | 148 | Asian Alone Householder                                            | 852             | 182             | 0.65  | 0.10          |
| Renter | 300      | 161 | Asian Alone Householder                                            | 852             | 182             | 0.35  | 0.17          |
| Owner  | 0        | 21  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 21              | .     | .             |
| Renter | 0        | 21  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 21              | .     | .             |
| Owner  | 0        | 21  | Some Other Race Alone<br>Householder                               | 204             | 160             | 0.00  | 0.10          |
| Renter | 204      | 160 | Some Other Race Alone<br>Householder                               | 204             | 160             | 1.00  | 1.11          |
| Owner  | 63       | 46  | Two or More Races<br>Householder                                   | 144             | 79              | 0.44  | 0.21          |
| Renter | 81       | 63  | Two or More Races<br>Householder                                   | 144             | 79              | 0.56  | 0.31          |
| Owner  | 2,424    | 256 | White Alone, Not Hispanic<br>or Latino Householder                 | 3,810           | 335             | 0.64  | 0.04          |
| Renter | 1,386    | 297 | White Alone, Not Hispanic<br>or Latino Householder                 | 3,810           | 335             | 0.36  | 0.07          |
| Owner  | 84       | 66  | Hispanic or Latino<br>Householder                                  | 488             | 177             | 0.17  | 0.12          |
| Renter | 404      | 164 | Hispanic or Latino<br>Householder                                  | 488             | 177             | 0.83  | 0.15          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 608. Tenure by AMI**

| TENURE          | AMI                   | EST   | MOE |
|-----------------|-----------------------|-------|-----|
| Owner occupied  | Less than 30% AMI     | 50    | 0   |
| Owner occupied  | 30%-50% AMI           | 145   | 0   |
| Owner occupied  | 50%-80% AMI           | 430   | 0   |
| Owner occupied  | 80%-100% AMI          | 185   | 0   |
| Owner occupied  | Greater than 100% AMI | 2,585 | 0   |
| Renter occupied | Less than 30% AMI     | 265   | 0   |
| Renter occupied | 30%-50% AMI           | 195   | 0   |
| Renter occupied | 50%-80% AMI           | 315   | 0   |
| Renter occupied | 80%-100% AMI          | 330   | 0   |
| Renter occupied | Greater than 100% AMI | 1,025 | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 609. Income Distribution**

| INCOME                 | ESTIMATE<br>2023 | MOE<br>2023 | ESTIMATE<br>2013 | MOE<br>2013 |
|------------------------|------------------|-------------|------------------|-------------|
| Less than \$10,000     | 66               | 46          | 106              | 95          |
| \$10,000 to \$14,999   | 57               | 53          | 160              | 100         |
| \$15,000 to \$19,999   | 54               | 40          | 17               | 27          |
| \$20,000 to \$24,999   | 26               | 30          | 179              | 121         |
| \$25,000 to \$29,999   | 12               | 20          | 167              | 83          |
| \$30,000 to \$34,999   | 40               | 36          | 95               | 79          |
| \$35,000 to \$39,999   | 84               | 97          | 150              | 94          |
| \$40,000 to \$44,999   | 115              | 74          | 183              | 93          |
| \$45,000 to \$49,999   | 161              | 92          | 192              | 118         |
| \$50,000 to \$59,999   | 239              | 161         | 285              | 92          |
| \$60,000 to \$74,999   | 427              | 160         | 318              | 135         |
| \$75,000 to \$99,999   | 465              | 185         | 510              | 146         |
| \$100,000 to \$124,999 | 437              | 164         | 506              | 169         |
| \$125,000 to \$149,999 | 292              | 115         | 403              | 122         |
| \$150,000 to \$199,999 | 982              | 297         | 674              | 189         |
| \$200,000 or more      | 1,961            | 264         | 707              | 147         |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 610. Housing Units by Type**

| HOUSING TYPE                     | ESTIMATE | MOE   |
|----------------------------------|----------|-------|
| 1-unit, attached                 | 259      | 98.3  |
| 1-unit, detached                 | 2,892    | 222.5 |
| 10 or more units                 | 1,848    | 303.4 |
| 2-9 units                        | 632      | 230.0 |
| Mobile home, Boat, RV, Van, etc. | 0        | 21.0  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 611. Rental Vacancy**

| ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|-------|-----------------|-----------------|--------------------|----------------------------|
| 175      | 156.4 | 2,390           | 354.4           | 0.07               | 0.06                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 612. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | 313                |
| Total Units                                | 2023    | 230                |
| Total Units                                | 2024    | 454                |
| Total Units                                | YTD2025 | 84                 |
| Units in 2-Unit Multifamily Structures     | 2022    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2023    | 18                 |
| Units in 2-Unit Multifamily Structures     | 2024    | 122                |
| Units in 2-Unit Multifamily Structures     | YTD2025 | 12                 |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | 13                 |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | 298                |
| Units in 5+-Unit Multifamily Structures    | 2023    | 207                |
| Units in 5+-Unit Multifamily Structures    | 2024    | 289                |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | 61                 |
| Units in All Multifamily Structures        | 2022    | 298                |
| Units in All Multifamily Structures        | 2023    | 225                |
| Units in All Multifamily Structures        | 2024    | 424                |
| Units in All Multifamily Structures        | YTD2025 | 73                 |
| Units in Single Family Structures          | 2022    | 15                 |
| Units in Single Family Structures          | 2023    | 5                  |
| Units in Single Family Structures          | 2024    | 30                 |
| Units in Single Family Structures          | YTD2025 | 11                 |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change



## Exhibit 613. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 40                | 0            | 55                | 0            | 0.01           | 0.02           |
| owner  | 50%-80% AMI           | 160               | 0            | 50                | 0            | 0.06           | 0.01           |
| owner  | 80%-100% AMI          | 175               | 0            | 215               | 0            | 0.06           | 0.06           |
| owner  | Greater than 100% AMI | 2,390             | 0            | 3,075             | 0            | 0.86           | 0.91           |
| renter | Less than 30% AMI     | 100               | 0            | 95                | 0            | 0.06           | 0.05           |
| renter | 30%-50% AMI           | 220               | 0            | 50                | 0            | 0.13           | 0.02           |
| renter | 50%-80% AMI           | 930               | 0            | 400               | 0            | 0.55           | 0.19           |
| renter | Greater than 80% AMI  | 450               | 0            | 1,545             | 0            | 0.26           | 0.74           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

## Funding Landscape

### DATA AND INFORMATION USED FOR INVENTORY

This profile draws on the most reliable data available. Dedicated tax revenue streams are supported by consistent administrative records, while information on other local tools – such as fee waivers, general fund allocations, or incentive programs – is based on publicly available documents or self-reported sources. As a result, this profile likely reflects only a portion of total local activity and should be considered a conservative estimate of the jurisdiction’s housing-related efforts.

Woodinville currently implements a dedicated tax revenue stream through the sales tax credit and participates actively in regional housing partnerships.

### USE OF TAX-BASED TOOLS

In 2024, Woodinville’s revenue through the sales tax credit (HB 1406) was \$66,617 according to the Washington State Department of Revenue.<sup>169</sup>

### PARTICIPATION IN REGIONAL EFFORTS & REPORTED HOUSING PRODUCTION

Woodinville has been a member of ARCH since 1993.<sup>170</sup> According to ARCH’s first quarter of 2025 report, Woodinville contributed around \$100,000 to the ARCH Housing Trust Fund from general fund and HB 1406 contributions. Through the ARCH Housing Trust Fund, Woodinville is supporting advancing affordable housing through both development projects such as Eastrail Flats. Eastrail Flats is a mixed-use development including 207 apartments,

<sup>169</sup> Washington State Department of Revenue, *Local sales and use tax distributions: Calendar year 2024*.

<sup>170</sup> Metropolitan King County Council, *Revised staff report: Agenda item no. 6, proposed ordinance 2000-0221*.



with 26 units designated as affordable housing at 50% AMI. The project also features ground-floor retail space and an onsite preschool, contributing to the city's affordable housing stock.<sup>171</sup>

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<sup>171</sup> A Regional Coalition for Housing, *First quarter report 2025*.



# Yarrow Point

## Housing Needs

**Exhibit 614: Jurisdictional Housing Needs 2019-2044**

| JURISDICTION/<br>CATEGORY                   | TOTAL | 0 TO ≤30%   |     | >30 TO<br>≤50% | >50 TO<br>≤80% | >80 TO<br>≤100% | >100<br>TO<br>≤120% | >120% | EMERGENCY<br>HOUSING<br>NEEDS |
|---------------------------------------------|-------|-------------|-----|----------------|----------------|-----------------|---------------------|-------|-------------------------------|
|                                             |       | NON-<br>PSH | PSH |                |                |                 |                     |       |                               |
| Yarrow Point<br>Total Future<br>Need: 2044  | 423   | 8           | 2   | 7              | 9              | 20              | 39                  | 338   | 2                             |
| Yarrow Point<br>Baseline Supply:<br>2019    | 413   | 4           | 0   | 4              | 8              | 20              | 39                  | 338   | 0                             |
| Yarrow Point Net<br>New Need: 2019-<br>2044 | 10    | 4           | 2   | 3              | 1              | 0               | 0                   | 0     | 2                             |

Source: 2021 King County Countywide Planning Policies.

## Housing Data Points

**Exhibit 615. Population**

| POPULATION | ESTIMATE | MOE |
|------------|----------|-----|
| Population | 1,192    | 201 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 616. Household Size**

| HOUSHOLD                   | ESTIMATE | MOE  |
|----------------------------|----------|------|
| 1-person household         | 50       | 26.9 |
| 2-person household         | 151      | 38.3 |
| 3-person household         | 104      | 40.5 |
| 4-person household         | 76       | 26.2 |
| 5-person household         | 43       | 22.2 |
| 6-person household         | 14       | 23.0 |
| 7-or-more person household | 0        | 13.0 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 617. Cost Burden**

| COST BURDEN     | ESTIMATE | MOE  | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT<br>_MOE |
|-----------------|----------|------|-----------------|-----------------|-------------------------|---------------------------------|
| Over 30 Percent | 128      | 41.0 | 428             | 77.43           | 0.30                    | 0.08                            |
| Over 50 Percent | 80       | 35.2 | 428             | 77.43           | 0.19                    | 0.07                            |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 618. Number of Housing Units**

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 471      | 75  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 619. Income-Restricted Housing by AMI**

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| -        | -         | -         | -           |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.

**Exhibit 620. Rents**

| RENT            | ESTIMATE | MOE |
|-----------------|----------|-----|
| Med. Gross Rent | 3,501    | 0   |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 621. Race/Ethnicity**

| RACE/ETHNICITY                                                 | ESTIMATE | MOE |
|----------------------------------------------------------------|----------|-----|
| White alone, Not Hispanic                                      | 697      | 117 |
| Black or African American alone, Not Hispanic                  | 0        | 13  |
| American Indian and Alaska Native alone, Not Hispanic          | 0        | 13  |
| Asian alone, Not Hispanic                                      | 341      | 144 |
| Native Hawaiian and Other Pacific Islander alone, Not Hispanic | 3        | 4   |
| Some other race alone, Not Hispanic                            | 6        | 8   |
| Two or more races, Not Hispanic                                | 136      | 63  |
| Hispanic, all Races                                            | 9        | 10  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).





## Exhibit 622. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 282      | 51  | White Alone Householder                                            | 312             | 56              | 0.90  | 0.02          |
| Renter | 30       | 17  | White Alone Householder                                            | 312             | 56              | 0.10  | 0.05          |
| Owner  | 0        | 13  | Black or African American<br>Alone Householder                     | 0               | 13              | .     | .             |
| Renter | 0        | 13  | Black or African American<br>Alone Householder                     | 0               | 13              | .     | .             |
| Owner  | 0        | 13  | American Indian and<br>Alaska Native Alone<br>Householder          | 0               | 13              | .     | .             |
| Renter | 0        | 13  | American Indian and<br>Alaska Native Alone<br>Householder          | 0               | 13              | .     | .             |
| Owner  | 102      | 44  | Asian Alone Householder                                            | 105             | 45              | 0.97  | 0.05          |
| Renter | 3        | 4   | Asian Alone Householder                                            | 105             | 45              | 0.03  | 0.04          |
| Owner  | 0        | 13  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 13              | .     | .             |
| Renter | 0        | 13  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 13              | .     | .             |
| Owner  | 2        | 3   | Some Other Race Alone<br>Householder                               | 2               | 3               | 1.00  | 2.12          |
| Renter | 0        | 13  | Some Other Race Alone<br>Householder                               | 2               | 3               | 0.00  | 6.50          |
| Owner  | 19       | 14  | Two or More Races<br>Householder                                   | 19              | 14              | 1.00  | 1.04          |
| Renter | 0        | 13  | Two or More Races<br>Householder                                   | 19              | 14              | 0.00  | 0.68          |
| Owner  | 280      | 51  | White Alone, Not Hispanic<br>or Latino Householder                 | 310             | 55              | 0.90  | 0.04          |
| Renter | 30       | 17  | White Alone, Not Hispanic<br>or Latino Householder                 | 310             | 55              | 0.10  | 0.05          |
| Owner  | 2        | 3   | Hispanic or Latino<br>Householder                                  | 2               | 3               | 1.00  | 2.12          |
| Renter | 0        | 13  | Hispanic or Latino<br>Householder                                  | 2               | 3               | 0.00  | 6.50          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 623. Tenure by AMI**

| TENURE          | AMI                   | EST | MOE |
|-----------------|-----------------------|-----|-----|
| Owner occupied  | Less than 30% AMI     | 30  | 0   |
| Owner occupied  | 30%-50% AMI           | 4   | 0   |
| Owner occupied  | 50%-80% AMI           | 30  | 0   |
| Owner occupied  | 80%-100% AMI          | 10  | 0   |
| Owner occupied  | Greater than 100% AMI | 355 | 0   |
| Renter occupied | Less than 30% AMI     | 4   | 0   |
| Renter occupied | 30%-50% AMI           | 0   | 0   |
| Renter occupied | 50%-80% AMI           | 0   | 0   |
| Renter occupied | 80%-100% AMI          | 4   | 0   |
| Renter occupied | Greater than 100% AMI | 25  | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 624. Income Distribution**

| INCOME                 | ESTIMATE<br>_2023 | MOE<br>_2023 | ESTIMATE<br>_2013 | MOE<br>_2013 |
|------------------------|-------------------|--------------|-------------------|--------------|
| Less than \$10,000     | 18                | 9            | 0                 | 12           |
| \$10,000 to \$14,999   | 0                 | 13           | 7                 | 5            |
| \$15,000 to \$19,999   | 2                 | 3            | 7                 | 8            |
| \$20,000 to \$24,999   | 2                 | 4            | 6                 | 6            |
| \$25,000 to \$29,999   | 3                 | 4            | 9                 | 8            |
| \$30,000 to \$34,999   | 2                 | 4            | 7                 | 7            |
| \$35,000 to \$39,999   | 0                 | 13           | 0                 | 12           |
| \$40,000 to \$44,999   | 2                 | 3            | 18                | 18           |
| \$45,000 to \$49,999   | 0                 | 13           | 18                | 15           |
| \$50,000 to \$59,999   | 6                 | 5            | 8                 | 7            |
| \$60,000 to \$74,999   | 7                 | 6            | 22                | 15           |
| \$75,000 to \$99,999   | 10                | 10           | 27                | 13           |
| \$100,000 to \$124,999 | 42                | 28           | 27                | 13           |
| \$125,000 to \$149,999 | 36                | 17           | 25                | 12           |
| \$150,000 to \$199,999 | 25                | 13           | 46                | 16           |
| \$200,000 or more      | 283               | 62           | 197               | 35           |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 625. Housing Units by Type**

| HOUSING TYPE                     | ESTIMATE | MOE  |
|----------------------------------|----------|------|
| 1-unit, attached                 | 2        | 13.3 |
| 1-unit, detached                 | 469      | 79.4 |
| 10 or more units                 | 0        | 13.0 |
| 2-9 units                        | 0        | 13.0 |
| Mobile home, Boat, RV, Van, etc. | 0        | 13.0 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 626. Rental Vacancy**

| ESTIMATE | MOE  | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|------|-----------------|-----------------|--------------------|----------------------------|
| 7        | 15.8 | 40              | 24.0            | 0.18               | 0.38                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 627. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | 4                  |
| Total Units                                | 2023    | 0                  |
| Total Units                                | 2024    | 4                  |
| Total Units                                | YTD2025 | 2                  |
| Units in 2-Unit Multifamily Structures     | 2022    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2023    | 0                  |
| Units in 2-Unit Multifamily Structures     | 2024    | 0                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | 0                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2023    | 0                  |
| Units in 5+-Unit Multifamily Structures    | 2024    | 0                  |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | 0                  |
| Units in All Multifamily Structures        | 2022    | 0                  |
| Units in All Multifamily Structures        | 2023    | 0                  |
| Units in All Multifamily Structures        | 2024    | 0                  |
| Units in All Multifamily Structures        | YTD2025 | 0                  |
| Units in Single Family Structures          | 2022    | 4                  |
| Units in Single Family Structures          | 2023    | 0                  |
| Units in Single Family Structures          | 2024    | 4                  |
| Units in Single Family Structures          | YTD2025 | 2                  |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change



## Exhibit 628. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 4                 | 0            | 4                 | 0            | 0.01           | 0.01           |
| owner  | 50%-80% AMI           | 0                 | 0            | 0                 | 0            | 0.00           | 0.00           |
| owner  | 80%-100% AMI          | 0                 | 0            | 4                 | 0            | 0.00           | 0.01           |
| owner  | Greater than 100% AMI | 330               | 0            | 415               | 0            | 0.99           | 0.98           |
| renter | Less than 30% AMI     | 0                 | 0            | 4                 | 0            | 0.00           | 0.11           |
| renter | 30%-50% AMI           | 10                | 0            | 4                 | 0            | 0.17           | 0.11           |
| renter | 50%-80% AMI           | 14                | 0            | 4                 | 0            | 0.24           | 0.11           |
| renter | Greater than 80% AMI  | 35                | 0            | 25                | 0            | 0.59           | 0.68           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

## Funding Landscape

### DATA AND INFORMATION USED FOR INVENTORY

This profile draws on the most reliable data available. Dedicated tax revenue streams are supported by consistent administrative records, while information on other local tools – such as fee waivers, general fund allocations, or incentive programs – is based on publicly available documents or self-reported sources. As a result, this profile likely reflects only a portion of total local activity and should be considered a conservative estimate of the jurisdiction’s housing-related efforts.

Yarrow Point currently implements a dedicated tax revenue stream through the sales tax credit and participates actively in regional housing partnerships.

### USE OF TAX-BASED TOOLS

In 2024, Yarrow Point’s revenue through the sales tax credit (HB 1406) was \$2,163 according to the Washington State Department of Revenue.<sup>172</sup>

### PARTICIPATION IN REGIONAL EFFORTS & REPORTED HOUSING PRODUCTION

Yarrow Point has been a member of ARCH since 2000.<sup>173</sup> According to ARCH’s first quarter of 2025 report, Yarrow Point contributed less than \$15,000 to the ARCH Housing Trust Fund from general fund and HB 1406 contributions.<sup>174</sup>

<sup>172</sup> Washington State Department of Revenue, *Local sales and use tax distributions: Calendar year 2024*.

<sup>173</sup> Metropolitan King County Council, *Revised staff report: Agenda item no. 6, proposed ordinance 2000-0221*.

<sup>174</sup> A Regional Coalition for Housing, *First quarter report 2025*.



# Unincorporated King County

## Housing Needs

### Exhibit 629: Jurisdictional Housing Needs 2019-2044

| JURISDICTION/<br>CATEGORY                             | TOTAL  | 0 TO ≤30%   |     | >30 TO<br>≤50% | >50 TO<br>≤80% | >80 TO<br>≤100% | >100<br>TO<br>≤120% | >120%  | EMERGENCY<br>HOUSING<br>NEEDS |
|-------------------------------------------------------|--------|-------------|-----|----------------|----------------|-----------------|---------------------|--------|-------------------------------|
|                                                       |        | NON-<br>PSH | PSH |                |                |                 |                     |        |                               |
| Urban<br>Unincorporated<br>Total Future<br>Need: 2044 | 90,067 | 3,770       | 608 | 7,079          | 11,218         | 11,018          | 9,252               | 47,122 | 1,109                         |
| Urban<br>Unincorporated<br>Baseline Supply:<br>2019   | 84,655 | 2,613       | 0   | 6,508          | 10,926         | 10,652          | 8,837               | 45,119 | 75                            |
| Urban<br>Unincorporated<br>Net New Need:<br>2019-2044 | 5,412  | 1,157       | 608 | 571            | 292            | 366             | 415                 | 2,003  | 1,034                         |

Source: 2021 King County Countywide Planning Policies

### Exhibit 630. Income-Restricted Housing by AMI

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| 21       | 15        | 0         | 0           |

Source: King County, 2025, “ER-9 Income Restricted Housing Data,” data extracted 23 July, 2025.

Note: These units cannot be attributed to any CDPs presented above and are assumed to be located throughout unincorporated King County.

## Funding Landscape

### DATA AND INFORMATION USED FOR INVENTORY

This profile draws on the most reliable data available. Dedicated tax revenue streams are supported by consistent administrative records, while information on other local tools – such as fee waivers, general fund allocations, or incentive programs – is based on publicly available documents or self-reported sources. As a result, this profile likely reflects only a portion of total local activity and should be considered a conservative estimate of the jurisdiction’s housing-related efforts.

King County currently implements land use-based tools, has a dedicated tax revenue stream through lodging tax, and participates actively in regional housing partnerships.

### USE OF LAND-BASED TOOLS

Based on review of public records and self-reports, King County currently implements the following tools for land use-based value capture tools and tax expenditure or fee offset programs:



- ◆ Density Bonus<sup>175</sup>
- ◆ Inclusionary Zoning Requirements<sup>176</sup>
- ◆ Impact Fee Waivers<sup>177</sup>

## USE OF TAX-BASED TOOLS

The county's 2025 budget allocated \$1,626,620 of their lodging tax revenue towards funding affordable housing.<sup>178</sup>

## PARTICIPATION IN REGIONAL EFFORTS & REPORTED HOUSING PRODUCTION

King County has been a member of ARCH since 1993.<sup>179</sup> King County has also been a member of SKHHP since 2019.<sup>180</sup> According to SKHHP's annual 2024 report, King County contributed \$75,000 to the SKHHP Operating Budget.<sup>181</sup> According to the county's Regional Affordable Housing Dashboard, 114 income-restricted units were created in unincorporated King County from 2019 to 2022.<sup>182</sup>

<sup>175</sup> King County. (n.d.). § 21A.48.030 – exceeding of base density when affordable dwelling units are provided by residential or mixed-use development – requirements. [https://aqua.kingcounty.gov/council/clerk/code/24-30\\_Title\\_21A.htm#\\_Toc122352162](https://aqua.kingcounty.gov/council/clerk/code/24-30_Title_21A.htm#_Toc122352162)

<sup>176</sup> King County. (n.d.). § 21A.48 – inclusionary housing. [https://aqua.kingcounty.gov/council/clerk/code/24-30\\_Title\\_21A.htm#\\_Toc122352162](https://aqua.kingcounty.gov/council/clerk/code/24-30_Title_21A.htm#_Toc122352162)

<sup>177</sup> King County. (n.d.). § 21A.48 – inclusionary housing. [https://aqua.kingcounty.gov/council/clerk/code/24-30\\_Title\\_21A.htm#\\_Toc122352162](https://aqua.kingcounty.gov/council/clerk/code/24-30_Title_21A.htm#_Toc122352162)

<sup>178</sup> King County. (n.d.). 2025 budget executive proposed. [https://cdn.kingcounty.gov/-/media/king-county/depts/executive/performance-strategy-budget/budget/2025/2025-proposed-budget-book/2025\\_kingcountyproposedbudget\\_complete.pdf?rev=a1b5c40d99e94f069d60045f3d8f85cb&hash=BA8979715B712965819DD49506DA8CB4](https://cdn.kingcounty.gov/-/media/king-county/depts/executive/performance-strategy-budget/budget/2025/2025-proposed-budget-book/2025_kingcountyproposedbudget_complete.pdf?rev=a1b5c40d99e94f069d60045f3d8f85cb&hash=BA8979715B712965819DD49506DA8CB4)

<sup>179</sup> Metropolitan King County Council, *Revised staff report: Agenda item no. 6, proposed ordinance 2000-0221*.

<sup>180</sup> South King Housing and Homelessness Partners, *Draft interlocal agreement for SKHHP*.

<sup>181</sup> South King Housing and Homelessness Partners, *2024 annual progress report*.

<sup>182</sup> King County. (n.d.). *Regional affordable housing dashboard*. <https://kingcounty.sincegov/en/dept/dchs/human-social-services/housing-homeless-services/affordable-housing-committee/regional-affordable-housing-dashboard>



## Ames Lake CDP

### HOUSING DATA POINTS

#### Exhibit 631. Population

| POPULATION | ESTIMATE | MOE |
|------------|----------|-----|
| Population | 1,138    | 326 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

#### Exhibit 632. Household Size

| HOUSHOLD                   | ESTIMATE | MOE  |
|----------------------------|----------|------|
| 1-person household         | 96       | 54.6 |
| 2-person household         | 137      | 69.2 |
| 3-person household         | 67       | 38.3 |
| 4-person household         | 74       | 44.0 |
| 5-person household         | 0        | 13.0 |
| 6-person household         | 19       | 27.3 |
| 7-or-more person household | 19       | 31.8 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

#### Exhibit 633. Cost Burden

| COST BURDEN     | ESTIMATE | MOE  | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT _MOE |
|-----------------|----------|------|-----------------|-----------------|-------------------------|------------------------------|
| Over 30 Percent | 82       | 49.9 | 412             | 101.83          | 0.20                    | 0.11                         |
| Over 50 Percent | 40       | 41.9 | 412             | 101.83          | 0.10                    | 0.10                         |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

#### Exhibit 634. Number of Housing Units

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 412      | 101 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

#### Exhibit 635. Income-Restricted Housing by AMI

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| -        | -         | -         | -           |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.

#### Exhibit 636. Rents

| RENT | ESTIMATE | MOE |
|------|----------|-----|
|------|----------|-----|





|                        |   |   |
|------------------------|---|---|
| <b>Med. Gross Rent</b> | - | - |
|------------------------|---|---|

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 637. Race/Ethnicity

| <b>RACE/ETHNICITY</b>                                                 | <b>ESTIMATE</b> | <b>MOE</b> |
|-----------------------------------------------------------------------|-----------------|------------|
| <b>White alone, Not Hispanic</b>                                      | 713             | 197        |
| <b>Black or African American alone, Not Hispanic</b>                  | 0               | 13         |
| <b>American Indian and Alaska Native alone, Not Hispanic</b>          | 0               | 13         |
| <b>Asian alone, Not Hispanic</b>                                      | 75              | 76         |
| <b>Native Hawaiian and Other Pacific Islander alone, Not Hispanic</b> | 0               | 13         |
| <b>Some other race alone, Not Hispanic</b>                            | 0               | 13         |
| <b>Two or more races, Not Hispanic</b>                                | 57              | 56         |
| <b>Hispanic, all Races</b>                                            | 293             | 274        |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 638. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 322      | 92  | White Alone Householder                                            | 335             | 93              | 0.96  | 0.06          |
| Renter | 13       | 15  | White Alone Householder                                            | 335             | 93              | 0.04  | 0.04          |
| Owner  | 0        | 13  | Black or African American<br>Alone Householder                     | 0               | 13              | -     | -             |
| Renter | 0        | 13  | Black or African American<br>Alone Householder                     | 0               | 13              | -     | -             |
| Owner  | 0        | 13  | American Indian and<br>Alaska Native Alone<br>Householder          | 0               | 13              | -     | -             |
| Renter | 0        | 13  | American Indian and<br>Alaska Native Alone<br>Householder          | 0               | 13              | -     | -             |
| Owner  | 24       | 26  | Asian Alone Householder                                            | 24              | 26              | 1.00  | 1.53          |
| Renter | 0        | 13  | Asian Alone Householder                                            | 24              | 26              | 0.00  | 0.54          |
| Owner  | 0        | 13  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 13              | -     | -             |
| Renter | 0        | 13  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 13              | -     | -             |
| Owner  | 19       | 29  | Some Other Race Alone<br>Householder                               | 19              | 29              | 1.00  | 2.16          |
| Renter | 0        | 13  | Some Other Race Alone<br>Householder                               | 19              | 29              | 0.00  | 0.68          |
| Owner  | 34       | 38  | Two or More Races<br>Householder                                   | 34              | 38              | 1.00  | 1.58          |
| Renter | 0        | 13  | Two or More Races<br>Householder                                   | 34              | 38              | 0.00  | 0.38          |
| Owner  | 289      | 83  | White Alone, Not Hispanic<br>or Latino Householder                 | 302             | 84              | 0.96  | 0.07          |
| Renter | 13       | 15  | White Alone, Not Hispanic<br>or Latino Householder                 | 302             | 84              | 0.04  | 0.05          |
| Owner  | 52       | 46  | Hispanic or Latino<br>Householder                                  | 52              | 46              | 1.00  | 1.25          |
| Renter | 0        | 13  | Hispanic or Latino<br>Householder                                  | 52              | 46              | 0.00  | 0.25          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 639. Tenure by AMI**

| TENURE          | AMI                   | EST | MOE |
|-----------------|-----------------------|-----|-----|
| Owner occupied  | Less than 30% AMI     | 20  | 0   |
| Owner occupied  | 30%-50% AMI           | 45  | 0   |
| Owner occupied  | 50%-80% AMI           | 45  | 0   |
| Owner occupied  | 80%-100% AMI          | 10  | 0   |
| Owner occupied  | Greater than 100% AMI | 370 | 0   |
| Renter occupied | Less than 30% AMI     | 0   | 0   |
| Renter occupied | 30%-50% AMI           | 4   | 0   |
| Renter occupied | 50%-80% AMI           | 0   | 0   |
| Renter occupied | 80%-100% AMI          | 0   | 0   |
| Renter occupied | Greater than 100% AMI | 20  | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 640. Income Distribution**

| INCOME                 | ESTIMATE<br>_2023 | MOE<br>_2023 | ESTIMATE<br>_2013 | MOE<br>_2013 |
|------------------------|-------------------|--------------|-------------------|--------------|
| Less than \$10,000     | 0                 | 13           | 0                 | 12           |
| \$10,000 to \$14,999   | 0                 | 13           | 0                 | 12           |
| \$15,000 to \$19,999   | 0                 | 13           | 0                 | 12           |
| \$20,000 to \$24,999   | 0                 | 13           | 12                | 18           |
| \$25,000 to \$29,999   | 0                 | 13           | 29                | 26           |
| \$30,000 to \$34,999   | 0                 | 13           | 24                | 27           |
| \$35,000 to \$39,999   | 9                 | 14           | 36                | 48           |
| \$40,000 to \$44,999   | 18                | 30           | 26                | 29           |
| \$45,000 to \$49,999   | 5                 | 8            | 29                | 44           |
| \$50,000 to \$59,999   | 18                | 20           | 19                | 21           |
| \$60,000 to \$74,999   | 43                | 47           | 12                | 18           |
| \$75,000 to \$99,999   | 26                | 29           | 49                | 33           |
| \$100,000 to \$124,999 | 47                | 38           | 100               | 61           |
| \$125,000 to \$149,999 | 40                | 39           | 65                | 43           |
| \$150,000 to \$199,999 | 46                | 28           | 50                | 37           |
| \$200,000 or more      | 160               | 60           | 92                | 66           |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 641. Housing Units by Type**

| HOUSING TYPE                     | ESTIMATE | MOE  |
|----------------------------------|----------|------|
| 1-unit, attached                 | 9        | 19.8 |
| 1-unit, detached                 | 333      | 93.9 |
| 10 or more units                 | 0        | 13.0 |
| 2-9 units                        | 0        | 13.0 |
| Mobile home, Boat, RV, Van, etc. | 70       | 45.9 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 642. Rental Vacancy**

| ESTIMATE | MOE  | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|------|-----------------|-----------------|--------------------|----------------------------|
| 0        | 13.0 | 13              | 19.8            | 0.00               | 1.00                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 643. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | -                  |
| Total Units                                | 2023    | -                  |
| Total Units                                | 2024    | -                  |
| Total Units                                | YTD2025 | -                  |
| Units in 2-Unit Multifamily Structures     | 2022    | -                  |
| Units in 2-Unit Multifamily Structures     | 2023    | -                  |
| Units in 2-Unit Multifamily Structures     | 2024    | -                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | -                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | -                  |
| Units in 5+-Unit Multifamily Structures    | 2023    | -                  |
| Units in 5+-Unit Multifamily Structures    | 2024    | -                  |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | -                  |
| Units in All Multifamily Structures        | 2022    | -                  |
| Units in All Multifamily Structures        | 2023    | -                  |
| Units in All Multifamily Structures        | 2024    | -                  |
| Units in All Multifamily Structures        | YTD2025 | -                  |
| Units in Single Family Structures          | 2022    | -                  |
| Units in Single Family Structures          | 2023    | -                  |
| Units in Single Family Structures          | 2024    | -                  |
| Units in Single Family Structures          | YTD2025 | -                  |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change



### Exhibit 644. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 0                 | 0            | 35                | 0            | 0.00           | 0.07           |
| owner  | 50%-80% AMI           | 4                 | 0            | 0                 | 0            | 0.01           | 0.00           |
| owner  | 80%-100% AMI          | 20                | 0            | 0                 | 0            | 0.04           | 0.00           |
| owner  | Greater than 100% AMI | 450               | 0            | 460               | 0            | 0.95           | 0.93           |
| renter | Less than 30% AMI     | 10                | 0            | 0                 | 0            | 1.00           | .              |
| renter | 30%-50% AMI           | 0                 | 0            | 10                | 0            | 0.00           | 0.42           |
| renter | 50%-80% AMI           | 0                 | 0            | 10                | 0            | 0.00           | 0.42           |
| renter | Greater than 80% AMI  | 0                 | 0            | 4                 | 0            | 0.00           | 0.17           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).



# Boulevard Park CDP

## HOUSING DATA POINTS

### Exhibit 645. Population

| POPULATION | ESTIMATE | MOE   |
|------------|----------|-------|
| Population | 4,334    | 1,011 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: data.census.gov.

### Exhibit 646. Household Size

| HOUSHOLD                   | ESTIMATE | MOE   |
|----------------------------|----------|-------|
| 1-person household         | 352      | 172.7 |
| 2-person household         | 649      | 237.6 |
| 3-person household         | 155      | 123.6 |
| 4-person household         | 162      | 136.4 |
| 5-person household         | 96       | 121.5 |
| 6-person household         | 99       | 113.9 |
| 7-or-more person household | 60       | 59.4  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: data.census.gov.

### Exhibit 647. Cost Burden

| COST BURDEN     | ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT<br>_MOE |
|-----------------|----------|-------|-----------------|-----------------|-------------------------|---------------------------------|
| Over 30 Percent | 758      | 237.3 | 1,532           | 297.31          | 0.49                    | 0.12                            |
| Over 50 Percent | 391      | 174.5 | 1,532           | 297.31          | 0.26                    | 0.10                            |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: data.census.gov.

### Exhibit 648. Number of Housing Units

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 1,812    | 305 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: data.census.gov.

### Exhibit 649. Income-Restricted Housing by AMI

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| 4        | 0         | 0         | 0           |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.

### Exhibit 650. Rents

| RENT | ESTIMATE | MOE |
|------|----------|-----|
|------|----------|-----|



|                        |       |     |
|------------------------|-------|-----|
| <b>Med. Gross Rent</b> | 1,968 | 225 |
|------------------------|-------|-----|

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

#### **Exhibit 651. Race/Ethnicity**

| <b>RACE/ETHNICITY</b>                                                 | <b>ESTIMATE</b> | <b>MOE</b> |
|-----------------------------------------------------------------------|-----------------|------------|
| <b>White alone, Not Hispanic</b>                                      | 1,639           | 569        |
| <b>Black or African American alone, Not Hispanic</b>                  | 729             | 567        |
| <b>American Indian and Alaska Native alone, Not Hispanic</b>          | 0               | 13         |
| <b>Asian alone, Not Hispanic</b>                                      | 283             | 165        |
| <b>Native Hawaiian and Other Pacific Islander alone, Not Hispanic</b> | 73              | 129        |
| <b>Some other race alone, Not Hispanic</b>                            | 0               | 13         |
| <b>Two or more races, Not Hispanic</b>                                | 226             | 188        |
| <b>Hispanic, all Races</b>                                            | 1,384           | 890        |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).





## Exhibit 652. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 499      | 164 | White Alone Householder                                            | 835             | 242             | 0.60  | 0.09          |
| Renter | 336      | 164 | White Alone Householder                                            | 835             | 242             | 0.40  | 0.16          |
| Owner  | 52       | 89  | Black or African American<br>Alone Householder                     | 214             | 168             | 0.24  | 0.37          |
| Renter | 162      | 143 | Black or African American<br>Alone Householder                     | 214             | 168             | 0.76  | 0.31          |
| Owner  | 0        | 13  | American Indian and<br>Alaska Native Alone<br>Householder          | 47              | 71              | 0.00  | 0.28          |
| Renter | 47       | 71  | American Indian and<br>Alaska Native Alone<br>Householder          | 47              | 71              | 1.00  | 2.14          |
| Owner  | 110      | 122 | Asian Alone Householder                                            | 127             | 122             | 0.87  | 0.48          |
| Renter | 17       | 27  | Asian Alone Householder                                            | 127             | 122             | 0.13  | 0.17          |
| Owner  | 0        | 13  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 26              | 49              | 0.00  | 0.50          |
| Renter | 26       | 49  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 26              | 49              | 1.00  | 2.67          |
| Owner  | 112      | 116 | Some Other Race Alone<br>Householder                               | 178             | 138             | 0.63  | 0.43          |
| Renter | 66       | 83  | Some Other Race Alone<br>Householder                               | 178             | 138             | 0.37  | 0.37          |
| Owner  | 23       | 35  | Two or More Races<br>Householder                                   | 146             | 135             | 0.16  | 0.19          |
| Renter | 123      | 132 | Two or More Races<br>Householder                                   | 146             | 135             | 0.84  | 0.46          |
| Owner  | 495      | 161 | White Alone, Not Hispanic<br>or Latino Householder                 | 770             | 210             | 0.64  | 0.11          |
| Renter | 275      | 138 | White Alone, Not Hispanic<br>or Latino Householder                 | 770             | 210             | 0.36  | 0.15          |
| Owner  | 116      | 114 | Hispanic or Latino<br>Householder                                  | 394             | 229             | 0.29  | 0.23          |
| Renter | 278      | 192 | Hispanic or Latino<br>Householder                                  | 394             | 229             | 0.71  | 0.26          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 653. Tenure by AMI**

| TENURE          | AMI                   | EST | MOE |
|-----------------|-----------------------|-----|-----|
| Owner occupied  | Less than 30% AMI     | 55  | 0   |
| Owner occupied  | 30%-50% AMI           | 195 | 0   |
| Owner occupied  | 50%-80% AMI           | 165 | 0   |
| Owner occupied  | 80%-100% AMI          | 40  | 0   |
| Owner occupied  | Greater than 100% AMI | 435 | 0   |
| Renter occupied | Less than 30% AMI     | 155 | 0   |
| Renter occupied | 30%-50% AMI           | 290 | 0   |
| Renter occupied | 50%-80% AMI           | 220 | 0   |
| Renter occupied | 80%-100% AMI          | 45  | 0   |
| Renter occupied | Greater than 100% AMI | 230 | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 654. Income Distribution**

| INCOME                 | ESTIMATE<br>2023 | MOE<br>2023 | ESTIMATE<br>2013 | MOE<br>2013 |
|------------------------|------------------|-------------|------------------|-------------|
| Less than \$10,000     | 17               | 29          | 78               | 83          |
| \$10,000 to \$14,999   | 0                | 13          | 54               | 83          |
| \$15,000 to \$19,999   | 37               | 57          | 119              | 82          |
| \$20,000 to \$24,999   | 39               | 45          | 100              | 104         |
| \$25,000 to \$29,999   | 132              | 117         | 166              | 106         |
| \$30,000 to \$34,999   | 164              | 140         | 68               | 72          |
| \$35,000 to \$39,999   | 10               | 16          | 105              | 62          |
| \$40,000 to \$44,999   | 61               | 77          | 226              | 113         |
| \$45,000 to \$49,999   | 30               | 36          | 127              | 95          |
| \$50,000 to \$59,999   | 48               | 53          | 105              | 58          |
| \$60,000 to \$74,999   | 233              | 160         | 195              | 104         |
| \$75,000 to \$99,999   | 227              | 145         | 142              | 95          |
| \$100,000 to \$124,999 | 242              | 167         | 154              | 102         |
| \$125,000 to \$149,999 | 88               | 76          | 34               | 38          |
| \$150,000 to \$199,999 | 97               | 65          | 16               | 26          |
| \$200,000 or more      | 148              | 129         | 25               | 29          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 655. Housing Units by Type**

| HOUSING TYPE                     | ESTIMATE | MOE   |
|----------------------------------|----------|-------|
| 1-unit, attached                 | 27       | 31.8  |
| 1-unit, detached                 | 773      | 213.2 |
| 10 or more units                 | 613      | 251.3 |
| 2-9 units                        | 387      | 157.4 |
| Mobile home, Boat, RV, Van, etc. | 12       | 23.9  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 656. Rental Vacancy**

| ESTIMATE | MOE  | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|------|-----------------|-----------------|--------------------|----------------------------|
| 40       | 65.3 | 817             | 230.4           | 0.05               | 0.08                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 657. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | -                  |
| Total Units                                | 2023    | -                  |
| Total Units                                | 2024    | -                  |
| Total Units                                | YTD2025 | -                  |
| Units in 2-Unit Multifamily Structures     | 2022    | -                  |
| Units in 2-Unit Multifamily Structures     | 2023    | -                  |
| Units in 2-Unit Multifamily Structures     | 2024    | -                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | -                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | -                  |
| Units in 5+-Unit Multifamily Structures    | 2023    | -                  |
| Units in 5+-Unit Multifamily Structures    | 2024    | -                  |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | -                  |
| Units in All Multifamily Structures        | 2022    | -                  |
| Units in All Multifamily Structures        | 2023    | -                  |
| Units in All Multifamily Structures        | 2024    | -                  |
| Units in All Multifamily Structures        | YTD2025 | -                  |
| Units in Single Family Structures          | 2022    | -                  |
| Units in Single Family Structures          | 2023    | -                  |
| Units in Single Family Structures          | 2024    | -                  |
| Units in Single Family Structures          | YTD2025 | -                  |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change



### Exhibit 658. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 105               | 0            | 90                | 0            | 0.11           | 0.10           |
| owner  | 50%-80% AMI           | 135               | 0            | 230               | 0            | 0.14           | 0.26           |
| owner  | 80%-100% AMI          | 185               | 0            | 215               | 0            | 0.20           | 0.24           |
| owner  | Greater than 100% AMI | 515               | 0            | 355               | 0            | 0.55           | 0.40           |
| renter | Less than 30% AMI     | 70                | 0            | 35                | 0            | 0.05           | 0.04           |
| renter | 30%-50% AMI           | 750               | 0            | 130               | 0            | 0.55           | 0.14           |
| renter | 50%-80% AMI           | 535               | 0            | 510               | 0            | 0.39           | 0.55           |
| renter | Greater than 80% AMI  | 15                | 0            | 260               | 0            | 0.01           | 0.28           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).



## Bryn Mawr-Skyway CDP

### HOUSING DATA POINTS

#### Exhibit 659. Population

| POPULATION | ESTIMATE | MOE   |
|------------|----------|-------|
| Population | 17,577   | 1,509 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

#### Exhibit 660. Household Size

| HOUSHOLD                   | ESTIMATE | MOE   |
|----------------------------|----------|-------|
| 1-person household         | 1,899    | 409.4 |
| 2-person household         | 1,932    | 306.9 |
| 3-person household         | 1,105    | 319.9 |
| 4-person household         | 955      | 297.1 |
| 5-person household         | 411      | 164.3 |
| 6-person household         | 214      | 121.4 |
| 7-or-more person household | 76       | 54.6  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

#### Exhibit 661. Cost Burden

| COST BURDEN     | ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT<br>_MOE |
|-----------------|----------|-------|-----------------|-----------------|-------------------------|---------------------------------|
| Over 30 Percent | 2,692    | 465.0 | 6,423           | 485.36          | 0.42                    | 0.07                            |
| Over 50 Percent | 1,507    | 363.5 | 6,423           | 485.36          | 0.23                    | 0.05                            |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

#### Exhibit 662. Number of Housing Units

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 6,870    | 455 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

#### Exhibit 663. Income-Restricted Housing by AMI

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| 3        | 158       | 725       | 0           |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.

#### Exhibit 664. Rents

| RENT | ESTIMATE | MOE |
|------|----------|-----|
|------|----------|-----|



|                        |       |     |
|------------------------|-------|-----|
| <b>Med. Gross Rent</b> | 1,721 | 229 |
|------------------------|-------|-----|

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

#### **Exhibit 665. Race/Ethnicity**

| <b>RACE/ETHNICITY</b>                                                 | <b>ESTIMATE</b> | <b>MOE</b> |
|-----------------------------------------------------------------------|-----------------|------------|
| <b>White alone, Not Hispanic</b>                                      | 5,218           | 1,129      |
| <b>Black or African American alone, Not Hispanic</b>                  | 4,097           | 864        |
| <b>American Indian and Alaska Native alone, Not Hispanic</b>          | 51              | 48         |
| <b>Asian alone, Not Hispanic</b>                                      | 4,873           | 692        |
| <b>Native Hawaiian and Other Pacific Islander alone, Not Hispanic</b> | 31              | 53         |
| <b>Some other race alone, Not Hispanic</b>                            | 165             | 168        |
| <b>Two or more races, Not Hispanic</b>                                | 1,444           | 454        |
| <b>Hispanic, all Races</b>                                            | 1,698           | 553        |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



## Exhibit 666. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 1,781    | 282 | White Alone Householder                                            | 2,357           | 354             | 0.76  | 0.04          |
| Renter | 576      | 224 | White Alone Householder                                            | 2,357           | 354             | 0.24  | 0.09          |
| Owner  | 529      | 184 | Black or African American<br>Alone Householder                     | 1,529           | 343             | 0.35  | 0.09          |
| Renter | 1,000    | 317 | Black or African American<br>Alone Householder                     | 1,529           | 343             | 0.65  | 0.15          |
| Owner  | 21       | 28  | American Indian and<br>Alaska Native Alone<br>Householder          | 43              | 47              | 0.49  | 0.37          |
| Renter | 22       | 33  | American Indian and<br>Alaska Native Alone<br>Householder          | 43              | 47              | 0.51  | 0.53          |
| Owner  | 1,320    | 216 | Asian Alone Householder                                            | 1,619           | 243             | 0.82  | 0.05          |
| Renter | 299      | 145 | Asian Alone Householder                                            | 1,619           | 243             | 0.18  | 0.09          |
| Owner  | 0        | 21  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 21              | .     | .             |
| Renter | 0        | 21  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 21              | .     | .             |
| Owner  | 51       | 55  | Some Other Race Alone<br>Householder                               | 396             | 239             | 0.13  | 0.12          |
| Renter | 345      | 221 | Some Other Race Alone<br>Householder                               | 396             | 239             | 0.87  | 0.19          |
| Owner  | 266      | 153 | Two or More Races<br>Householder                                   | 648             | 250             | 0.41  | 0.18          |
| Renter | 382      | 207 | Two or More Races<br>Householder                                   | 648             | 250             | 0.59  | 0.22          |
| Owner  | 1,675    | 274 | White Alone, Not Hispanic<br>or Latino Householder                 | 2,228           | 349             | 0.75  | 0.04          |
| Renter | 553      | 219 | White Alone, Not Hispanic<br>or Latino Householder                 | 2,228           | 349             | 0.25  | 0.09          |
| Owner  | 259      | 143 | Hispanic or Latino<br>Householder                                  | 602             | 254             | 0.43  | 0.15          |
| Renter | 343      | 182 | Hispanic or Latino<br>Householder                                  | 602             | 254             | 0.57  | 0.18          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).





**Exhibit 667. Tenure by AMI**

| TENURE          | AMI                   | EST   | MOE |
|-----------------|-----------------------|-------|-----|
| Owner occupied  | Less than 30% AMI     | 355   | 0   |
| Owner occupied  | 30%-50% AMI           | 370   | 0   |
| Owner occupied  | 50%-80% AMI           | 760   | 0   |
| Owner occupied  | 80%-100% AMI          | 375   | 0   |
| Owner occupied  | Greater than 100% AMI | 2,005 | 0   |
| Renter occupied | Less than 30% AMI     | 1,045 | 0   |
| Renter occupied | 30%-50% AMI           | 435   | 0   |
| Renter occupied | 50%-80% AMI           | 355   | 0   |
| Renter occupied | 80%-100% AMI          | 235   | 0   |
| Renter occupied | Greater than 100% AMI | 645   | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 668. Income Distribution**

| INCOME                 | ESTIMATE<br>2023 | MOE<br>2023 | ESTIMATE<br>2013 | MOE<br>2013 |
|------------------------|------------------|-------------|------------------|-------------|
| Less than \$10,000     | 218              | 117         | 272              | 136         |
| \$10,000 to \$14,999   | 265              | 169         | 324              | 128         |
| \$15,000 to \$19,999   | 349              | 194         | 335              | 129         |
| \$20,000 to \$24,999   | 263              | 156         | 343              | 165         |
| \$25,000 to \$29,999   | 245              | 115         | 343              | 160         |
| \$30,000 to \$34,999   | 134              | 84          | 371              | 145         |
| \$35,000 to \$39,999   | 159              | 98          | 324              | 147         |
| \$40,000 to \$44,999   | 79               | 71          | 199              | 106         |
| \$45,000 to \$49,999   | 203              | 124         | 267              | 141         |
| \$50,000 to \$59,999   | 427              | 188         | 609              | 199         |
| \$60,000 to \$74,999   | 457              | 197         | 517              | 199         |
| \$75,000 to \$99,999   | 825              | 340         | 806              | 218         |
| \$100,000 to \$124,999 | 736              | 302         | 667              | 181         |
| \$125,000 to \$149,999 | 368              | 154         | 471              | 145         |
| \$150,000 to \$199,999 | 881              | 272         | 268              | 95          |
| \$200,000 or more      | 983              | 245         | 235              | 116         |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](http://data.census.gov).



**Exhibit 669. Housing Units by Type**

| HOUSING TYPE                     | ESTIMATE | MOE   |
|----------------------------------|----------|-------|
| 1-unit, attached                 | 146      | 94.4  |
| 1-unit, detached                 | 4,393    | 448.5 |
| 10 or more units                 | 1,593    | 270.2 |
| 2-9 units                        | 686      | 259.8 |
| Mobile home, Boat, RV, Van, etc. | 52       | 50.6  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 670. Rental Vacancy**

| ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|-------|-----------------|-----------------|--------------------|----------------------------|
| 136      | 129.7 | 2,760           | 404.4           | 0.05               | 0.05                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 671. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | -                  |
| Total Units                                | 2023    | -                  |
| Total Units                                | 2024    | -                  |
| Total Units                                | YTD2025 | -                  |
| Units in 2-Unit Multifamily Structures     | 2022    | -                  |
| Units in 2-Unit Multifamily Structures     | 2023    | -                  |
| Units in 2-Unit Multifamily Structures     | 2024    | -                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | -                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | -                  |
| Units in 5+-Unit Multifamily Structures    | 2023    | -                  |
| Units in 5+-Unit Multifamily Structures    | 2024    | -                  |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | -                  |
| Units in All Multifamily Structures        | 2022    | -                  |
| Units in All Multifamily Structures        | 2023    | -                  |
| Units in All Multifamily Structures        | 2024    | -                  |
| Units in All Multifamily Structures        | YTD2025 | -                  |
| Units in Single Family Structures          | 2022    | -                  |
| Units in Single Family Structures          | 2023    | -                  |
| Units in Single Family Structures          | 2024    | -                  |
| Units in Single Family Structures          | YTD2025 | -                  |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change



## Exhibit 672. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 300               | 0            | 225               | 0            | 0.08           | 0.06           |
| owner  | 50%-80% AMI           | 230               | 0            | 490               | 0            | 0.06           | 0.13           |
| owner  | 80%-100% AMI          | 630               | 0            | 665               | 0            | 0.16           | 0.17           |
| owner  | Greater than 100% AMI | 2,750             | 0            | 2,470             | 0            | 0.70           | 0.64           |
| renter | Less than 30% AMI     | 315               | 0            | 415               | 0            | 0.13           | 0.15           |
| renter | 30%-50% AMI           | 665               | 0            | 365               | 0            | 0.28           | 0.13           |
| renter | 50%-80% AMI           | 1,190             | 0            | 1,755             | 0            | 0.49           | 0.61           |
| renter | Greater than 80% AMI  | 240               | 0            | 320               | 0            | 0.10           | 0.11           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).



# Cottage Lake CDP

## HOUSING DATA POINTS

### Exhibit 673. Population

| POPULATION | ESTIMATE | MOE   |
|------------|----------|-------|
| Population | 23,170   | 1,534 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: data.census.gov.

### Exhibit 674. Household Size

| HOUSHOLD                   | ESTIMATE | MOE   |
|----------------------------|----------|-------|
| 1-person household         | 684      | 186.2 |
| 2-person household         | 3,159    | 387.8 |
| 3-person household         | 1,377    | 243.8 |
| 4-person household         | 1,803    | 315.7 |
| 5-person household         | 586      | 164.8 |
| 6-person household         | 196      | 96.7  |
| 7-or-more person household | 71       | 56.8  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: data.census.gov.

### Exhibit 675. Cost Burden

| COST BURDEN     | ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT<br>_MOE |
|-----------------|----------|-------|-----------------|-----------------|-------------------------|---------------------------------|
| Over 30 Percent | 1,773    | 335.2 | 7,807           | 450.34          | 0.23                    | 0.04                            |
| Over 50 Percent | 756      | 217.3 | 7,807           | 450.34          | 0.10                    | 0.03                            |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: data.census.gov.

### Exhibit 676. Number of Housing Units

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 8,129    | 410 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: data.census.gov.

### Exhibit 677. Income-Restricted Housing by AMI

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| -        | -         | -         | -           |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.

### Exhibit 678. Rents

| RENT | ESTIMATE | MOE |
|------|----------|-----|
|------|----------|-----|



|                        |       |     |
|------------------------|-------|-----|
| <b>Med. Gross Rent</b> | 2,374 | 489 |
|------------------------|-------|-----|

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

#### **Exhibit 679. Race/Ethnicity**

| <b>RACE/ETHNICITY</b>                                                 | <b>ESTIMATE</b> | <b>MOE</b> |
|-----------------------------------------------------------------------|-----------------|------------|
| <b>White alone, Not Hispanic</b>                                      | 18,198          | 1,301      |
| <b>Black or African American alone, Not Hispanic</b>                  | 53              | 54         |
| <b>American Indian and Alaska Native alone, Not Hispanic</b>          | 7               | 17         |
| <b>Asian alone, Not Hispanic</b>                                      | 2,058           | 402        |
| <b>Native Hawaiian and Other Pacific Islander alone, Not Hispanic</b> | 49              | 58         |
| <b>Some other race alone, Not Hispanic</b>                            | 32              | 51         |
| <b>Two or more races, Not Hispanic</b>                                | 1,455           | 359        |
| <b>Hispanic, all Races</b>                                            | 1,318           | 539        |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



## Exhibit 680. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 6,162    | 404 | White Alone Householder                                            | 6,658           | 423             | 0.93  | 0.01          |
| Renter | 496      | 208 | White Alone Householder                                            | 6,658           | 423             | 0.07  | 0.03          |
| Owner  | 0        | 25  | Black or African American<br>Alone Householder                     | 0               | 25              | -     | -             |
| Renter | 0        | 25  | Black or African American<br>Alone Householder                     | 0               | 25              | -     | -             |
| Owner  | 0        | 25  | American Indian and<br>Alaska Native Alone<br>Householder          | 0               | 25              | -     | -             |
| Renter | 0        | 25  | American Indian and<br>Alaska Native Alone<br>Householder          | 0               | 25              | -     | -             |
| Owner  | 596      | 120 | Asian Alone Householder                                            | 649             | 120             | 0.92  | 0.07          |
| Renter | 53       | 65  | Asian Alone Householder                                            | 649             | 120             | 0.08  | 0.10          |
| Owner  | 31       | 35  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 31              | 35              | 1.00  | 1.60          |
| Renter | 0        | 25  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 31              | 35              | 0.00  | 0.81          |
| Owner  | 52       | 44  | Some Other Race Alone<br>Householder                               | 63              | 43              | 0.83  | 0.41          |
| Renter | 11       | 16  | Some Other Race Alone<br>Householder                               | 63              | 43              | 0.17  | 0.22          |
| Owner  | 382      | 147 | Two or More Races<br>Householder                                   | 475             | 170             | 0.80  | 0.11          |
| Renter | 93       | 83  | Two or More Races<br>Householder                                   | 475             | 170             | 0.20  | 0.16          |
| Owner  | 6,112    | 403 | White Alone, Not Hispanic<br>or Latino Householder                 | 6,601           | 426             | 0.93  | 0.01          |
| Renter | 489      | 207 | White Alone, Not Hispanic<br>or Latino Householder                 | 6,601           | 426             | 0.07  | 0.03          |
| Owner  | 221      | 113 | Hispanic or Latino<br>Householder                                  | 297             | 128             | 0.74  | 0.20          |
| Renter | 76       | 88  | Hispanic or Latino<br>Householder                                  | 297             | 128             | 0.26  | 0.28          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 681. Tenure by AMI**

| TENURE          | AMI                   | EST   | MOE |
|-----------------|-----------------------|-------|-----|
| Owner occupied  | Less than 30% AMI     | 165   | 0   |
| Owner occupied  | 30%-50% AMI           | 175   | 0   |
| Owner occupied  | 50%-80% AMI           | 525   | 0   |
| Owner occupied  | 80%-100% AMI          | 435   | 0   |
| Owner occupied  | Greater than 100% AMI | 5,790 | 0   |
| Renter occupied | Less than 30% AMI     | 70    | 0   |
| Renter occupied | 30%-50% AMI           | 85    | 0   |
| Renter occupied | 50%-80% AMI           | 125   | 0   |
| Renter occupied | 80%-100% AMI          | 45    | 0   |
| Renter occupied | Greater than 100% AMI | 355   | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 682. Income Distribution**

| INCOME                 | ESTIMATE<br>2023 | MOE<br>2023 | ESTIMATE<br>2013 | MOE<br>2013 |
|------------------------|------------------|-------------|------------------|-------------|
| Less than \$10,000     | 63               | 43          | 245              | 106         |
| \$10,000 to \$14,999   | 74               | 68          | 45               | 40          |
| \$15,000 to \$19,999   | 115              | 69          | 120              | 64          |
| \$20,000 to \$24,999   | 39               | 33          | 79               | 54          |
| \$25,000 to \$29,999   | 49               | 50          | 74               | 48          |
| \$30,000 to \$34,999   | 38               | 32          | 203              | 103         |
| \$35,000 to \$39,999   | 35               | 42          | 89               | 57          |
| \$40,000 to \$44,999   | 33               | 26          | 193              | 120         |
| \$45,000 to \$49,999   | 88               | 58          | 209              | 102         |
| \$50,000 to \$59,999   | 256              | 159         | 248              | 88          |
| \$60,000 to \$74,999   | 204              | 89          | 348              | 105         |
| \$75,000 to \$99,999   | 541              | 176         | 922              | 177         |
| \$100,000 to \$124,999 | 639              | 197         | 941              | 181         |
| \$125,000 to \$149,999 | 684              | 227         | 1,107            | 210         |
| \$150,000 to \$199,999 | 1,111            | 230         | 1,539            | 198         |
| \$200,000 or more      | 3,907            | 374         | 1,931            | 250         |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).





**Exhibit 683. Housing Units by Type**

| HOUSING TYPE                     | ESTIMATE | MOE   |
|----------------------------------|----------|-------|
| 1-unit, attached                 | 100      | 77.2  |
| 1-unit, detached                 | 7,880    | 455.9 |
| 10 or more units                 | 25       | 37.5  |
| 2-9 units                        | 10       | 29.7  |
| Mobile home, Boat, RV, Van, etc. | 114      | 87.6  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 684. Rental Vacancy**

| ESTIMATE | MOE  | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|------|-----------------|-----------------|--------------------|----------------------------|
| 0        | 25.0 | 653             | 230.4           | 0.00               | 0.04                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 685. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | -                  |
| Total Units                                | 2023    | -                  |
| Total Units                                | 2024    | -                  |
| Total Units                                | YTD2025 | -                  |
| Units in 2-Unit Multifamily Structures     | 2022    | -                  |
| Units in 2-Unit Multifamily Structures     | 2023    | -                  |
| Units in 2-Unit Multifamily Structures     | 2024    | -                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | -                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | -                  |
| Units in 5+-Unit Multifamily Structures    | 2023    | -                  |
| Units in 5+-Unit Multifamily Structures    | 2024    | -                  |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | -                  |
| Units in All Multifamily Structures        | 2022    | -                  |
| Units in All Multifamily Structures        | 2023    | -                  |
| Units in All Multifamily Structures        | 2024    | -                  |
| Units in All Multifamily Structures        | YTD2025 | -                  |
| Units in Single Family Structures          | 2022    | -                  |
| Units in Single Family Structures          | 2023    | -                  |
| Units in Single Family Structures          | 2024    | -                  |
| Units in Single Family Structures          | YTD2025 | -                  |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change



### Exhibit 686. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 145               | 0            | 175               | 0            | 0.02           | 0.02           |
| owner  | 50%-80% AMI           | 105               | 0            | 50                | 0            | 0.01           | 0.01           |
| owner  | 80%-100% AMI          | 185               | 0            | 180               | 0            | 0.02           | 0.03           |
| owner  | Greater than 100% AMI | 7,070             | 0            | 6,665             | 0            | 0.94           | 0.94           |
| renter | Less than 30% AMI     | 80                | 0            | 105               | 0            | 0.16           | 0.15           |
| renter | 30%-50% AMI           | 25                | 0            | 95                | 0            | 0.05           | 0.14           |
| renter | 50%-80% AMI           | 155               | 0            | 280               | 0            | 0.30           | 0.41           |
| renter | Greater than 80% AMI  | 255               | 0            | 200               | 0            | 0.50           | 0.29           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).



# East Renton Highlands CDP

## HOUSING DATA POINTS

### Exhibit 687. Population

| POPULATION | ESTIMATE | MOE   |
|------------|----------|-------|
| Population | 12,241   | 1,593 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 688. Household Size

| HOUSHOLD                   | ESTIMATE | MOE   |
|----------------------------|----------|-------|
| 1-person household         | 726      | 171.7 |
| 2-person household         | 1,465    | 255.2 |
| 3-person household         | 610      | 154.7 |
| 4-person household         | 1,141    | 322.0 |
| 5-person household         | 268      | 197.9 |
| 6-person household         | 74       | 65.9  |
| 7-or-more person household | 35       | 35.2  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 689. Cost Burden

| COST BURDEN     | ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT<br>_MOE |
|-----------------|----------|-------|-----------------|-----------------|-------------------------|---------------------------------|
| Over 30 Percent | 1,079    | 311.5 | 4,281           | 389.43          | 0.25                    | 0.07                            |
| Over 50 Percent | 417      | 175.7 | 4,281           | 389.43          | 0.10                    | 0.04                            |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 690. Number of Housing Units

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 4,371    | 382 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 691. Income-Restricted Housing by AMI

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| 23       | 55        | 11        | 0           |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.

### Exhibit 692. Rents

| RENT | ESTIMATE | MOE |
|------|----------|-----|
|------|----------|-----|



|                        |       |     |
|------------------------|-------|-----|
| <b>Med. Gross Rent</b> | 2,697 | 295 |
|------------------------|-------|-----|

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

#### **Exhibit 693. Race/Ethnicity**

| <b>RACE/ETHNICITY</b>                                                 | <b>ESTIMATE</b> | <b>MOE</b> |
|-----------------------------------------------------------------------|-----------------|------------|
| <b>White alone, Not Hispanic</b>                                      | 8,637           | 1,429      |
| <b>Black or African American alone, Not Hispanic</b>                  | 110             | 132        |
| <b>American Indian and Alaska Native alone, Not Hispanic</b>          | 91              | 91         |
| <b>Asian alone, Not Hispanic</b>                                      | 832             | 312        |
| <b>Native Hawaiian and Other Pacific Islander alone, Not Hispanic</b> | 21              | 33         |
| <b>Some other race alone, Not Hispanic</b>                            | 3               | 8          |
| <b>Two or more races, Not Hispanic</b>                                | 1,337           | 732        |
| <b>Hispanic, all Races</b>                                            | 1,210           | 485        |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



## Exhibit 694. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 2,964    | 388 | White Alone Householder                                            | 3,291           | 365             | 0.90  | 0.06          |
| Renter | 327      | 121 | White Alone Householder                                            | 3,291           | 365             | 0.10  | 0.04          |
| Owner  | 47       | 55  | Black or African American<br>Alone Householder                     | 47              | 55              | 1.00  | 1.65          |
| Renter | 0        | 21  | Black or African American<br>Alone Householder                     | 47              | 55              | 0.00  | 0.45          |
| Owner  | 15       | 26  | American Indian and<br>Alaska Native Alone<br>Householder          | 23              | 29              | 0.65  | 0.78          |
| Renter | 8        | 14  | American Indian and<br>Alaska Native Alone<br>Householder          | 23              | 29              | 0.35  | 0.42          |
| Owner  | 324      | 107 | Asian Alone Householder                                            | 346             | 110             | 0.94  | 0.08          |
| Renter | 22       | 36  | Asian Alone Householder                                            | 346             | 110             | 0.06  | 0.10          |
| Owner  | 11       | 18  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 11              | 18              | 1.00  | 2.31          |
| Renter | 0        | 21  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 11              | 18              | 0.00  | 1.91          |
| Owner  | 27       | 31  | Some Other Race Alone<br>Householder                               | 75              | 56              | 0.36  | 0.31          |
| Renter | 48       | 45  | Some Other Race Alone<br>Householder                               | 75              | 56              | 0.64  | 0.36          |
| Owner  | 501      | 274 | Two or More Races<br>Householder                                   | 526             | 275             | 0.95  | 0.15          |
| Renter | 25       | 27  | Two or More Races<br>Householder                                   | 526             | 275             | 0.05  | 0.04          |
| Owner  | 2,836    | 368 | White Alone, Not Hispanic<br>or Latino Householder                 | 3,163           | 351             | 0.90  | 0.06          |
| Renter | 327      | 121 | White Alone, Not Hispanic<br>or Latino Householder                 | 3,163           | 351             | 0.10  | 0.04          |
| Owner  | 265      | 146 | Hispanic or Latino<br>Householder                                  | 313             | 149             | 0.85  | 0.23          |
| Renter | 48       | 45  | Hispanic or Latino<br>Householder                                  | 313             | 149             | 0.15  | 0.12          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 695. Tenure by AMI**

| TENURE          | AMI                   | EST   | MOE |
|-----------------|-----------------------|-------|-----|
| Owner occupied  | Less than 30% AMI     | 210   | 0   |
| Owner occupied  | 30%-50% AMI           | 280   | 0   |
| Owner occupied  | 50%-80% AMI           | 610   | 0   |
| Owner occupied  | 80%-100% AMI          | 420   | 0   |
| Owner occupied  | Greater than 100% AMI | 2,390 | 0   |
| Renter occupied | Less than 30% AMI     | 150   | 0   |
| Renter occupied | 30%-50% AMI           | 140   | 0   |
| Renter occupied | 50%-80% AMI           | 60    | 0   |
| Renter occupied | 80%-100% AMI          | 15    | 0   |
| Renter occupied | Greater than 100% AMI | 115   | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 696. Income Distribution**

| INCOME                 | ESTIMATE<br>2023 | MOE<br>2023 | ESTIMATE<br>2013 | MOE<br>2013 |
|------------------------|------------------|-------------|------------------|-------------|
| Less than \$10,000     | 59               | 53          | 104              | 85          |
| \$10,000 to \$14,999   | 50               | 57          | 25               | 30          |
| \$15,000 to \$19,999   | 0                | 21          | 150              | 112         |
| \$20,000 to \$24,999   | 125              | 95          | 137              | 91          |
| \$25,000 to \$29,999   | 39               | 41          | 81               | 86          |
| \$30,000 to \$34,999   | 125              | 87          | 114              | 65          |
| \$35,000 to \$39,999   | 107              | 79          | 133              | 74          |
| \$40,000 to \$44,999   | 31               | 27          | 101              | 67          |
| \$45,000 to \$49,999   | 70               | 63          | 107              | 59          |
| \$50,000 to \$59,999   | 183              | 82          | 253              | 115         |
| \$60,000 to \$74,999   | 225              | 132         | 508              | 166         |
| \$75,000 to \$99,999   | 399              | 154         | 788              | 161         |
| \$100,000 to \$124,999 | 516              | 205         | 809              | 169         |
| \$125,000 to \$149,999 | 304              | 101         | 420              | 146         |
| \$150,000 to \$199,999 | 581              | 122         | 431              | 111         |
| \$200,000 or more      | 1,505            | 342         | 322              | 101         |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](http://data.census.gov).



**Exhibit 697. Housing Units by Type**

| HOUSING TYPE                     | ESTIMATE | MOE   |
|----------------------------------|----------|-------|
| 1-unit, attached                 | 95       | 68.3  |
| 1-unit, detached                 | 4,016    | 369.1 |
| 10 or more units                 | 85       | 75.0  |
| 2-9 units                        | 22       | 31.9  |
| Mobile home, Boat, RV, Van, etc. | 153      | 92.5  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 698. Rental Vacancy**

| ESTIMATE | MOE  | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|------|-----------------|-----------------|--------------------|----------------------------|
| 0        | 21.0 | 430             | 137.6           | 0.00               | 0.05                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).





# Exhibit 699. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | -                  |
| Total Units                                | 2023    | -                  |
| Total Units                                | 2024    | -                  |
| Total Units                                | YTD2025 | -                  |
| Units in 2-Unit Multifamily Structures     | 2022    | -                  |
| Units in 2-Unit Multifamily Structures     | 2023    | -                  |
| Units in 2-Unit Multifamily Structures     | 2024    | -                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | -                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | -                  |
| Units in 5+-Unit Multifamily Structures    | 2023    | -                  |
| Units in 5+-Unit Multifamily Structures    | 2024    | -                  |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | -                  |
| Units in All Multifamily Structures        | 2022    | -                  |
| Units in All Multifamily Structures        | 2023    | -                  |
| Units in All Multifamily Structures        | 2024    | -                  |
| Units in All Multifamily Structures        | YTD2025 | -                  |
| Units in Single Family Structures          | 2022    | -                  |
| Units in Single Family Structures          | 2023    | -                  |
| Units in Single Family Structures          | 2024    | -                  |
| Units in Single Family Structures          | YTD2025 | -                  |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change



## Exhibit 700. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 185               | 0            | 115               | 0            | 0.05           | 0.03           |
| owner  | 50%-80% AMI           | 160               | 0            | 310               | 0            | 0.04           | 0.08           |
| owner  | 80%-100% AMI          | 395               | 0            | 355               | 0            | 0.10           | 0.09           |
| owner  | Greater than 100% AMI | 3,180             | 0            | 3,065             | 0            | 0.81           | 0.80           |
| renter | Less than 30% AMI     | 10                | 0            | 70                | 0            | 0.03           | 0.15           |
| renter | 30%-50% AMI           | 100               | 0            | 25                | 0            | 0.27           | 0.05           |
| renter | 50%-80% AMI           | 175               | 0            | 110               | 0            | 0.48           | 0.23           |
| renter | Greater than 80% AMI  | 80                | 0            | 270               | 0            | 0.22           | 0.57           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).



# Fairwood CDP

## HOUSING DATA POINTS

### Exhibit 701. Population

| POPULATION | ESTIMATE | MOE   |
|------------|----------|-------|
| Population | 18,437   | 1,228 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 702. Household Size

| HOUSHOLD                   | ESTIMATE | MOE   |
|----------------------------|----------|-------|
| 1-person household         | 1,633    | 359.5 |
| 2-person household         | 2,571    | 300.6 |
| 3-person household         | 1,045    | 192.0 |
| 4-person household         | 1,370    | 289.6 |
| 5-person household         | 267      | 95.4  |
| 6-person household         | 120      | 67.4  |
| 7-or-more person household | 51       | 38.4  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 703. Cost Burden

| COST BURDEN     | ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT<br>_MOE |
|-----------------|----------|-------|-----------------|-----------------|-------------------------|---------------------------------|
| Over 30 Percent | 1,875    | 264.6 | 6,777           | 488.18          | 0.28                    | 0.03                            |
| Over 50 Percent | 906      | 192.4 | 6,777           | 488.18          | 0.13                    | 0.03                            |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 704. Number of Housing Units

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 7,451    | 404 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 705. Income-Restricted Housing by AMI

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| 0        | 0         | 174       | 0           |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.

### Exhibit 706. Rents

| RENT | ESTIMATE | MOE |
|------|----------|-----|
|------|----------|-----|



|                        |       |     |
|------------------------|-------|-----|
| <b>Med. Gross Rent</b> | 2,152 | 104 |
|------------------------|-------|-----|

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

#### **Exhibit 707. Race/Ethnicity**

| <b>RACE/ETHNICITY</b>                                                 | <b>ESTIMATE</b> | <b>MOE</b> |
|-----------------------------------------------------------------------|-----------------|------------|
| <b>White alone, Not Hispanic</b>                                      | 9,994           | 1,084      |
| <b>Black or African American alone, Not Hispanic</b>                  | 1,308           | 516        |
| <b>American Indian and Alaska Native alone, Not Hispanic</b>          | 16              | 24         |
| <b>Asian alone, Not Hispanic</b>                                      | 3,512           | 601        |
| <b>Native Hawaiian and Other Pacific Islander alone, Not Hispanic</b> | 107             | 117        |
| <b>Some other race alone, Not Hispanic</b>                            | 36              | 54         |
| <b>Two or more races, Not Hispanic</b>                                | 1,656           | 520        |
| <b>Hispanic, all Races</b>                                            | 1,808           | 442        |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



## Exhibit 708. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 3,653    | 304 | White Alone Householder                                            | 4,543           | 346             | 0.80  | 0.03          |
| Renter | 890      | 184 | White Alone Householder                                            | 4,543           | 346             | 0.20  | 0.04          |
| Owner  | 210      | 84  | Black or African American<br>Alone Householder                     | 417             | 136             | 0.50  | 0.12          |
| Renter | 207      | 97  | Black or African American<br>Alone Householder                     | 417             | 136             | 0.50  | 0.17          |
| Owner  | 22       | 27  | American Indian and<br>Alaska Native Alone<br>Householder          | 22              | 27              | 1.00  | 1.74          |
| Renter | 0        | 21  | American Indian and<br>Alaska Native Alone<br>Householder          | 22              | 27              | 0.00  | 0.95          |
| Owner  | 988      | 165 | Asian Alone Householder                                            | 1,337           | 328             | 0.74  | 0.22          |
| Renter | 349      | 289 | Asian Alone Householder                                            | 1,337           | 328             | 0.26  | 0.21          |
| Owner  | 18       | 21  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 18              | 21              | 1.00  | 1.65          |
| Renter | 0        | 21  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 18              | 21              | 0.00  | 1.17          |
| Owner  | 121      | 87  | Some Other Race Alone<br>Householder                               | 164             | 98              | 0.74  | 0.30          |
| Renter | 43       | 50  | Some Other Race Alone<br>Householder                               | 164             | 98              | 0.26  | 0.26          |
| Owner  | 345      | 125 | Two or More Races<br>Householder                                   | 556             | 162             | 0.62  | 0.13          |
| Renter | 211      | 105 | Two or More Races<br>Householder                                   | 556             | 162             | 0.38  | 0.15          |
| Owner  | 3,580    | 310 | White Alone, Not Hispanic<br>or Latino Householder                 | 4,429           | 352             | 0.81  | 0.03          |
| Renter | 849      | 188 | White Alone, Not Hispanic<br>or Latino Householder                 | 4,429           | 352             | 0.19  | 0.04          |
| Owner  | 369      | 117 | Hispanic or Latino<br>Householder                                  | 516             | 156             | 0.72  | 0.07          |
| Renter | 147      | 107 | Hispanic or Latino<br>Householder                                  | 516             | 156             | 0.28  | 0.19          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 709. Tenure by AMI**

| TENURE          | AMI                   | EST   | MOE |
|-----------------|-----------------------|-------|-----|
| Owner occupied  | Less than 30% AMI     | 260   | 0   |
| Owner occupied  | 30%-50% AMI           | 350   | 0   |
| Owner occupied  | 50%-80% AMI           | 640   | 0   |
| Owner occupied  | 80%-100% AMI          | 635   | 0   |
| Owner occupied  | Greater than 100% AMI | 3,130 | 0   |
| Renter occupied | Less than 30% AMI     | 570   | 0   |
| Renter occupied | 30%-50% AMI           | 230   | 0   |
| Renter occupied | 50%-80% AMI           | 310   | 0   |
| Renter occupied | 80%-100% AMI          | 160   | 0   |
| Renter occupied | Greater than 100% AMI | 675   | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 710. Income Distribution**

| INCOME                 | ESTIMATE<br>2023 | MOE<br>2023 | ESTIMATE<br>2013 | MOE<br>2013 |
|------------------------|------------------|-------------|------------------|-------------|
| Less than \$10,000     | 355              | 289         | 220              | 96          |
| \$10,000 to \$14,999   | 103              | 83          | 130              | 61          |
| \$15,000 to \$19,999   | 73               | 48          | 97               | 51          |
| \$20,000 to \$24,999   | 174              | 87          | 151              | 67          |
| \$25,000 to \$29,999   | 89               | 55          | 151              | 80          |
| \$30,000 to \$34,999   | 161              | 99          | 290              | 122         |
| \$35,000 to \$39,999   | 93               | 51          | 220              | 124         |
| \$40,000 to \$44,999   | 88               | 52          | 181              | 78          |
| \$45,000 to \$49,999   | 86               | 48          | 299              | 92          |
| \$50,000 to \$59,999   | 202              | 99          | 542              | 158         |
| \$60,000 to \$74,999   | 639              | 166         | 753              | 184         |
| \$75,000 to \$99,999   | 708              | 190         | 1,167            | 222         |
| \$100,000 to \$124,999 | 1,000            | 312         | 1,129            | 189         |
| \$125,000 to \$149,999 | 606              | 196         | 652              | 151         |
| \$150,000 to \$199,999 | 1,177            | 220         | 880              | 178         |
| \$200,000 or more      | 1,503            | 229         | 607              | 152         |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](http://data.census.gov).



### Exhibit 711. Housing Units by Type

| HOUSING TYPE                     | ESTIMATE | MOE   |
|----------------------------------|----------|-------|
| 1-unit, attached                 | 226      | 92.4  |
| 1-unit, detached                 | 5,159    | 338.7 |
| 10 or more units                 | 1,076    | 224.4 |
| 2-9 units                        | 950      | 320.7 |
| Mobile home, Boat, RV, Van, etc. | 40       | 41.7  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 712. Rental Vacancy

| ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|-------|-----------------|-----------------|--------------------|----------------------------|
| 178      | 113.6 | 1,878           | 383.2           | 0.09               | 0.06                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 713. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | -                  |
| Total Units                                | 2023    | -                  |
| Total Units                                | 2024    | -                  |
| Total Units                                | YTD2025 | -                  |
| Units in 2-Unit Multifamily Structures     | 2022    | -                  |
| Units in 2-Unit Multifamily Structures     | 2023    | -                  |
| Units in 2-Unit Multifamily Structures     | 2024    | -                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | -                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | -                  |
| Units in 5+-Unit Multifamily Structures    | 2023    | -                  |
| Units in 5+-Unit Multifamily Structures    | 2024    | -                  |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | -                  |
| Units in All Multifamily Structures        | 2022    | -                  |
| Units in All Multifamily Structures        | 2023    | -                  |
| Units in All Multifamily Structures        | 2024    | -                  |
| Units in All Multifamily Structures        | YTD2025 | -                  |
| Units in Single Family Structures          | 2022    | -                  |
| Units in Single Family Structures          | 2023    | -                  |
| Units in Single Family Structures          | 2024    | -                  |
| Units in Single Family Structures          | YTD2025 | -                  |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change





### Exhibit 714. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 75                | 0            | 240               | 0            | 0.01           | 0.05           |
| owner  | 50%-80% AMI           | 335               | 0            | 595               | 0            | 0.06           | 0.12           |
| owner  | 80%-100% AMI          | 855               | 0            | 685               | 0            | 0.15           | 0.13           |
| owner  | Greater than 100% AMI | 4,555             | 0            | 3,590             | 0            | 0.78           | 0.70           |
| renter | Less than 30% AMI     | 80                | 0            | 20                | 0            | 0.04           | 0.01           |
| renter | 30%-50% AMI           | 235               | 0            | 240               | 0            | 0.12           | 0.12           |
| renter | 50%-80% AMI           | 1,175             | 0            | 1,035             | 0            | 0.61           | 0.50           |
| renter | Greater than 80% AMI  | 430               | 0            | 770               | 0            | 0.22           | 0.37           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).



# Hobart CDP

## HOUSING DATA POINTS

### Exhibit 715. Population

| POPULATION | ESTIMATE | MOE |
|------------|----------|-----|
| Population | 6,841    | 731 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 716. Household Size

| HOUSHOLD                   | ESTIMATE | MOE   |
|----------------------------|----------|-------|
| 1-person household         | 481      | 157.6 |
| 2-person household         | 978      | 189.6 |
| 3-person household         | 338      | 123.4 |
| 4-person household         | 425      | 132.4 |
| 5-person household         | 203      | 95.9  |
| 6-person household         | 26       | 33.8  |
| 7-or-more person household | 46       | 30.9  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 717. Cost Burden

| COST BURDEN     | ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT<br>_MOE |
|-----------------|----------|-------|-----------------|-----------------|-------------------------|---------------------------------|
| Over 30 Percent | 662      | 183.1 | 2,376           | 254.67          | 0.28                    | 0.07                            |
| Over 50 Percent | 220      | 90.9  | 2,376           | 254.67          | 0.09                    | 0.04                            |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 718. Number of Housing Units

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 2,505    | 240 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 719. Income-Restricted Housing by AMI

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| -        | -         | -         | -           |

Source: King County, 2025, “ER-9 Income Restricted Housing Data,” data extracted 23 July, 2025.

### Exhibit 720. Rents

| RENT | ESTIMATE | MOE |
|------|----------|-----|
|------|----------|-----|



|                        |       |     |
|------------------------|-------|-----|
| <b>Med. Gross Rent</b> | 2,307 | 330 |
|------------------------|-------|-----|

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

#### **Exhibit 721. Race/Ethnicity**

| <b>RACE/ETHNICITY</b>                                                 | <b>ESTIMATE</b> | <b>MOE</b> |
|-----------------------------------------------------------------------|-----------------|------------|
| <b>White alone, Not Hispanic</b>                                      | 5,485           | 660        |
| <b>Black or African American alone, Not Hispanic</b>                  | 128             | 158        |
| <b>American Indian and Alaska Native alone, Not Hispanic</b>          | 18              | 30         |
| <b>Asian alone, Not Hispanic</b>                                      | 259             | 237        |
| <b>Native Hawaiian and Other Pacific Islander alone, Not Hispanic</b> | 12              | 19         |
| <b>Some other race alone, Not Hispanic</b>                            | 63              | 95         |
| <b>Two or more races, Not Hispanic</b>                                | 327             | 156        |
| <b>Hispanic, all Races</b>                                            | 549             | 290        |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



## Exhibit 722. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 2,032    | 229 | White Alone Householder                                            | 2,205           | 225             | 0.92  | 0.04          |
| Renter | 173      | 97  | White Alone Householder                                            | 2,205           | 225             | 0.08  | 0.04          |
| Owner  | 53       | 61  | Black or African American<br>Alone Householder                     | 53              | 61              | 1.00  | 1.63          |
| Renter | 0        | 19  | Black or African American<br>Alone Householder                     | 53              | 61              | 0.00  | 0.36          |
| Owner  | 0        | 19  | American Indian and<br>Alaska Native Alone<br>Householder          | 0               | 19              | .     | .             |
| Renter | 0        | 19  | American Indian and<br>Alaska Native Alone<br>Householder          | 0               | 19              | .     | .             |
| Owner  | 92       | 74  | Asian Alone Householder                                            | 92              | 74              | 1.00  | 1.14          |
| Renter | 0        | 19  | Asian Alone Householder                                            | 92              | 74              | 0.00  | 0.21          |
| Owner  | 0        | 19  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 19              | .     | .             |
| Renter | 0        | 19  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 19              | .     | .             |
| Owner  | 41       | 50  | Some Other Race Alone<br>Householder                               | 57              | 57              | 0.72  | 0.50          |
| Renter | 16       | 27  | Some Other Race Alone<br>Householder                               | 57              | 57              | 0.28  | 0.38          |
| Owner  | 90       | 52  | Two or More Races<br>Householder                                   | 90              | 52              | 1.00  | 0.82          |
| Renter | 0        | 19  | Two or More Races<br>Householder                                   | 90              | 52              | 0.00  | 0.21          |
| Owner  | 2,002    | 226 | White Alone, Not Hispanic<br>or Latino Householder                 | 2,175           | 225             | 0.92  | 0.04          |
| Renter | 173      | 97  | White Alone, Not Hispanic<br>or Latino Householder                 | 2,175           | 225             | 0.08  | 0.04          |
| Owner  | 61       | 42  | Hispanic or Latino<br>Householder                                  | 77              | 49              | 0.79  | 0.21          |
| Renter | 16       | 27  | Hispanic or Latino<br>Householder                                  | 77              | 49              | 0.21  | 0.32          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 723. Tenure by AMI**

| TENURE          | AMI                   | EST   | MOE |
|-----------------|-----------------------|-------|-----|
| Owner occupied  | Less than 30% AMI     | 110   | 0   |
| Owner occupied  | 30%-50% AMI           | 185   | 0   |
| Owner occupied  | 50%-80% AMI           | 265   | 0   |
| Owner occupied  | 80%-100% AMI          | 195   | 0   |
| Owner occupied  | Greater than 100% AMI | 1,560 | 0   |
| Renter occupied | Less than 30% AMI     | 50    | 0   |
| Renter occupied | 30%-50% AMI           | 25    | 0   |
| Renter occupied | 50%-80% AMI           | 30    | 0   |
| Renter occupied | 80%-100% AMI          | 35    | 0   |
| Renter occupied | Greater than 100% AMI | 130   | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 724. Income Distribution**

| INCOME                 | ESTIMATE<br>2023 | MOE<br>2023 | ESTIMATE<br>2013 | MOE<br>2013 |
|------------------------|------------------|-------------|------------------|-------------|
| Less than \$10,000     | 115              | 87          | 108              | 70          |
| \$10,000 to \$14,999   | 23               | 26          | 72               | 43          |
| \$15,000 to \$19,999   | 10               | 15          | 40               | 42          |
| \$20,000 to \$24,999   | 13               | 15          | 61               | 49          |
| \$25,000 to \$29,999   | 18               | 22          | 71               | 64          |
| \$30,000 to \$34,999   | 21               | 27          | 82               | 57          |
| \$35,000 to \$39,999   | 40               | 37          | 44               | 36          |
| \$40,000 to \$44,999   | 58               | 55          | 44               | 37          |
| \$45,000 to \$49,999   | 30               | 32          | 35               | 33          |
| \$50,000 to \$59,999   | 74               | 72          | 207              | 92          |
| \$60,000 to \$74,999   | 120              | 58          | 219              | 73          |
| \$75,000 to \$99,999   | 260              | 113         | 439              | 159         |
| \$100,000 to \$124,999 | 207              | 94          | 186              | 95          |
| \$125,000 to \$149,999 | 263              | 139         | 254              | 93          |
| \$150,000 to \$199,999 | 413              | 119         | 378              | 108         |
| \$200,000 or more      | 832              | 197         | 306              | 94          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](http://data.census.gov).



**Exhibit 725. Housing Units by Type**

| HOUSING TYPE                     | ESTIMATE | MOE   |
|----------------------------------|----------|-------|
| 1-unit, attached                 | 10       | 24.8  |
| 1-unit, detached                 | 2,384    | 243.3 |
| 10 or more units                 | 0        | 19.0  |
| 2-9 units                        | 59       | 75.4  |
| Mobile home, Boat, RV, Van, etc. | 52       | 43.4  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 726. Rental Vacancy**

| ESTIMATE | MOE  | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|------|-----------------|-----------------|--------------------|----------------------------|
| 0        | 19.0 | 189             | 101.8           | 0.00               | 0.10                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



## Exhibit 727. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | -                  |
| Total Units                                | 2023    | -                  |
| Total Units                                | 2024    | -                  |
| Total Units                                | YTD2025 | -                  |
| Units in 2-Unit Multifamily Structures     | 2022    | -                  |
| Units in 2-Unit Multifamily Structures     | 2023    | -                  |
| Units in 2-Unit Multifamily Structures     | 2024    | -                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | -                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | -                  |
| Units in 5+-Unit Multifamily Structures    | 2023    | -                  |
| Units in 5+-Unit Multifamily Structures    | 2024    | -                  |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | -                  |
| Units in All Multifamily Structures        | 2022    | -                  |
| Units in All Multifamily Structures        | 2023    | -                  |
| Units in All Multifamily Structures        | 2024    | -                  |
| Units in All Multifamily Structures        | YTD2025 | -                  |
| Units in Single Family Structures          | 2022    | -                  |
| Units in Single Family Structures          | 2023    | -                  |
| Units in Single Family Structures          | 2024    | -                  |
| Units in Single Family Structures          | YTD2025 | -                  |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change



### Exhibit 728. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 70                | 0            | 55                | 0            | 0.03           | 0.02           |
| owner  | 50%-80% AMI           | 0                 | 0            | 90                | 0            | 0.00           | 0.04           |
| owner  | 80%-100% AMI          | 130               | 0            | 135               | 0            | 0.06           | 0.06           |
| owner  | Greater than 100% AMI | 2,070             | 0            | 2,040             | 0            | 0.91           | 0.88           |
| renter | Less than 30% AMI     | 40                | 0            | 95                | 0            | 0.22           | 0.37           |
| renter | 30%-50% AMI           | 25                | 0            | 25                | 0            | 0.14           | 0.10           |
| renter | 50%-80% AMI           | 25                | 0            | 90                | 0            | 0.14           | 0.35           |
| renter | Greater than 80% AMI  | 90                | 0            | 50                | 0            | 0.50           | 0.19           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).





# Lake Holm CDP

## HOUSING DATA POINTS

### Exhibit 729. Population

| POPULATION | ESTIMATE | MOE |
|------------|----------|-----|
| Population | 3,664    | 769 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 730. Household Size

| HOUSHOLD                   | ESTIMATE | MOE   |
|----------------------------|----------|-------|
| 1-person household         | 184      | 98.9  |
| 2-person household         | 817      | 182.6 |
| 3-person household         | 246      | 156.5 |
| 4-person household         | 81       | 69.2  |
| 5-person household         | 41       | 49.7  |
| 6-person household         | 93       | 110.8 |
| 7-or-more person household | 0        | 13.0  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 731. Cost Burden

| COST BURDEN     | ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT<br>_MOE |
|-----------------|----------|-------|-----------------|-----------------|-------------------------|---------------------------------|
| Over 30 Percent | 462      | 175.8 | 1,462           | 214.39          | 0.32                    | 0.11                            |
| Over 50 Percent | 150      | 112.6 | 1,462           | 214.39          | 0.10                    | 0.08                            |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 732. Number of Housing Units

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 1,462    | 214 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 733. Income-Restricted Housing by AMI

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| -        | -         | -         | -           |

Source: King County, 2025, “ER-9 Income Restricted Housing Data,” data extracted 23 July, 2025.

### Exhibit 734. Rents

| RENT | ESTIMATE | MOE |
|------|----------|-----|
|------|----------|-----|



|                        |   |   |
|------------------------|---|---|
| <b>Med. Gross Rent</b> | - | - |
|------------------------|---|---|

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 735. Race/Ethnicity

| <b>RACE/ETHNICITY</b>                                                 | <b>ESTIMATE</b> | <b>MOE</b> |
|-----------------------------------------------------------------------|-----------------|------------|
| <b>White alone, Not Hispanic</b>                                      | 2,787           | 532        |
| <b>Black or African American alone, Not Hispanic</b>                  | 0               | 13         |
| <b>American Indian and Alaska Native alone, Not Hispanic</b>          | 25              | 35         |
| <b>Asian alone, Not Hispanic</b>                                      | 402             | 357        |
| <b>Native Hawaiian and Other Pacific Islander alone, Not Hispanic</b> | 34              | 54         |
| <b>Some other race alone, Not Hispanic</b>                            | 63              | 80         |
| <b>Two or more races, Not Hispanic</b>                                | 290             | 309        |
| <b>Hispanic, all Races</b>                                            | 63              | 94         |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 736. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 1,186    | 201 | White Alone Householder                                            | 1,243           | 207             | 0.95  | 0.03          |
| Renter | 57       | 88  | White Alone Householder                                            | 1,243           | 207             | 0.05  | 0.07          |
| Owner  | 0        | 13  | Black or African American<br>Alone Householder                     | 0               | 13              | -     | -             |
| Renter | 0        | 13  | Black or African American<br>Alone Householder                     | 0               | 13              | -     | -             |
| Owner  | 3        | 5   | American Indian and<br>Alaska Native Alone<br>Householder          | 3               | 5               | 1.00  | 2.36          |
| Renter | 0        | 13  | American Indian and<br>Alaska Native Alone<br>Householder          | 3               | 5               | 0.00  | 4.33          |
| Owner  | 108      | 106 | Asian Alone Householder                                            | 108             | 106             | 1.00  | 1.39          |
| Renter | 0        | 13  | Asian Alone Householder                                            | 108             | 106             | 0.00  | 0.12          |
| Owner  | 34       | 54  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 34              | 54              | 1.00  | 2.25          |
| Renter | 0        | 13  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 34              | 54              | 0.00  | 0.38          |
| Owner  | 27       | 35  | Some Other Race Alone<br>Householder                               | 27              | 35              | 1.00  | 1.83          |
| Renter | 0        | 13  | Some Other Race Alone<br>Householder                               | 27              | 35              | 0.00  | 0.48          |
| Owner  | 47       | 46  | Two or More Races<br>Householder                                   | 47              | 46              | 1.00  | 1.38          |
| Renter | 0        | 13  | Two or More Races<br>Householder                                   | 47              | 46              | 0.00  | 0.28          |
| Owner  | 1,186    | 201 | White Alone, Not Hispanic<br>or Latino Householder                 | 1,243           | 207             | 0.95  | 0.03          |
| Renter | 57       | 88  | White Alone, Not Hispanic<br>or Latino Householder                 | 1,243           | 207             | 0.05  | 0.07          |
| Owner  | 0        | 13  | Hispanic or Latino<br>Householder                                  | 0               | 13              | -     | -             |
| Renter | 0        | 13  | Hispanic or Latino<br>Householder                                  | 0               | 13              | -     | -             |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 737. Tenure by AMI**

| TENURE          | AMI                   | EST | MOE |
|-----------------|-----------------------|-----|-----|
| Owner occupied  | Less than 30% AMI     | 35  | 0   |
| Owner occupied  | 30%-50% AMI           | 150 | 0   |
| Owner occupied  | 50%-80% AMI           | 120 | 0   |
| Owner occupied  | 80%-100% AMI          | 160 | 0   |
| Owner occupied  | Greater than 100% AMI | 695 | 0   |
| Renter occupied | Less than 30% AMI     | 0   | 0   |
| Renter occupied | 30%-50% AMI           | 0   | 0   |
| Renter occupied | 50%-80% AMI           | 0   | 0   |
| Renter occupied | 80%-100% AMI          | 0   | 0   |
| Renter occupied | Greater than 100% AMI | 125 | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 738. Income Distribution**

| INCOME                 | ESTIMATE<br>_2023 | MOE<br>_2023 | ESTIMATE<br>_2013 | MOE<br>_2013 |
|------------------------|-------------------|--------------|-------------------|--------------|
| Less than \$10,000     | 9                 | 17           | 82                | 87           |
| \$10,000 to \$14,999   | 0                 | 13           | 0                 | 12           |
| \$15,000 to \$19,999   | 12                | 20           | 33                | 42           |
| \$20,000 to \$24,999   | 0                 | 13           | 15                | 23           |
| \$25,000 to \$29,999   | 49                | 76           | 0                 | 12           |
| \$30,000 to \$34,999   | 46                | 42           | 18                | 30           |
| \$35,000 to \$39,999   | 0                 | 13           | 33                | 39           |
| \$40,000 to \$44,999   | 0                 | 13           | 88                | 65           |
| \$45,000 to \$49,999   | 35                | 41           | 56                | 54           |
| \$50,000 to \$59,999   | 103               | 98           | 64                | 62           |
| \$60,000 to \$74,999   | 112               | 80           | 172               | 95           |
| \$75,000 to \$99,999   | 133               | 82           | 150               | 80           |
| \$100,000 to \$124,999 | 324               | 165          | 159               | 79           |
| \$125,000 to \$149,999 | 44                | 51           | 206               | 137          |
| \$150,000 to \$199,999 | 245               | 106          | 125               | 77           |
| \$200,000 or more      | 350               | 163          | 169               | 88           |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](http://data.census.gov).



**Exhibit 739. Housing Units by Type**

| HOUSING TYPE                     | ESTIMATE | MOE   |
|----------------------------------|----------|-------|
| 1-unit, attached                 | 0        | 13.0  |
| 1-unit, detached                 | 1,438    | 210.4 |
| 10 or more units                 | 0        | 13.0  |
| 2-9 units                        | 0        | 13.0  |
| Mobile home, Boat, RV, Van, etc. | 24       | 32.7  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 740. Rental Vacancy**

| ESTIMATE | MOE  | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|------|-----------------|-----------------|--------------------|----------------------------|
| 0        | 13.0 | 57              | 89.0            | 0.00               | 0.23                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 741. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | -                  |
| Total Units                                | 2023    | -                  |
| Total Units                                | 2024    | -                  |
| Total Units                                | YTD2025 | -                  |
| Units in 2-Unit Multifamily Structures     | 2022    | -                  |
| Units in 2-Unit Multifamily Structures     | 2023    | -                  |
| Units in 2-Unit Multifamily Structures     | 2024    | -                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | -                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | -                  |
| Units in 5+-Unit Multifamily Structures    | 2023    | -                  |
| Units in 5+-Unit Multifamily Structures    | 2024    | -                  |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | -                  |
| Units in All Multifamily Structures        | 2022    | -                  |
| Units in All Multifamily Structures        | 2023    | -                  |
| Units in All Multifamily Structures        | 2024    | -                  |
| Units in All Multifamily Structures        | YTD2025 | -                  |
| Units in Single Family Structures          | 2022    | -                  |
| Units in Single Family Structures          | 2023    | -                  |
| Units in Single Family Structures          | 2024    | -                  |
| Units in Single Family Structures          | YTD2025 | -                  |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change



### Exhibit 742. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 25                | 0            | 70                | 0            | 0.02           | 0.06           |
| owner  | 50%-80% AMI           | 120               | 0            | 105               | 0            | 0.10           | 0.09           |
| owner  | 80%-100% AMI          | 105               | 0            | 130               | 0            | 0.09           | 0.11           |
| owner  | Greater than 100% AMI | 910               | 0            | 865               | 0            | 0.78           | 0.74           |
| renter | Less than 30% AMI     | 40                | 0            | 35                | 0            | 0.32           | 0.28           |
| renter | 30%-50% AMI           | 10                | 0            | 0                 | 0            | 0.08           | 0.00           |
| renter | 50%-80% AMI           | 75                | 0            | 55                | 0            | 0.60           | 0.44           |
| renter | Greater than 80% AMI  | 0                 | 0            | 35                | 0            | 0.00           | 0.28           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).



# Lakeland North CDP

## HOUSING DATA POINTS

### Exhibit 743. Population

| POPULATION | ESTIMATE | MOE   |
|------------|----------|-------|
| Population | 14,664   | 1,346 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 744. Household Size

| HOUSHOLD                   | ESTIMATE | MOE   |
|----------------------------|----------|-------|
| 1-person household         | 1,058    | 467.0 |
| 2-person household         | 1,525    | 288.5 |
| 3-person household         | 881      | 239.5 |
| 4-person household         | 579      | 192.0 |
| 5-person household         | 428      | 141.4 |
| 6-person household         | 362      | 192.0 |
| 7-or-more person household | 92       | 69.4  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 745. Cost Burden

| COST BURDEN     | ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT<br>_MOE |
|-----------------|----------|-------|-----------------|-----------------|-------------------------|---------------------------------|
| Over 30 Percent | 1,232    | 305.7 | 4,821           | 526.16          | 0.26                    | 0.06                            |
| Over 50 Percent | 569      | 184.6 | 4,821           | 526.16          | 0.12                    | 0.04                            |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 746. Number of Housing Units

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 4,980    | 514 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 747. Income-Restricted Housing by AMI

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| 0        | 0         | 218       | 0           |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.

### Exhibit 748. Rents

| RENT | ESTIMATE | MOE |
|------|----------|-----|
|------|----------|-----|





|                        |       |     |
|------------------------|-------|-----|
| <b>Med. Gross Rent</b> | 2,227 | 493 |
|------------------------|-------|-----|

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

#### **Exhibit 749. Race/Ethnicity**

| <b>RACE/ETHNICITY</b>                                                 | <b>ESTIMATE</b> | <b>MOE</b> |
|-----------------------------------------------------------------------|-----------------|------------|
| <b>White alone, Not Hispanic</b>                                      | 6,350           | 726        |
| <b>Black or African American alone, Not Hispanic</b>                  | 1,579           | 596        |
| <b>American Indian and Alaska Native alone, Not Hispanic</b>          | 15              | 19         |
| <b>Asian alone, Not Hispanic</b>                                      | 2,404           | 699        |
| <b>Native Hawaiian and Other Pacific Islander alone, Not Hispanic</b> | 585             | 628        |
| <b>Some other race alone, Not Hispanic</b>                            | 19              | 21         |
| <b>Two or more races, Not Hispanic</b>                                | 1,029           | 375        |
| <b>Hispanic, all Races</b>                                            | 2,683           | 797        |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



## Exhibit 750. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 2,122    | 270 | White Alone Householder                                            | 2,767           | 294             | 0.77  | 0.05          |
| Renter | 645      | 205 | White Alone Householder                                            | 2,767           | 294             | 0.23  | 0.07          |
| Owner  | 430      | 158 | Black or African American<br>Alone Householder                     | 494             | 180             | 0.87  | 0.04          |
| Renter | 64       | 79  | Black or African American<br>Alone Householder                     | 494             | 180             | 0.13  | 0.15          |
| Owner  | 10       | 17  | American Indian and<br>Alaska Native Alone<br>Householder          | 10              | 17              | 1.00  | 2.40          |
| Renter | 0        | 21  | American Indian and<br>Alaska Native Alone<br>Householder          | 10              | 17              | 0.00  | 2.10          |
| Owner  | 693      | 304 | Asian Alone Householder                                            | 1,005           | 460             | 0.69  | 0.44          |
| Renter | 312      | 333 | Asian Alone Householder                                            | 1,005           | 460             | 0.31  | 0.30          |
| Owner  | 0        | 21  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 94              | 139             | 0.00  | 0.22          |
| Renter | 94       | 139 | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 94              | 139             | 1.00  | 2.09          |
| Owner  | 121      | 100 | Some Other Race Alone<br>Householder                               | 273             | 132             | 0.44  | 0.30          |
| Renter | 152      | 111 | Some Other Race Alone<br>Householder                               | 273             | 132             | 0.56  | 0.30          |
| Owner  | 276      | 125 | Two or More Races<br>Householder                                   | 282             | 127             | 0.98  | 0.05          |
| Renter | 6        | 12  | Two or More Races<br>Householder                                   | 282             | 127             | 0.02  | 0.04          |
| Owner  | 1,952    | 259 | White Alone, Not Hispanic<br>or Latino Householder                 | 2,529           | 283             | 0.77  | 0.06          |
| Renter | 577      | 192 | White Alone, Not Hispanic<br>or Latino Householder                 | 2,529           | 283             | 0.23  | 0.07          |
| Owner  | 304      | 126 | Hispanic or Latino<br>Householder                                  | 524             | 145             | 0.58  | 0.18          |
| Renter | 220      | 127 | Hispanic or Latino<br>Householder                                  | 524             | 145             | 0.42  | 0.21          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 751. Tenure by AMI**

| TENURE          | AMI                   | EST   | MOE |
|-----------------|-----------------------|-------|-----|
| Owner occupied  | Less than 30% AMI     | 305   | 0   |
| Owner occupied  | 30%-50% AMI           | 365   | 0   |
| Owner occupied  | 50%-80% AMI           | 715   | 0   |
| Owner occupied  | 80%-100% AMI          | 460   | 0   |
| Owner occupied  | Greater than 100% AMI | 1,855 | 0   |
| Renter occupied | Less than 30% AMI     | 215   | 0   |
| Renter occupied | 30%-50% AMI           | 140   | 0   |
| Renter occupied | 50%-80% AMI           | 255   | 0   |
| Renter occupied | 80%-100% AMI          | 40    | 0   |
| Renter occupied | Greater than 100% AMI | 490   | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 752. Income Distribution**

| INCOME                 | ESTIMATE<br>2023 | MOE<br>2023 | ESTIMATE<br>2013 | MOE<br>2013 |
|------------------------|------------------|-------------|------------------|-------------|
| Less than \$10,000     | 167              | 116         | 121              | 100         |
| \$10,000 to \$14,999   | 73               | 74          | 66               | 44          |
| \$15,000 to \$19,999   | 103              | 81          | 195              | 119         |
| \$20,000 to \$24,999   | 51               | 72          | 210              | 114         |
| \$25,000 to \$29,999   | 38               | 33          | 129              | 57          |
| \$30,000 to \$34,999   | 91               | 64          | 164              | 83          |
| \$35,000 to \$39,999   | 175              | 89          | 161              | 97          |
| \$40,000 to \$44,999   | 210              | 285         | 268              | 119         |
| \$45,000 to \$49,999   | 103              | 81          | 263              | 116         |
| \$50,000 to \$59,999   | 133              | 104         | 347              | 123         |
| \$60,000 to \$74,999   | 313              | 113         | 710              | 208         |
| \$75,000 to \$99,999   | 716              | 231         | 704              | 172         |
| \$100,000 to \$124,999 | 810              | 418         | 632              | 190         |
| \$125,000 to \$149,999 | 493              | 166         | 381              | 123         |
| \$150,000 to \$199,999 | 800              | 181         | 274              | 109         |
| \$200,000 or more      | 649              | 180         | 171              | 109         |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 753. Housing Units by Type**

| HOUSING TYPE                     | ESTIMATE | MOE   |
|----------------------------------|----------|-------|
| 1-unit, attached                 | 355      | 309.7 |
| 1-unit, detached                 | 3,853    | 364.0 |
| 10 or more units                 | 294      | 146.5 |
| 2-9 units                        | 377      | 339.6 |
| Mobile home, Boat, RV, Van, etc. | 101      | 89.5  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 754. Rental Vacancy**

| ESTIMATE | MOE  | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|------|-----------------|-----------------|--------------------|----------------------------|
| 0        | 21.0 | 1,273           | 402.5           | 0.00               | 0.02                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 755. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | -                  |
| Total Units                                | 2023    | -                  |
| Total Units                                | 2024    | -                  |
| Total Units                                | YTD2025 | -                  |
| Units in 2-Unit Multifamily Structures     | 2022    | -                  |
| Units in 2-Unit Multifamily Structures     | 2023    | -                  |
| Units in 2-Unit Multifamily Structures     | 2024    | -                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | -                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | -                  |
| Units in 5+-Unit Multifamily Structures    | 2023    | -                  |
| Units in 5+-Unit Multifamily Structures    | 2024    | -                  |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | -                  |
| Units in All Multifamily Structures        | 2022    | -                  |
| Units in All Multifamily Structures        | 2023    | -                  |
| Units in All Multifamily Structures        | 2024    | -                  |
| Units in All Multifamily Structures        | YTD2025 | -                  |
| Units in Single Family Structures          | 2022    | -                  |
| Units in Single Family Structures          | 2023    | -                  |
| Units in Single Family Structures          | 2024    | -                  |
| Units in Single Family Structures          | YTD2025 | -                  |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change



### Exhibit 756. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 100               | 0            | 330               | 0            | 0.03           | 0.09           |
| owner  | 50%-80% AMI           | 490               | 0            | 925               | 0            | 0.14           | 0.25           |
| owner  | 80%-100% AMI          | 810               | 0            | 1,165             | 0            | 0.23           | 0.32           |
| owner  | Greater than 100% AMI | 2,135             | 0            | 1,225             | 0            | 0.60           | 0.34           |
| renter | Less than 30% AMI     | 120               | 0            | 260               | 0            | 0.11           | 0.23           |
| renter | 30%-50% AMI           | 150               | 0            | 40                | 0            | 0.14           | 0.03           |
| renter | 50%-80% AMI           | 570               | 0            | 460               | 0            | 0.52           | 0.40           |
| renter | Greater than 80% AMI  | 250               | 0            | 390               | 0            | 0.23           | 0.34           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).



# Lakeland South CDP

## HOUSING DATA POINTS

### Exhibit 757. Population

| POPULATION | ESTIMATE | MOE   |
|------------|----------|-------|
| Population | 12,869   | 1,328 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 758. Household Size

| HOUSHOLD                   | ESTIMATE | MOE   |
|----------------------------|----------|-------|
| 1-person household         | 873      | 247.9 |
| 2-person household         | 1,488    | 224.9 |
| 3-person household         | 608      | 183.1 |
| 4-person household         | 726      | 142.2 |
| 5-person household         | 380      | 134.6 |
| 6-person household         | 22       | 33.4  |
| 7-or-more person household | 235      | 151.6 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 759. Cost Burden

| COST BURDEN     | ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT<br>_MOE |
|-----------------|----------|-------|-----------------|-----------------|-------------------------|---------------------------------|
| Over 30 Percent | 1,249    | 252.3 | 4,175           | 300.31          | 0.30                    | 0.06                            |
| Over 50 Percent | 451      | 166.4 | 4,175           | 300.31          | 0.11                    | 0.04                            |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 760. Number of Housing Units

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 4,573    | 291 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 761. Income-Restricted Housing by AMI

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| -        | -         | -         | -           |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.

### Exhibit 762. Rents

| RENT | ESTIMATE | MOE |
|------|----------|-----|
|------|----------|-----|



|                        |       |     |
|------------------------|-------|-----|
| <b>Med. Gross Rent</b> | 1,558 | 358 |
|------------------------|-------|-----|

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 763. Race/Ethnicity

| <b>RACE/ETHNICITY</b>                                                 | <b>ESTIMATE</b> | <b>MOE</b> |
|-----------------------------------------------------------------------|-----------------|------------|
| <b>White alone, Not Hispanic</b>                                      | 7,241           | 1,165      |
| <b>Black or African American alone, Not Hispanic</b>                  | 493             | 276        |
| <b>American Indian and Alaska Native alone, Not Hispanic</b>          | 6               | 11         |
| <b>Asian alone, Not Hispanic</b>                                      | 1,489           | 349        |
| <b>Native Hawaiian and Other Pacific Islander alone, Not Hispanic</b> | 119             | 92         |
| <b>Some other race alone, Not Hispanic</b>                            | 483             | 300        |
| <b>Two or more races, Not Hispanic</b>                                | 1,060           | 411        |
| <b>Hispanic, all Races</b>                                            | 1,978           | 720        |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).





## Exhibit 764. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 2,494    | 243 | White Alone Householder                                            | 3,039           | 273             | 0.82  | 0.03          |
| Renter | 545      | 220 | White Alone Householder                                            | 3,039           | 273             | 0.18  | 0.07          |
| Owner  | 51       | 58  | Black or African American<br>Alone Householder                     | 131             | 114             | 0.39  | 0.29          |
| Renter | 80       | 100 | Black or African American<br>Alone Householder                     | 131             | 114             | 0.61  | 0.55          |
| Owner  | 19       | 24  | American Indian and<br>Alaska Native Alone<br>Householder          | 19              | 24              | 1.00  | 1.79          |
| Renter | 0        | 21  | American Indian and<br>Alaska Native Alone<br>Householder          | 19              | 24              | 0.00  | 1.11          |
| Owner  | 348      | 92  | Asian Alone Householder                                            | 463             | 100             | 0.75  | 0.11          |
| Renter | 115      | 67  | Asian Alone Householder                                            | 463             | 100             | 0.25  | 0.13          |
| Owner  | 8        | 15  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 8               | 15              | 1.00  | 2.65          |
| Renter | 0        | 21  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 8               | 15              | 0.00  | 2.63          |
| Owner  | 136      | 95  | Some Other Race Alone<br>Householder                               | 136             | 95              | 1.00  | 0.99          |
| Renter | 0        | 21  | Some Other Race Alone<br>Householder                               | 136             | 95              | 0.00  | 0.15          |
| Owner  | 366      | 140 | Two or More Races<br>Householder                                   | 536             | 198             | 0.68  | 0.07          |
| Renter | 170      | 132 | Two or More Races<br>Householder                                   | 536             | 198             | 0.32  | 0.22          |
| Owner  | 2,463    | 241 | White Alone, Not Hispanic<br>or Latino Householder                 | 2,940           | 285             | 0.84  | 0.01          |
| Renter | 477      | 224 | White Alone, Not Hispanic<br>or Latino Householder                 | 2,940           | 285             | 0.16  | 0.07          |
| Owner  | 350      | 130 | Hispanic or Latino<br>Householder                                  | 472             | 175             | 0.74  | 0.02          |
| Renter | 122      | 111 | Hispanic or Latino<br>Householder                                  | 472             | 175             | 0.26  | 0.21          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 765. Tenure by AMI**

| TENURE          | AMI                   | EST   | MOE |
|-----------------|-----------------------|-------|-----|
| Owner occupied  | Less than 30% AMI     | 270   | 0   |
| Owner occupied  | 30%-50% AMI           | 390   | 0   |
| Owner occupied  | 50%-80% AMI           | 600   | 0   |
| Owner occupied  | 80%-100% AMI          | 455   | 0   |
| Owner occupied  | Greater than 100% AMI | 1,660 | 0   |
| Renter occupied | Less than 30% AMI     | 235   | 0   |
| Renter occupied | 30%-50% AMI           | 265   | 0   |
| Renter occupied | 50%-80% AMI           | 145   | 0   |
| Renter occupied | 80%-100% AMI          | 240   | 0   |
| Renter occupied | Greater than 100% AMI | 105   | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 766. Income Distribution**

| INCOME                 | ESTIMATE<br>_2023 | MOE<br>_2023 | ESTIMATE<br>_2013 | MOE<br>_2013 |
|------------------------|-------------------|--------------|-------------------|--------------|
| Less than \$10,000     | 139               | 101          | 89                | 73           |
| \$10,000 to \$14,999   | 63                | 43           | 137               | 107          |
| \$15,000 to \$19,999   | 33                | 27           | 52                | 43           |
| \$20,000 to \$24,999   | 61                | 53           | 240               | 99           |
| \$25,000 to \$29,999   | 143               | 147          | 115               | 68           |
| \$30,000 to \$34,999   | 125               | 109          | 199               | 110          |
| \$35,000 to \$39,999   | 50                | 46           | 152               | 69           |
| \$40,000 to \$44,999   | 52                | 56           | 175               | 93           |
| \$45,000 to \$49,999   | 50                | 41           | 191               | 97           |
| \$50,000 to \$59,999   | 234               | 140          | 457               | 145          |
| \$60,000 to \$74,999   | 343               | 127          | 554               | 220          |
| \$75,000 to \$99,999   | 714               | 167          | 736               | 188          |
| \$100,000 to \$124,999 | 664               | 181          | 428               | 121          |
| \$125,000 to \$149,999 | 372               | 130          | 554               | 150          |
| \$150,000 to \$199,999 | 549               | 152          | 456               | 128          |
| \$200,000 or more      | 740               | 163          | 98                | 61           |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 767. Housing Units by Type**

| HOUSING TYPE                     | ESTIMATE | MOE   |
|----------------------------------|----------|-------|
| 1-unit, attached                 | 55       | 62.6  |
| 1-unit, detached                 | 3,703    | 319.5 |
| 10 or more units                 | 46       | 50.6  |
| 2-9 units                        | 238      | 164.1 |
| Mobile home, Boat, RV, Van, etc. | 531      | 153.8 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 768. Rental Vacancy**

| ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|-------|-----------------|-----------------|--------------------|----------------------------|
| 70       | 116.9 | 980             | 297.0           | 0.07               | 0.12                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 769. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | -                  |
| Total Units                                | 2023    | -                  |
| Total Units                                | 2024    | -                  |
| Total Units                                | YTD2025 | -                  |
| Units in 2-Unit Multifamily Structures     | 2022    | -                  |
| Units in 2-Unit Multifamily Structures     | 2023    | -                  |
| Units in 2-Unit Multifamily Structures     | 2024    | -                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | -                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | -                  |
| Units in 5+-Unit Multifamily Structures    | 2023    | -                  |
| Units in 5+-Unit Multifamily Structures    | 2024    | -                  |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | -                  |
| Units in All Multifamily Structures        | 2022    | -                  |
| Units in All Multifamily Structures        | 2023    | -                  |
| Units in All Multifamily Structures        | 2024    | -                  |
| Units in All Multifamily Structures        | YTD2025 | -                  |
| Units in Single Family Structures          | 2022    | -                  |
| Units in Single Family Structures          | 2023    | -                  |
| Units in Single Family Structures          | 2024    | -                  |
| Units in Single Family Structures          | YTD2025 | -                  |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change



### Exhibit 770. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 475               | 0            | 450               | 0            | 0.12           | 0.13           |
| owner  | 50%-80% AMI           | 395               | 0            | 840               | 0            | 0.10           | 0.25           |
| owner  | 80%-100% AMI          | 835               | 0            | 710               | 0            | 0.22           | 0.21           |
| owner  | Greater than 100% AMI | 2,130             | 0            | 1,350             | 0            | 0.56           | 0.40           |
| renter | Less than 30% AMI     | 45                | 0            | 330               | 0            | 0.06           | 0.34           |
| renter | 30%-50% AMI           | 45                | 0            | 130               | 0            | 0.06           | 0.13           |
| renter | 50%-80% AMI           | 515               | 0            | 480               | 0            | 0.70           | 0.49           |
| renter | Greater than 80% AMI  | 135               | 0            | 45                | 0            | 0.18           | 0.05           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).



# Lake Marcel-Stillwater CDP

## HOUSING DATA POINTS

### Exhibit 771. Population

| POPULATION | ESTIMATE | MOE |
|------------|----------|-----|
| Population | 1,463    | 395 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 772. Household Size

| HOUSHOLD                   | ESTIMATE | MOE |
|----------------------------|----------|-----|
| 1-person household         | -        | -   |
| 2-person household         | -        | -   |
| 3-person household         | -        | -   |
| 4-person household         | -        | -   |
| 5-person household         | -        | -   |
| 6-person household         | -        | -   |
| 7-or-more person household | -        | -   |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 773. Cost Burden

| COST BURDEN     | ESTIMATE | MOE | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT<br>_MOE |
|-----------------|----------|-----|-----------------|-----------------|-------------------------|---------------------------------|
| Over 30 Percent | -        | -   | -               | -               | -                       | -                               |
| Over 50 Percent | -        | -   | -               | -               | -                       | -                               |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 774. Number of Housing Units

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | -        | -   |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 775. Income-Restricted Housing by AMI

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| -        | -         | -         | -           |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.

### Exhibit 776. Rents

| RENT | ESTIMATE | MOE |
|------|----------|-----|
|------|----------|-----|



|                        |   |   |
|------------------------|---|---|
| <b>Med. Gross Rent</b> | - | - |
|------------------------|---|---|

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

#### **Exhibit 777. Race/Ethnicity**

| <b>RACE/ETHNICITY</b>                                                 | <b>ESTIMATE</b> | <b>MOE</b> |
|-----------------------------------------------------------------------|-----------------|------------|
| <b>White alone, Not Hispanic</b>                                      | -               | -          |
| <b>Black or African American alone, Not Hispanic</b>                  | -               | -          |
| <b>American Indian and Alaska Native alone, Not Hispanic</b>          | -               | -          |
| <b>Asian alone, Not Hispanic</b>                                      | -               | -          |
| <b>Native Hawaiian and Other Pacific Islander alone, Not Hispanic</b> | -               | -          |
| <b>Some other race alone, Not Hispanic</b>                            | -               | -          |
| <b>Two or more races, Not Hispanic</b>                                | -               | -          |
| <b>Hispanic, all Races</b>                                            | -               | -          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



## Exhibit 778. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | -        | -   | White Alone Householder                                            | -               | -               | -     | -             |
| Renter | -        | -   | White Alone Householder                                            | -               | -               | -     | -             |
| Owner  | -        | -   | Black or African American<br>Alone Householder                     | -               | -               | -     | -             |
| Renter | -        | -   | Black or African American<br>Alone Householder                     | -               | -               | -     | -             |
| Owner  | -        | -   | American Indian and<br>Alaska Native Alone<br>Householder          | -               | -               | -     | -             |
| Renter | -        | -   | American Indian and<br>Alaska Native Alone<br>Householder          | -               | -               | -     | -             |
| Owner  | -        | -   | Asian Alone Householder                                            | -               | -               | -     | -             |
| Renter | -        | -   | Asian Alone Householder                                            | -               | -               | -     | -             |
| Owner  | -        | -   | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | -               | -               | -     | -             |
| Renter | -        | -   | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | -               | -               | -     | -             |
| Owner  | -        | -   | Some Other Race Alone<br>Householder                               | -               | -               | -     | -             |
| Renter | -        | -   | Some Other Race Alone<br>Householder                               | -               | -               | -     | -             |
| Owner  | -        | -   | Two or More Races<br>Householder                                   | -               | -               | -     | -             |
| Renter | -        | -   | Two or More Races<br>Householder                                   | -               | -               | -     | -             |
| Owner  | -        | -   | White Alone, Not Hispanic<br>or Latino Householder                 | -               | -               | -     | -             |
| Renter | -        | -   | White Alone, Not Hispanic<br>or Latino Householder                 | -               | -               | -     | -             |
| Owner  | -        | -   | Hispanic or Latino<br>Householder                                  | -               | -               | -     | -             |
| Renter | -        | -   | Hispanic or Latino<br>Householder                                  | -               | -               | -     | -             |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).





**Exhibit 779. Tenure by AMI**

| TENURE          | AMI                   | EST | MOE |
|-----------------|-----------------------|-----|-----|
| Owner occupied  | Less than 30% AMI     | 0   | 0   |
| Owner occupied  | 30%-50% AMI           | 70  | 0   |
| Owner occupied  | 50%-80% AMI           | 15  | 0   |
| Owner occupied  | 80%-100% AMI          | 120 | 0   |
| Owner occupied  | Greater than 100% AMI | 295 | 0   |
| Renter occupied | Less than 30% AMI     | 0   | 0   |
| Renter occupied | 30%-50% AMI           | 0   | 0   |
| Renter occupied | 50%-80% AMI           | 10  | 0   |
| Renter occupied | 80%-100% AMI          | 0   | 0   |
| Renter occupied | Greater than 100% AMI | 35  | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 780. Income Distribution**

| INCOME                 | ESTIMATE<br>_2023 | MOE<br>_2023 | ESTIMATE<br>_2013 | MOE<br>_2013 |
|------------------------|-------------------|--------------|-------------------|--------------|
| Less than \$10,000     | -                 | -            | -                 | -            |
| \$10,000 to \$14,999   | -                 | -            | -                 | -            |
| \$15,000 to \$19,999   | -                 | -            | -                 | -            |
| \$20,000 to \$24,999   | -                 | -            | -                 | -            |
| \$25,000 to \$29,999   | -                 | -            | -                 | -            |
| \$30,000 to \$34,999   | -                 | -            | -                 | -            |
| \$35,000 to \$39,999   | -                 | -            | -                 | -            |
| \$40,000 to \$44,999   | -                 | -            | -                 | -            |
| \$45,000 to \$49,999   | -                 | -            | -                 | -            |
| \$50,000 to \$59,999   | -                 | -            | -                 | -            |
| \$60,000 to \$74,999   | -                 | -            | -                 | -            |
| \$75,000 to \$99,999   | -                 | -            | -                 | -            |
| \$100,000 to \$124,999 | -                 | -            | -                 | -            |
| \$125,000 to \$149,999 | -                 | -            | -                 | -            |
| \$150,000 to \$199,999 | -                 | -            | -                 | -            |
| \$200,000 or more      | -                 | -            | -                 | -            |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 781. Housing Units by Type**

| HOUSING TYPE                     | ESTIMATE | MOE |
|----------------------------------|----------|-----|
| 1-unit, attached                 | -        | -   |
| 1-unit, detached                 | -        | -   |
| 10 or more units                 | -        | -   |
| 2-9 units                        | -        | -   |
| Mobile home, Boat, RV, Van, etc. | -        | -   |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 782. Rental Vacancy**

| ESTIMATE | MOE | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|-----|-----------------|-----------------|--------------------|----------------------------|
| -        | -   | -               | -               | -                  | -                          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 783. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | -                  |
| Total Units                                | 2023    | -                  |
| Total Units                                | 2024    | -                  |
| Total Units                                | YTD2025 | -                  |
| Units in 2-Unit Multifamily Structures     | 2022    | -                  |
| Units in 2-Unit Multifamily Structures     | 2023    | -                  |
| Units in 2-Unit Multifamily Structures     | 2024    | -                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | -                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | -                  |
| Units in 5+-Unit Multifamily Structures    | 2023    | -                  |
| Units in 5+-Unit Multifamily Structures    | 2024    | -                  |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | -                  |
| Units in All Multifamily Structures        | 2022    | -                  |
| Units in All Multifamily Structures        | 2023    | -                  |
| Units in All Multifamily Structures        | 2024    | -                  |
| Units in All Multifamily Structures        | YTD2025 | -                  |
| Units in Single Family Structures          | 2022    | -                  |
| Units in Single Family Structures          | 2023    | -                  |
| Units in Single Family Structures          | 2024    | -                  |
| Units in Single Family Structures          | YTD2025 | -                  |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change



### Exhibit 784. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 10                | 0            | 55                | 0            | 0.02           | 0.11           |
| owner  | 50%-80% AMI           | 15                | 0            | 15                | 0            | 0.03           | 0.03           |
| owner  | 80%-100% AMI          | 85                | 0            | 45                | 0            | 0.19           | 0.09           |
| owner  | Greater than 100% AMI | 335               | 0            | 385               | 0            | 0.75           | 0.77           |
| renter | Less than 30% AMI     | 0                 | 0            | 0                 | 0            | 0.00           | 0.00           |
| renter | 30%-50% AMI           | 0                 | 0            | 0                 | 0            | 0.00           | 0.00           |
| renter | 50%-80% AMI           | 45                | 0            | 0                 | 0            | 1.00           | 0.00           |
| renter | Greater than 80% AMI  | 0                 | 0            | 0                 | 0            | 0.00           | 0.00           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).



# Lake Morton Berrydale CDP

## HOUSING DATA POINTS

### Exhibit 785. Population

| POPULATION | ESTIMATE | MOE   |
|------------|----------|-------|
| Population | 10,591   | 1,110 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 786. Household Size

| HOUSHOLD                   | ESTIMATE | MOE |
|----------------------------|----------|-----|
| 1-person household         | -        | -   |
| 2-person household         | -        | -   |
| 3-person household         | -        | -   |
| 4-person household         | -        | -   |
| 5-person household         | -        | -   |
| 6-person household         | -        | -   |
| 7-or-more person household | -        | -   |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 787. Cost Burden

| COST BURDEN     | ESTIMATE | MOE | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT<br>_MOE |
|-----------------|----------|-----|-----------------|-----------------|-------------------------|---------------------------------|
| Over 30 Percent | -        | -   | -               | -               | -                       | -                               |
| Over 50 Percent | -        | -   | -               | -               | -                       | -                               |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 788. Number of Housing Units

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | -        | -   |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 789. Income-Restricted Housing by AMI

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| -        | -         | -         | -           |

Source: King County, 2025, “ER-9 Income Restricted Housing Data,” data extracted 23 July, 2025.

### Exhibit 790. Rents

| RENT | ESTIMATE | MOE |
|------|----------|-----|
|------|----------|-----|



|                        |   |   |
|------------------------|---|---|
| <b>Med. Gross Rent</b> | - | - |
|------------------------|---|---|

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

#### **Exhibit 791. Race/Ethnicity**

| <b>RACE/ETHNICITY</b>                                                 | <b>ESTIMATE</b> | <b>MOE</b> |
|-----------------------------------------------------------------------|-----------------|------------|
| <b>White alone, Not Hispanic</b>                                      | -               | -          |
| <b>Black or African American alone, Not Hispanic</b>                  | -               | -          |
| <b>American Indian and Alaska Native alone, Not Hispanic</b>          | -               | -          |
| <b>Asian alone, Not Hispanic</b>                                      | -               | -          |
| <b>Native Hawaiian and Other Pacific Islander alone, Not Hispanic</b> | -               | -          |
| <b>Some other race alone, Not Hispanic</b>                            | -               | -          |
| <b>Two or more races, Not Hispanic</b>                                | -               | -          |
| <b>Hispanic, all Races</b>                                            | -               | -          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



## Exhibit 792. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | -        | -   | White Alone Householder                                            | -               | -               | -     | -             |
| Renter | -        | -   | White Alone Householder                                            | -               | -               | -     | -             |
| Owner  | -        | -   | Black or African American<br>Alone Householder                     | -               | -               | -     | -             |
| Renter | -        | -   | Black or African American<br>Alone Householder                     | -               | -               | -     | -             |
| Owner  | -        | -   | American Indian and<br>Alaska Native Alone<br>Householder          | -               | -               | -     | -             |
| Renter | -        | -   | American Indian and<br>Alaska Native Alone<br>Householder          | -               | -               | -     | -             |
| Owner  | -        | -   | Asian Alone Householder                                            | -               | -               | -     | -             |
| Renter | -        | -   | Asian Alone Householder                                            | -               | -               | -     | -             |
| Owner  | -        | -   | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | -               | -               | -     | -             |
| Renter | -        | -   | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | -               | -               | -     | -             |
| Owner  | -        | -   | Some Other Race Alone<br>Householder                               | -               | -               | -     | -             |
| Renter | -        | -   | Some Other Race Alone<br>Householder                               | -               | -               | -     | -             |
| Owner  | -        | -   | Two or More Races<br>Householder                                   | -               | -               | -     | -             |
| Renter | -        | -   | Two or More Races<br>Householder                                   | -               | -               | -     | -             |
| Owner  | -        | -   | White Alone, Not Hispanic<br>or Latino Householder                 | -               | -               | -     | -             |
| Renter | -        | -   | White Alone, Not Hispanic<br>or Latino Householder                 | -               | -               | -     | -             |
| Owner  | -        | -   | Hispanic or Latino<br>Householder                                  | -               | -               | -     | -             |
| Renter | -        | -   | Hispanic or Latino<br>Householder                                  | -               | -               | -     | -             |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 793. Tenure by AMI**

| TENURE          | AMI                   | EST   | MOE |
|-----------------|-----------------------|-------|-----|
| Owner occupied  | Less than 30% AMI     | 120   | 0   |
| Owner occupied  | 30%-50% AMI           | 345   | 0   |
| Owner occupied  | 50%-80% AMI           | 630   | 0   |
| Owner occupied  | 80%-100% AMI          | 280   | 0   |
| Owner occupied  | Greater than 100% AMI | 1,960 | 0   |
| Renter occupied | Less than 30% AMI     | 65    | 0   |
| Renter occupied | 30%-50% AMI           | 60    | 0   |
| Renter occupied | 50%-80% AMI           | 25    | 0   |
| Renter occupied | 80%-100% AMI          | 135   | 0   |
| Renter occupied | Greater than 100% AMI | 150   | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 794. Income Distribution**

| INCOME                 | ESTIMATE<br>_2023 | MOE<br>_2023 | ESTIMATE<br>_2013 | MOE<br>_2013 |
|------------------------|-------------------|--------------|-------------------|--------------|
| Less than \$10,000     | -                 | -            | -                 | -            |
| \$10,000 to \$14,999   | -                 | -            | -                 | -            |
| \$15,000 to \$19,999   | -                 | -            | -                 | -            |
| \$20,000 to \$24,999   | -                 | -            | -                 | -            |
| \$25,000 to \$29,999   | -                 | -            | -                 | -            |
| \$30,000 to \$34,999   | -                 | -            | -                 | -            |
| \$35,000 to \$39,999   | -                 | -            | -                 | -            |
| \$40,000 to \$44,999   | -                 | -            | -                 | -            |
| \$45,000 to \$49,999   | -                 | -            | -                 | -            |
| \$50,000 to \$59,999   | -                 | -            | -                 | -            |
| \$60,000 to \$74,999   | -                 | -            | -                 | -            |
| \$75,000 to \$99,999   | -                 | -            | -                 | -            |
| \$100,000 to \$124,999 | -                 | -            | -                 | -            |
| \$125,000 to \$149,999 | -                 | -            | -                 | -            |
| \$150,000 to \$199,999 | -                 | -            | -                 | -            |
| \$200,000 or more      | -                 | -            | -                 | -            |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](http://data.census.gov).





**Exhibit 795. Housing Units by Type**

| HOUSING TYPE                     | ESTIMATE | MOE |
|----------------------------------|----------|-----|
| 1-unit, attached                 | -        | -   |
| 1-unit, detached                 | -        | -   |
| 10 or more units                 | -        | -   |
| 2-9 units                        | -        | -   |
| Mobile home, Boat, RV, Van, etc. | -        | -   |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 796. Rental Vacancy**

| ESTIMATE | MOE | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|-----|-----------------|-----------------|--------------------|----------------------------|
| -        | -   | -               | -               | -                  | -                          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 797. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | -                  |
| Total Units                                | 2023    | -                  |
| Total Units                                | 2024    | -                  |
| Total Units                                | YTD2025 | -                  |
| Units in 2-Unit Multifamily Structures     | 2022    | -                  |
| Units in 2-Unit Multifamily Structures     | 2023    | -                  |
| Units in 2-Unit Multifamily Structures     | 2024    | -                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | -                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | -                  |
| Units in 5+-Unit Multifamily Structures    | 2023    | -                  |
| Units in 5+-Unit Multifamily Structures    | 2024    | -                  |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | -                  |
| Units in All Multifamily Structures        | 2022    | -                  |
| Units in All Multifamily Structures        | 2023    | -                  |
| Units in All Multifamily Structures        | 2024    | -                  |
| Units in All Multifamily Structures        | YTD2025 | -                  |
| Units in Single Family Structures          | 2022    | -                  |
| Units in Single Family Structures          | 2023    | -                  |
| Units in Single Family Structures          | 2024    | -                  |
| Units in Single Family Structures          | YTD2025 | -                  |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change



### Exhibit 798. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 170               | 0            | 200               | 0            | 0.05           | 0.06           |
| owner  | 50%-80% AMI           | 175               | 0            | 550               | 0            | 0.05           | 0.17           |
| owner  | 80%-100% AMI          | 410               | 0            | 330               | 0            | 0.13           | 0.10           |
| owner  | Greater than 100% AMI | 2,525             | 0            | 2,245             | 0            | 0.77           | 0.68           |
| renter | Less than 30% AMI     | 50                | 0            | 145               | 0            | 0.19           | 0.33           |
| renter | 30%-50% AMI           | 35                | 0            | 25                | 0            | 0.13           | 0.06           |
| renter | 50%-80% AMI           | 165               | 0            | 165               | 0            | 0.63           | 0.38           |
| renter | Greater than 80% AMI  | 10                | 0            | 100               | 0            | 0.04           | 0.23           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).



# Maple Heights-Lake Desire CDP

## HOUSING DATA POINTS

### Exhibit 799. Population

| POPULATION | ESTIMATE | MOE |
|------------|----------|-----|
| Population | 3,694    | 572 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: data.census.gov.

### Exhibit 800. Household Size

| HOUSHOLD                   | ESTIMATE | MOE   |
|----------------------------|----------|-------|
| 1-person household         | 122      | 72.4  |
| 2-person household         | 527      | 141.2 |
| 3-person household         | 176      | 69.2  |
| 4-person household         | 232      | 90.8  |
| 5-person household         | 106      | 51.7  |
| 6-person household         | 17       | 23.9  |
| 7-or-more person household | 50       | 63.3  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: data.census.gov.

### Exhibit 801. Cost Burden

| COST BURDEN     | ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT<br>_MOE |
|-----------------|----------|-------|-----------------|-----------------|-------------------------|---------------------------------|
| Over 30 Percent | 344      | 115.4 | 1,156           | 148.20          | 0.30                    | 0.09                            |
| Over 50 Percent | 100      | 56.5  | 1,156           | 148.20          | 0.09                    | 0.05                            |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: data.census.gov.

### Exhibit 802. Number of Housing Units

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 1,320    | 149 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: data.census.gov.

### Exhibit 803. Income-Restricted Housing by AMI

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| -        | -         | -         | -           |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.

### Exhibit 804. Rents

| RENT | ESTIMATE | MOE |
|------|----------|-----|
|------|----------|-----|



|                        |       |     |
|------------------------|-------|-----|
| <b>Med. Gross Rent</b> | 2,903 | 465 |
|------------------------|-------|-----|

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

#### **Exhibit 805. Race/Ethnicity**

| <b>RACE/ETHNICITY</b>                                                 | <b>ESTIMATE</b> | <b>MOE</b> |
|-----------------------------------------------------------------------|-----------------|------------|
| <b>White alone, Not Hispanic</b>                                      | 2,416           | 559        |
| <b>Black or African American alone, Not Hispanic</b>                  | 107             | 80         |
| <b>American Indian and Alaska Native alone, Not Hispanic</b>          | 23              | 23         |
| <b>Asian alone, Not Hispanic</b>                                      | 507             | 133        |
| <b>Native Hawaiian and Other Pacific Islander alone, Not Hispanic</b> | 0               | 13         |
| <b>Some other race alone, Not Hispanic</b>                            | 0               | 13         |
| <b>Two or more races, Not Hispanic</b>                                | 402             | 206        |
| <b>Hispanic, all Races</b>                                            | 239             | 177        |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



## Exhibit 806. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 880      | 148 | White Alone Householder                                            | 1,034           | 131             | 0.85  | 0.09          |
| Renter | 154      | 102 | White Alone Householder                                            | 1,034           | 131             | 0.15  | 0.10          |
| Owner  | 47       | 41  | Black or African American<br>Alone Householder                     | 47              | 41              | 1.00  | 1.23          |
| Renter | 0        | 13  | Black or African American<br>Alone Householder                     | 47              | 41              | 0.00  | 0.28          |
| Owner  | 10       | 16  | American Indian and<br>Alaska Native Alone<br>Householder          | 10              | 16              | 1.00  | 2.26          |
| Renter | 0        | 13  | American Indian and<br>Alaska Native Alone<br>Householder          | 10              | 16              | 0.00  | 1.30          |
| Owner  | 126      | 29  | Asian Alone Householder                                            | 126             | 29              | 1.00  | 0.33          |
| Renter | 0        | 13  | Asian Alone Householder                                            | 126             | 29              | 0.00  | 0.10          |
| Owner  | 0        | 13  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 13              | .     | .             |
| Renter | 0        | 13  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 13              | .     | .             |
| Owner  | 0        | 13  | Some Other Race Alone<br>Householder                               | 0               | 13              | .     | .             |
| Renter | 0        | 13  | Some Other Race Alone<br>Householder                               | 0               | 13              | .     | .             |
| Owner  | 13       | 15  | Two or More Races<br>Householder                                   | 13              | 15              | 1.00  | 1.63          |
| Renter | 0        | 13  | Two or More Races<br>Householder                                   | 13              | 15              | 0.00  | 1.00          |
| Owner  | 842      | 142 | White Alone, Not Hispanic<br>or Latino Householder                 | 996             | 125             | 0.85  | 0.10          |
| Renter | 154      | 102 | White Alone, Not Hispanic<br>or Latino Householder                 | 996             | 125             | 0.15  | 0.10          |
| Owner  | 43       | 41  | Hispanic or Latino<br>Householder                                  | 43              | 41              | 1.00  | 1.35          |
| Renter | 0        | 13  | Hispanic or Latino<br>Householder                                  | 43              | 41              | 0.00  | 0.30          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 807. Tenure by AMI**

| TENURE          | AMI                   | EST | MOE |
|-----------------|-----------------------|-----|-----|
| Owner occupied  | Less than 30% AMI     | 80  | 0   |
| Owner occupied  | 30%-50% AMI           | 25  | 0   |
| Owner occupied  | 50%-80% AMI           | 185 | 0   |
| Owner occupied  | 80%-100% AMI          | 110 | 0   |
| Owner occupied  | Greater than 100% AMI | 710 | 0   |
| Renter occupied | Less than 30% AMI     | 20  | 0   |
| Renter occupied | 30%-50% AMI           | 0   | 0   |
| Renter occupied | 50%-80% AMI           | 40  | 0   |
| Renter occupied | 80%-100% AMI          | 10  | 0   |
| Renter occupied | Greater than 100% AMI | 15  | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 808. Income Distribution**

| INCOME                 | ESTIMATE<br>2023 | MOE<br>2023 | ESTIMATE<br>2013 | MOE<br>2013 |
|------------------------|------------------|-------------|------------------|-------------|
| Less than \$10,000     | 27               | 30          | 41               | 33          |
| \$10,000 to \$14,999   | 11               | 18          | 22               | 25          |
| \$15,000 to \$19,999   | 12               | 18          | 10               | 15          |
| \$20,000 to \$24,999   | 39               | 46          | 10               | 17          |
| \$25,000 to \$29,999   | 9                | 14          | 56               | 57          |
| \$30,000 to \$34,999   | 0                | 13          | 21               | 26          |
| \$35,000 to \$39,999   | 14               | 15          | 15               | 19          |
| \$40,000 to \$44,999   | 0                | 13          | 16               | 18          |
| \$45,000 to \$49,999   | 21               | 26          | 37               | 36          |
| \$50,000 to \$59,999   | 16               | 20          | 39               | 30          |
| \$60,000 to \$74,999   | 79               | 51          | 112              | 52          |
| \$75,000 to \$99,999   | 184              | 82          | 211              | 82          |
| \$100,000 to \$124,999 | 194              | 104         | 194              | 104         |
| \$125,000 to \$149,999 | 121              | 85          | 56               | 39          |
| \$150,000 to \$199,999 | 151              | 71          | 139              | 75          |
| \$200,000 or more      | 352              | 100         | 255              | 85          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](http://data.census.gov).



**Exhibit 809. Housing Units by Type**

| HOUSING TYPE                     | ESTIMATE | MOE   |
|----------------------------------|----------|-------|
| 1-unit, attached                 | 7        | 17.0  |
| 1-unit, detached                 | 1,159    | 147.8 |
| 10 or more units                 | 0        | 13.0  |
| 2-9 units                        | 0        | 13.0  |
| Mobile home, Boat, RV, Van, etc. | 154      | 89.9  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 810. Rental Vacancy**

| ESTIMATE | MOE  | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|------|-----------------|-----------------|--------------------|----------------------------|
| 34       | 60.4 | 188             | 118.5           | 0.18               | 0.30                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).





### Exhibit 811. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | -                  |
| Total Units                                | 2023    | -                  |
| Total Units                                | 2024    | -                  |
| Total Units                                | YTD2025 | -                  |
| Units in 2-Unit Multifamily Structures     | 2022    | -                  |
| Units in 2-Unit Multifamily Structures     | 2023    | -                  |
| Units in 2-Unit Multifamily Structures     | 2024    | -                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | -                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | -                  |
| Units in 5+-Unit Multifamily Structures    | 2023    | -                  |
| Units in 5+-Unit Multifamily Structures    | 2024    | -                  |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | -                  |
| Units in All Multifamily Structures        | 2022    | -                  |
| Units in All Multifamily Structures        | 2023    | -                  |
| Units in All Multifamily Structures        | 2024    | -                  |
| Units in All Multifamily Structures        | YTD2025 | -                  |
| Units in Single Family Structures          | 2022    | -                  |
| Units in Single Family Structures          | 2023    | -                  |
| Units in Single Family Structures          | 2024    | -                  |
| Units in Single Family Structures          | YTD2025 | -                  |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change



### Exhibit 812. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 0                 | 0            | 50                | 0            | 0.00           | 0.04           |
| owner  | 50%-80% AMI           | 25                | 0            | 95                | 0            | 0.02           | 0.09           |
| owner  | 80%-100% AMI          | 55                | 0            | 80                | 0            | 0.05           | 0.07           |
| owner  | Greater than 100% AMI | 1,095             | 0            | 890               | 0            | 0.93           | 0.80           |
| renter | Less than 30% AMI     | 0                 | 0            | 0                 | 0            | 0.00           | 0.00           |
| renter | 30%-50% AMI           | 0                 | 0            | 0                 | 0            | 0.00           | 0.00           |
| renter | 50%-80% AMI           | 40                | 0            | 40                | 0            | 1.00           | 0.47           |
| renter | Greater than 80% AMI  | 0                 | 0            | 45                | 0            | 0.00           | 0.53           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).



# Mirrormont CDP

## HOUSING DATA POINTS

### Exhibit 813. Population

| POPULATION | ESTIMATE | MOE |
|------------|----------|-----|
| Population | 4,217    | 566 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 814. Household Size

| HOUSHOLD                   | ESTIMATE | MOE   |
|----------------------------|----------|-------|
| 1-person household         | 254      | 170.7 |
| 2-person household         | 549      | 128.0 |
| 3-person household         | 363      | 118.1 |
| 4-person household         | 212      | 64.3  |
| 5-person household         | 101      | 66.3  |
| 6-person household         | 57       | 36.4  |
| 7-or-more person household | 8        | 17.7  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 815. Cost Burden

| COST BURDEN     | ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT<br>_MOE |
|-----------------|----------|-------|-----------------|-----------------|-------------------------|---------------------------------|
| Over 30 Percent | 458      | 182.8 | 1,534           | 242.17          | 0.30                    | 0.11                            |
| Over 50 Percent | 116      | 71.4  | 1,534           | 242.17          | 0.08                    | 0.04                            |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 816. Number of Housing Units

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 1,596    | 239 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 817. Income-Restricted Housing by AMI

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| -        | -         | -         | -           |

Source: King County, 2025, “ER-9 Income Restricted Housing Data,” data extracted 23 July, 2025.

### Exhibit 818. Rents

| RENT | ESTIMATE | MOE |
|------|----------|-----|
|------|----------|-----|



|                        |   |   |
|------------------------|---|---|
| <b>Med. Gross Rent</b> | 0 | 0 |
|------------------------|---|---|

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 819. Race/Ethnicity

| <b>RACE/ETHNICITY</b>                                                 | <b>ESTIMATE</b> | <b>MOE</b> |
|-----------------------------------------------------------------------|-----------------|------------|
| <b>White alone, Not Hispanic</b>                                      | 3,465           | 500        |
| <b>Black or African American alone, Not Hispanic</b>                  | 0               | 13         |
| <b>American Indian and Alaska Native alone, Not Hispanic</b>          | 0               | 13         |
| <b>Asian alone, Not Hispanic</b>                                      | 290             | 129        |
| <b>Native Hawaiian and Other Pacific Islander alone, Not Hispanic</b> | 0               | 13         |
| <b>Some other race alone, Not Hispanic</b>                            | 0               | 13         |
| <b>Two or more races, Not Hispanic</b>                                | 232             | 97         |
| <b>Hispanic, all Races</b>                                            | 230             | 125        |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



## Exhibit 820. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 1,222    | 210 | White Alone Householder                                            | 1,333           | 213             | 0.92  | 0.06          |
| Renter | 111      | 83  | White Alone Householder                                            | 1,333           | 213             | 0.08  | 0.06          |
| Owner  | 0        | 13  | Black or African American<br>Alone Householder                     | 0               | 13              | .     | .             |
| Renter | 0        | 13  | Black or African American<br>Alone Householder                     | 0               | 13              | .     | .             |
| Owner  | 0        | 13  | American Indian and<br>Alaska Native Alone<br>Householder          | 0               | 13              | .     | .             |
| Renter | 0        | 13  | American Indian and<br>Alaska Native Alone<br>Householder          | 0               | 13              | .     | .             |
| Owner  | 88       | 53  | Asian Alone Householder                                            | 88              | 53              | 1.00  | 0.85          |
| Renter | 0        | 13  | Asian Alone Householder                                            | 88              | 53              | 0.00  | 0.15          |
| Owner  | 0        | 13  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 13              | .     | .             |
| Renter | 0        | 13  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 13              | .     | .             |
| Owner  | 0        | 13  | Some Other Race Alone<br>Householder                               | 0               | 13              | .     | .             |
| Renter | 0        | 13  | Some Other Race Alone<br>Householder                               | 0               | 13              | .     | .             |
| Owner  | 123      | 92  | Two or More Races<br>Householder                                   | 123             | 92              | 1.00  | 1.06          |
| Renter | 0        | 13  | Two or More Races<br>Householder                                   | 123             | 92              | 0.00  | 0.11          |
| Owner  | 1,212    | 209 | White Alone, Not Hispanic<br>or Latino Householder                 | 1,288           | 204             | 0.94  | 0.06          |
| Renter | 76       | 61  | White Alone, Not Hispanic<br>or Latino Householder                 | 1,288           | 204             | 0.06  | 0.05          |
| Owner  | 96       | 89  | Hispanic or Latino<br>Householder                                  | 131             | 107             | 0.73  | 0.32          |
| Renter | 35       | 57  | Hispanic or Latino<br>Householder                                  | 131             | 107             | 0.27  | 0.38          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 821. Tenure by AMI**

| TENURE          | AMI                   | EST   | MOE |
|-----------------|-----------------------|-------|-----|
| Owner occupied  | Less than 30% AMI     | 35    | 0   |
| Owner occupied  | 30%-50% AMI           | 25    | 0   |
| Owner occupied  | 50%-80% AMI           | 140   | 0   |
| Owner occupied  | 80%-100% AMI          | 225   | 0   |
| Owner occupied  | Greater than 100% AMI | 1,040 | 0   |
| Renter occupied | Less than 30% AMI     | 20    | 0   |
| Renter occupied | 30%-50% AMI           | 0     | 0   |
| Renter occupied | 50%-80% AMI           | 0     | 0   |
| Renter occupied | 80%-100% AMI          | 0     | 0   |
| Renter occupied | Greater than 100% AMI | 30    | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 822. Income Distribution**

| INCOME                 | ESTIMATE<br>_2023 | MOE<br>_2023 | ESTIMATE<br>_2013 | MOE<br>_2013 |
|------------------------|-------------------|--------------|-------------------|--------------|
| Less than \$10,000     | 12                | 18           | 35                | 46           |
| \$10,000 to \$14,999   | 43                | 58           | 28                | 26           |
| \$15,000 to \$19,999   | 0                 | 13           | 9                 | 14           |
| \$20,000 to \$24,999   | 0                 | 13           | 14                | 21           |
| \$25,000 to \$29,999   | 8                 | 12           | 9                 | 14           |
| \$30,000 to \$34,999   | 0                 | 13           | 21                | 24           |
| \$35,000 to \$39,999   | 0                 | 13           | 0                 | 12           |
| \$40,000 to \$44,999   | 0                 | 13           | 49                | 36           |
| \$45,000 to \$49,999   | 19                | 20           | 57                | 34           |
| \$50,000 to \$59,999   | 45                | 36           | 111               | 75           |
| \$60,000 to \$74,999   | 74                | 42           | 177               | 63           |
| \$75,000 to \$99,999   | 185               | 160          | 232               | 78           |
| \$100,000 to \$124,999 | 93                | 53           | 237               | 99           |
| \$125,000 to \$149,999 | 101               | 72           | 200               | 67           |
| \$150,000 to \$199,999 | 329               | 118          | 232               | 84           |
| \$200,000 or more      | 635               | 148          | 219               | 79           |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 823. Housing Units by Type**

| HOUSING TYPE                     | ESTIMATE | MOE   |
|----------------------------------|----------|-------|
| 1-unit, attached                 | 27       | 26.4  |
| 1-unit, detached                 | 1,514    | 245.4 |
| 10 or more units                 | 0        | 13.0  |
| 2-9 units                        | 0        | 13.0  |
| Mobile home, Boat, RV, Van, etc. | 55       | 61.4  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 824. Rental Vacancy**

| ESTIMATE | MOE  | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|------|-----------------|-----------------|--------------------|----------------------------|
| 0        | 13.0 | 111             | 84.0            | 0.00               | 0.12                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



## Exhibit 825. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | -                  |
| Total Units                                | 2023    | -                  |
| Total Units                                | 2024    | -                  |
| Total Units                                | YTD2025 | -                  |
| Units in 2-Unit Multifamily Structures     | 2022    | -                  |
| Units in 2-Unit Multifamily Structures     | 2023    | -                  |
| Units in 2-Unit Multifamily Structures     | 2024    | -                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | -                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | -                  |
| Units in 5+-Unit Multifamily Structures    | 2023    | -                  |
| Units in 5+-Unit Multifamily Structures    | 2024    | -                  |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | -                  |
| Units in All Multifamily Structures        | 2022    | -                  |
| Units in All Multifamily Structures        | 2023    | -                  |
| Units in All Multifamily Structures        | 2024    | -                  |
| Units in All Multifamily Structures        | YTD2025 | -                  |
| Units in Single Family Structures          | 2022    | -                  |
| Units in Single Family Structures          | 2023    | -                  |
| Units in Single Family Structures          | 2024    | -                  |
| Units in Single Family Structures          | YTD2025 | -                  |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change





## Exhibit 826. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 70                | 0            | 19                | 0            | 0.05           | 0.01           |
| owner  | 50%-80% AMI           | 30                | 0            | 35                | 0            | 0.02           | 0.02           |
| owner  | 80%-100% AMI          | 20                | 0            | 55                | 0            | 0.01           | 0.04           |
| owner  | Greater than 100% AMI | 1,300             | 0            | 1,355             | 0            | 0.92           | 0.93           |
| renter | Less than 30% AMI     | 10                | 0            | 0                 | 0            | 0.13           | 0.00           |
| renter | 30%-50% AMI           | 10                | 0            | 0                 | 0            | 0.13           | 0.00           |
| renter | 50%-80% AMI           | 25                | 0            | 0                 | 0            | 0.33           | 0.00           |
| renter | Greater than 80% AMI  | 30                | 0            | 0                 | 0            | 0.40           | 0.00           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).



# Ravensdale CDP

## HOUSING DATA POINTS

### Exhibit 827. Population

| POPULATION | ESTIMATE | MOE |
|------------|----------|-----|
| Population | 308      | 171 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 828. Household Size

| HOUSHOLD                   | ESTIMATE | MOE  |
|----------------------------|----------|------|
| 1-person household         | 15       | 27.3 |
| 2-person household         | 62       | 41.1 |
| 3-person household         | 26       | 45.9 |
| 4-person household         | 21       | 28.2 |
| 5-person household         | 0        | 13.0 |
| 6-person household         | 0        | 13.0 |
| 7-or-more person household | 0        | 13.0 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 829. Cost Burden

| COST BURDEN     | ESTIMATE | MOE  | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT<br>_MOE |
|-----------------|----------|------|-----------------|-----------------|-------------------------|---------------------------------|
| Over 30 Percent | 22       | 29.8 | 124             | 56.52           | 0.18                    | 0.23                            |
| Over 50 Percent | 0        | 13.0 | 124             | 56.52           | 0.00                    | 0.10                            |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 830. Number of Housing Units

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 124      | 55  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 831. Income-Restricted Housing by AMI

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| -        | -         | -         | -           |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.

### Exhibit 832. Rents

| RENT | ESTIMATE | MOE |
|------|----------|-----|
|------|----------|-----|



|                        |   |   |
|------------------------|---|---|
| <b>Med. Gross Rent</b> | 0 | 0 |
|------------------------|---|---|

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 833. Race/Ethnicity

| <b>RACE/ETHNICITY</b>                                                 | <b>ESTIMATE</b> | <b>MOE</b> |
|-----------------------------------------------------------------------|-----------------|------------|
| <b>White alone, Not Hispanic</b>                                      | 276             | 163        |
| <b>Black or African American alone, Not Hispanic</b>                  | 0               | 13         |
| <b>American Indian and Alaska Native alone, Not Hispanic</b>          | 0               | 13         |
| <b>Asian alone, Not Hispanic</b>                                      | 7               | 12         |
| <b>Native Hawaiian and Other Pacific Islander alone, Not Hispanic</b> | 0               | 13         |
| <b>Some other race alone, Not Hispanic</b>                            | 0               | 13         |
| <b>Two or more races, Not Hispanic</b>                                | 18              | 27         |
| <b>Hispanic, all Races</b>                                            | 7               | 12         |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 834. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 76       | 44  | White Alone Householder                                            | 117             | 54              | 0.65  | 0.23          |
| Renter | 41       | 39  | White Alone Householder                                            | 117             | 54              | 0.35  | 0.29          |
| Owner  | 0        | 13  | Black or African American<br>Alone Householder                     | 0               | 13              | -     | -             |
| Renter | 0        | 13  | Black or African American<br>Alone Householder                     | 0               | 13              | -     | -             |
| Owner  | 0        | 13  | American Indian and<br>Alaska Native Alone<br>Householder          | 0               | 13              | -     | -             |
| Renter | 0        | 13  | American Indian and<br>Alaska Native Alone<br>Householder          | 0               | 13              | -     | -             |
| Owner  | 0        | 13  | Asian Alone Householder                                            | 0               | 13              | -     | -             |
| Renter | 0        | 13  | Asian Alone Householder                                            | 0               | 13              | -     | -             |
| Owner  | 0        | 13  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 13              | -     | -             |
| Renter | 0        | 13  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 13              | -     | -             |
| Owner  | 7        | 12  | Some Other Race Alone<br>Householder                               | 7               | 12              | 1.00  | 2.42          |
| Renter | 0        | 13  | Some Other Race Alone<br>Householder                               | 7               | 12              | 0.00  | 1.86          |
| Owner  | 0        | 13  | Two or More Races<br>Householder                                   | 0               | 13              | -     | -             |
| Renter | 0        | 13  | Two or More Races<br>Householder                                   | 0               | 13              | -     | -             |
| Owner  | 76       | 44  | White Alone, Not Hispanic<br>or Latino Householder                 | 117             | 54              | 0.65  | 0.23          |
| Renter | 41       | 39  | White Alone, Not Hispanic<br>or Latino Householder                 | 117             | 54              | 0.35  | 0.29          |
| Owner  | 7        | 12  | Hispanic or Latino<br>Householder                                  | 7               | 12              | 1.00  | 2.42          |
| Renter | 0        | 13  | Hispanic or Latino<br>Householder                                  | 7               | 12              | 0.00  | 1.86          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 835. Tenure by AMI**

| TENURE          | AMI                   | EST | MOE |
|-----------------|-----------------------|-----|-----|
| Owner occupied  | Less than 30% AMI     | 40  | 0   |
| Owner occupied  | 30%-50% AMI           | 4   | 0   |
| Owner occupied  | 50%-80% AMI           | 0   | 0   |
| Owner occupied  | 80%-100% AMI          | 10  | 0   |
| Owner occupied  | Greater than 100% AMI | 105 | 0   |
| Renter occupied | Less than 30% AMI     | 15  | 0   |
| Renter occupied | 30%-50% AMI           | 0   | 0   |
| Renter occupied | 50%-80% AMI           | 0   | 0   |
| Renter occupied | 80%-100% AMI          | 0   | 0   |
| Renter occupied | Greater than 100% AMI | 35  | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 836. Income Distribution**

| INCOME                 | ESTIMATE<br>_2023 | MOE<br>_2023 | ESTIMATE<br>_2013 | MOE<br>_2013 |
|------------------------|-------------------|--------------|-------------------|--------------|
| Less than \$10,000     | 0                 | 13           | 0                 | 12           |
| \$10,000 to \$14,999   | 15                | 24           | 0                 | 12           |
| \$15,000 to \$19,999   | 0                 | 13           | 16                | 24           |
| \$20,000 to \$24,999   | 0                 | 13           | 0                 | 12           |
| \$25,000 to \$29,999   | 0                 | 13           | 0                 | 12           |
| \$30,000 to \$34,999   | 0                 | 13           | 14                | 22           |
| \$35,000 to \$39,999   | 0                 | 13           | 37                | 35           |
| \$40,000 to \$44,999   | 0                 | 13           | 11                | 16           |
| \$45,000 to \$49,999   | 0                 | 13           | 0                 | 12           |
| \$50,000 to \$59,999   | 0                 | 13           | 33                | 31           |
| \$60,000 to \$74,999   | 0                 | 13           | 53                | 46           |
| \$75,000 to \$99,999   | 12                | 21           | 21                | 22           |
| \$100,000 to \$124,999 | 0                 | 13           | 83                | 44           |
| \$125,000 to \$149,999 | 39                | 48           | 0                 | 12           |
| \$150,000 to \$199,999 | 18                | 22           | 98                | 70           |
| \$200,000 or more      | 40                | 41           | 41                | 30           |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 837. Housing Units by Type**

| HOUSING TYPE                     | ESTIMATE | MOE  |
|----------------------------------|----------|------|
| 1-unit, attached                 | 0        | 13.0 |
| 1-unit, detached                 | 109      | 64.3 |
| 10 or more units                 | 0        | 13.0 |
| 2-9 units                        | 0        | 13.0 |
| Mobile home, Boat, RV, Van, etc. | 15       | 27.3 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 838. Rental Vacancy**

| ESTIMATE | MOE  | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|------|-----------------|-----------------|--------------------|----------------------------|
| 0        | 13.0 | 41              | 41.1            | 0.00               | 0.32                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 839. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | -                  |
| Total Units                                | 2023    | -                  |
| Total Units                                | 2024    | -                  |
| Total Units                                | YTD2025 | -                  |
| Units in 2-Unit Multifamily Structures     | 2022    | -                  |
| Units in 2-Unit Multifamily Structures     | 2023    | -                  |
| Units in 2-Unit Multifamily Structures     | 2024    | -                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | -                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | -                  |
| Units in 5+-Unit Multifamily Structures    | 2023    | -                  |
| Units in 5+-Unit Multifamily Structures    | 2024    | -                  |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | -                  |
| Units in All Multifamily Structures        | 2022    | -                  |
| Units in All Multifamily Structures        | 2023    | -                  |
| Units in All Multifamily Structures        | 2024    | -                  |
| Units in All Multifamily Structures        | YTD2025 | -                  |
| Units in Single Family Structures          | 2022    | -                  |
| Units in Single Family Structures          | 2023    | -                  |
| Units in Single Family Structures          | 2024    | -                  |
| Units in Single Family Structures          | YTD2025 | -                  |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change



### Exhibit 840. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 10                | 0            | 65                | 0            | 0.04           | 0.42           |
| owner  | 50%-80% AMI           | 15                | 0            | 0                 | 0            | 0.05           | 0.00           |
| owner  | 80%-100% AMI          | 10                | 0            | 10                | 0            | 0.04           | 0.06           |
| owner  | Greater than 100% AMI | 245               | 0            | 80                | 0            | 0.88           | 0.52           |
| renter | Less than 30% AMI     | 30                | 0            | 0                 | 0            | 0.38           | 0.00           |
| renter | 30%-50% AMI           | 25                | 0            | 0                 | 0            | 0.31           | 0.00           |
| renter | 50%-80% AMI           | 25                | 0            | 0                 | 0            | 0.31           | 0.00           |
| renter | Greater than 80% AMI  | 0                 | 0            | 0                 | 0            | 0.00           | 0.00           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).





# Riverbend CDP

## HOUSING DATA POINTS

### Exhibit 841. Population

| POPULATION | ESTIMATE | MOE |
|------------|----------|-----|
| Population | 2,150    | 310 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 842. Household Size

| HOUSHOLD                   | ESTIMATE | MOE   |
|----------------------------|----------|-------|
| 1-person household         | 69       | 56.5  |
| 2-person household         | 317      | 104.9 |
| 3-person household         | 145      | 80.1  |
| 4-person household         | 213      | 77.2  |
| 5-person household         | 7        | 18.4  |
| 6-person household         | 16       | 29.1  |
| 7-or-more person household | 0        | 13.0  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 843. Cost Burden

| COST BURDEN     | ESTIMATE | MOE  | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT<br>_MOE |
|-----------------|----------|------|-----------------|-----------------|-------------------------|---------------------------------|
| Over 30 Percent | 214      | 86.6 | 753             | 120.65          | 0.28                    | 0.11                            |
| Over 50 Percent | 69       | 59.0 | 753             | 120.65          | 0.09                    | 0.08                            |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 844. Number of Housing Units

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 767      | 117 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 845. Income-Restricted Housing by AMI

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| -        | -         | -         | -           |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.

### Exhibit 846. Rents

| RENT | ESTIMATE | MOE |
|------|----------|-----|
|------|----------|-----|



|                        |       |     |
|------------------------|-------|-----|
| <b>Med. Gross Rent</b> | 2,703 | 144 |
|------------------------|-------|-----|

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

#### **Exhibit 847. Race/Ethnicity**

| <b>RACE/ETHNICITY</b>                                                 | <b>ESTIMATE</b> | <b>MOE</b> |
|-----------------------------------------------------------------------|-----------------|------------|
| <b>White alone, Not Hispanic</b>                                      | 1,765           | 305        |
| <b>Black or African American alone, Not Hispanic</b>                  | 0               | 13         |
| <b>American Indian and Alaska Native alone, Not Hispanic</b>          | 39              | 53         |
| <b>Asian alone, Not Hispanic</b>                                      | 32              | 51         |
| <b>Native Hawaiian and Other Pacific Islander alone, Not Hispanic</b> | 0               | 13         |
| <b>Some other race alone, Not Hispanic</b>                            | 79              | 128        |
| <b>Two or more races, Not Hispanic</b>                                | 64              | 69         |
| <b>Hispanic, all Races</b>                                            | 171             | 134        |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



## Exhibit 848. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 636      | 112 | White Alone Householder                                            | 693             | 114             | 0.92  | 0.06          |
| Renter | 57       | 53  | White Alone Householder                                            | 693             | 114             | 0.08  | 0.08          |
| Owner  | 0        | 13  | Black or African American<br>Alone Householder                     | 0               | 13              | -     | -             |
| Renter | 0        | 13  | Black or African American<br>Alone Householder                     | 0               | 13              | -     | -             |
| Owner  | 39       | 53  | American Indian and<br>Alaska Native Alone<br>Householder          | 39              | 53              | 1.00  | 1.92          |
| Renter | 0        | 13  | American Indian and<br>Alaska Native Alone<br>Householder          | 39              | 53              | 0.00  | 0.33          |
| Owner  | 0        | 13  | Asian Alone Householder                                            | 0               | 13              | -     | -             |
| Renter | 0        | 13  | Asian Alone Householder                                            | 0               | 13              | -     | -             |
| Owner  | 0        | 13  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 13              | -     | -             |
| Renter | 0        | 13  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 13              | -     | -             |
| Owner  | 18       | 30  | Some Other Race Alone<br>Householder                               | 18              | 30              | 1.00  | 2.36          |
| Renter | 0        | 13  | Some Other Race Alone<br>Householder                               | 18              | 30              | 0.00  | 0.72          |
| Owner  | 17       | 20  | Two or More Races<br>Householder                                   | 17              | 20              | 1.00  | 1.66          |
| Renter | 0        | 13  | Two or More Races<br>Householder                                   | 17              | 20              | 0.00  | 0.76          |
| Owner  | 614      | 113 | White Alone, Not Hispanic<br>or Latino Householder                 | 671             | 113             | 0.92  | 0.07          |
| Renter | 57       | 53  | White Alone, Not Hispanic<br>or Latino Householder                 | 671             | 113             | 0.08  | 0.08          |
| Owner  | 30       | 36  | Hispanic or Latino<br>Householder                                  | 30              | 36              | 1.00  | 1.70          |
| Renter | 0        | 13  | Hispanic or Latino<br>Householder                                  | 30              | 36              | 0.00  | 0.43          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 849. Tenure by AMI**

| TENURE          | AMI                   | EST | MOE |
|-----------------|-----------------------|-----|-----|
| Owner occupied  | Less than 30% AMI     | 40  | 0   |
| Owner occupied  | 30%-50% AMI           | 80  | 0   |
| Owner occupied  | 50%-80% AMI           | 70  | 0   |
| Owner occupied  | 80%-100% AMI          | 150 | 0   |
| Owner occupied  | Greater than 100% AMI | 455 | 0   |
| Renter occupied | Less than 30% AMI     | 0   | 0   |
| Renter occupied | 30%-50% AMI           | 0   | 0   |
| Renter occupied | 50%-80% AMI           | 20  | 0   |
| Renter occupied | 80%-100% AMI          | 0   | 0   |
| Renter occupied | Greater than 100% AMI | 75  | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 850. Income Distribution**

| INCOME                 | ESTIMATE<br>2023 | MOE<br>2023 | ESTIMATE<br>2013 | MOE<br>2013 |
|------------------------|------------------|-------------|------------------|-------------|
| Less than \$10,000     | 14               | 23          | 14               | 22          |
| \$10,000 to \$14,999   | 0                | 13          | 37               | 59          |
| \$15,000 to \$19,999   | 0                | 13          | 0                | 12          |
| \$20,000 to \$24,999   | 7                | 13          | 28               | 35          |
| \$25,000 to \$29,999   | 0                | 13          | 0                | 12          |
| \$30,000 to \$34,999   | 0                | 13          | 0                | 12          |
| \$35,000 to \$39,999   | 0                | 13          | 50               | 46          |
| \$40,000 to \$44,999   | 8                | 14          | 12               | 20          |
| \$45,000 to \$49,999   | 19               | 23          | 93               | 100         |
| \$50,000 to \$59,999   | 88               | 72          | 12               | 19          |
| \$60,000 to \$74,999   | 48               | 48          | 35               | 29          |
| \$75,000 to \$99,999   | 47               | 41          | 131              | 68          |
| \$100,000 to \$124,999 | 94               | 70          | 96               | 74          |
| \$125,000 to \$149,999 | 32               | 34          | 191              | 114         |
| \$150,000 to \$199,999 | 106              | 74          | 99               | 58          |
| \$200,000 or more      | 304              | 94          | 32               | 37          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 851. Housing Units by Type**

| HOUSING TYPE                     | ESTIMATE | MOE   |
|----------------------------------|----------|-------|
| 1-unit, attached                 | 0        | 13.0  |
| 1-unit, detached                 | 767      | 117.7 |
| 10 or more units                 | 0        | 13.0  |
| 2-9 units                        | 0        | 13.0  |
| Mobile home, Boat, RV, Van, etc. | 0        | 13.0  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 852. Rental Vacancy**

| ESTIMATE | MOE  | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|------|-----------------|-----------------|--------------------|----------------------------|
| 0        | 13.0 | 57              | 54.6            | 0.00               | 0.23                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 853. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | -                  |
| Total Units                                | 2023    | -                  |
| Total Units                                | 2024    | -                  |
| Total Units                                | YTD2025 | -                  |
| Units in 2-Unit Multifamily Structures     | 2022    | -                  |
| Units in 2-Unit Multifamily Structures     | 2023    | -                  |
| Units in 2-Unit Multifamily Structures     | 2024    | -                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | -                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | -                  |
| Units in 5+-Unit Multifamily Structures    | 2023    | -                  |
| Units in 5+-Unit Multifamily Structures    | 2024    | -                  |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | -                  |
| Units in All Multifamily Structures        | 2022    | -                  |
| Units in All Multifamily Structures        | 2023    | -                  |
| Units in All Multifamily Structures        | 2024    | -                  |
| Units in All Multifamily Structures        | YTD2025 | -                  |
| Units in Single Family Structures          | 2022    | -                  |
| Units in Single Family Structures          | 2023    | -                  |
| Units in Single Family Structures          | 2024    | -                  |
| Units in Single Family Structures          | YTD2025 | -                  |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change



### Exhibit 854. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 0                 | 0            | 40                | 0            | 0.00           | 0.05           |
| owner  | 50%-80% AMI           | 15                | 0            | 60                | 0            | 0.02           | 0.08           |
| owner  | 80%-100% AMI          | 10                | 0            | 100               | 0            | 0.01           | 0.13           |
| owner  | Greater than 100% AMI | 705               | 0            | 595               | 0            | 0.97           | 0.75           |
| renter | Less than 30% AMI     | 0                 | 0            | 35                | 0            | 0.00           | 0.37           |
| renter | 30%-50% AMI           | 0                 | 0            | 0                 | 0            | 0.00           | 0.00           |
| renter | 50%-80% AMI           | 90                | 0            | 10                | 0            | 0.62           | 0.11           |
| renter | Greater than 80% AMI  | 55                | 0            | 50                | 0            | 0.38           | 0.53           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).



# Shadow Lake CDP

## HOUSING DATA POINTS

### Exhibit 855. Population

| POPULATION | ESTIMATE | MOE |
|------------|----------|-----|
| Population | 2,221    | 471 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 856. Household Size

| HOUSHOLD                   | ESTIMATE | MOE  |
|----------------------------|----------|------|
| 1-person household         | 156      | 92.7 |
| 2-person household         | 163      | 64.9 |
| 3-person household         | 140      | 77.1 |
| 4-person household         | 192      | 94.6 |
| 5-person household         | 105      | 84.0 |
| 6-person household         | 0        | 13.0 |
| 7-or-more person household | 4        | 15.8 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 857. Cost Burden

| COST BURDEN     | ESTIMATE | MOE  | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT<br>_MOE |
|-----------------|----------|------|-----------------|-----------------|-------------------------|---------------------------------|
| Over 30 Percent | 197      | 77.5 | 721             | 134.41          | 0.27                    | 0.09                            |
| Over 50 Percent | 126      | 74.6 | 721             | 134.41          | 0.17                    | 0.10                            |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 858. Number of Housing Units

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 823      | 135 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 859. Income-Restricted Housing by AMI

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| -        | -         | -         | -           |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.

### Exhibit 860. Rents

| RENT | ESTIMATE | MOE |
|------|----------|-----|
|------|----------|-----|





|                        |       |       |
|------------------------|-------|-------|
| <b>Med. Gross Rent</b> | 1,443 | 1,018 |
|------------------------|-------|-------|

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

#### **Exhibit 861. Race/Ethnicity**

| <b>RACE/ETHNICITY</b>                                                 | <b>ESTIMATE</b> | <b>MOE</b> |
|-----------------------------------------------------------------------|-----------------|------------|
| <b>White alone, Not Hispanic</b>                                      | 1,682           | 397        |
| <b>Black or African American alone, Not Hispanic</b>                  | 0               | 13         |
| <b>American Indian and Alaska Native alone, Not Hispanic</b>          | 0               | 13         |
| <b>Asian alone, Not Hispanic</b>                                      | 132             | 87         |
| <b>Native Hawaiian and Other Pacific Islander alone, Not Hispanic</b> | 0               | 13         |
| <b>Some other race alone, Not Hispanic</b>                            | 0               | 13         |
| <b>Two or more races, Not Hispanic</b>                                | 295             | 192        |
| <b>Hispanic, all Races</b>                                            | 112             | 96         |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



## Exhibit 862. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 550      | 117 | White Alone Householder                                            | 620             | 120             | 0.89  | 0.08          |
| Renter | 70       | 51  | White Alone Householder                                            | 620             | 120             | 0.11  | 0.08          |
| Owner  | 0        | 13  | Black or African American<br>Alone Householder                     | 0               | 13              | .     | .             |
| Renter | 0        | 13  | Black or African American<br>Alone Householder                     | 0               | 13              | .     | .             |
| Owner  | 0        | 13  | American Indian and<br>Alaska Native Alone<br>Householder          | 0               | 13              | .     | .             |
| Renter | 0        | 13  | American Indian and<br>Alaska Native Alone<br>Householder          | 0               | 13              | .     | .             |
| Owner  | 39       | 32  | Asian Alone Householder                                            | 39              | 32              | 1.00  | 1.16          |
| Renter | 0        | 13  | Asian Alone Householder                                            | 39              | 32              | 0.00  | 0.33          |
| Owner  | 0        | 13  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 13              | .     | .             |
| Renter | 0        | 13  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 13              | .     | .             |
| Owner  | 0        | 13  | Some Other Race Alone<br>Householder                               | 0               | 13              | .     | .             |
| Renter | 0        | 13  | Some Other Race Alone<br>Householder                               | 0               | 13              | .     | .             |
| Owner  | 78       | 56  | Two or More Races<br>Householder                                   | 101             | 63              | 0.77  | 0.27          |
| Renter | 23       | 26  | Two or More Races<br>Householder                                   | 101             | 63              | 0.23  | 0.21          |
| Owner  | 550      | 117 | White Alone, Not Hispanic<br>or Latino Householder                 | 620             | 120             | 0.89  | 0.08          |
| Renter | 70       | 51  | White Alone, Not Hispanic<br>or Latino Householder                 | 620             | 120             | 0.11  | 0.08          |
| Owner  | 0        | 13  | Hispanic or Latino<br>Householder                                  | 6               | 9               | 0.00  | 2.17          |
| Renter | 6        | 9   | Hispanic or Latino<br>Householder                                  | 6               | 9               | 1.00  | 2.12          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 863. Tenure by AMI**

| TENURE          | AMI                   | EST | MOE |
|-----------------|-----------------------|-----|-----|
| Owner occupied  | Less than 30% AMI     | 30  | 0   |
| Owner occupied  | 30%-50% AMI           | 60  | 0   |
| Owner occupied  | 50%-80% AMI           | 110 | 0   |
| Owner occupied  | 80%-100% AMI          | 55  | 0   |
| Owner occupied  | Greater than 100% AMI | 485 | 0   |
| Renter occupied | Less than 30% AMI     | 30  | 0   |
| Renter occupied | 30%-50% AMI           | 4   | 0   |
| Renter occupied | 50%-80% AMI           | 10  | 0   |
| Renter occupied | 80%-100% AMI          | 20  | 0   |
| Renter occupied | Greater than 100% AMI | 15  | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 864. Income Distribution**

| INCOME                 | ESTIMATE<br>_2023 | MOE<br>_2023 | ESTIMATE<br>_2013 | MOE<br>_2013 |
|------------------------|-------------------|--------------|-------------------|--------------|
| Less than \$10,000     | 29                | 35           | 18                | 22           |
| \$10,000 to \$14,999   | 0                 | 13           | 10                | 16           |
| \$15,000 to \$19,999   | 35                | 42           | 11                | 17           |
| \$20,000 to \$24,999   | 22                | 23           | 51                | 67           |
| \$25,000 to \$29,999   | 7                 | 11           | 22                | 25           |
| \$30,000 to \$34,999   | 6                 | 9            | 46                | 55           |
| \$35,000 to \$39,999   | 34                | 52           | 18                | 20           |
| \$40,000 to \$44,999   | 0                 | 13           | 51                | 38           |
| \$45,000 to \$49,999   | 12                | 19           | 0                 | 12           |
| \$50,000 to \$59,999   | 20                | 18           | 16                | 25           |
| \$60,000 to \$74,999   | 66                | 73           | 97                | 62           |
| \$75,000 to \$99,999   | 59                | 46           | 141               | 83           |
| \$100,000 to \$124,999 | 40                | 33           | 134               | 66           |
| \$125,000 to \$149,999 | 81                | 64           | 136               | 85           |
| \$150,000 to \$199,999 | 81                | 39           | 195               | 90           |
| \$200,000 or more      | 268               | 119          | 67                | 50           |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 865. Housing Units by Type**

| HOUSING TYPE                     | ESTIMATE | MOE   |
|----------------------------------|----------|-------|
| 1-unit, attached                 | 0        | 13.0  |
| 1-unit, detached                 | 776      | 133.8 |
| 10 or more units                 | 0        | 13.0  |
| 2-9 units                        | 21       | 23.9  |
| Mobile home, Boat, RV, Van, etc. | 26       | 22.8  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 866. Rental Vacancy**

| ESTIMATE | MOE  | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|------|-----------------|-----------------|--------------------|----------------------------|
| 0        | 13.0 | 93              | 55.5            | 0.00               | 0.14                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



## Exhibit 867. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | -                  |
| Total Units                                | 2023    | -                  |
| Total Units                                | 2024    | -                  |
| Total Units                                | YTD2025 | -                  |
| Units in 2-Unit Multifamily Structures     | 2022    | -                  |
| Units in 2-Unit Multifamily Structures     | 2023    | -                  |
| Units in 2-Unit Multifamily Structures     | 2024    | -                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | -                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | -                  |
| Units in 5+-Unit Multifamily Structures    | 2023    | -                  |
| Units in 5+-Unit Multifamily Structures    | 2024    | -                  |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | -                  |
| Units in All Multifamily Structures        | 2022    | -                  |
| Units in All Multifamily Structures        | 2023    | -                  |
| Units in All Multifamily Structures        | 2024    | -                  |
| Units in All Multifamily Structures        | YTD2025 | -                  |
| Units in Single Family Structures          | 2022    | -                  |
| Units in Single Family Structures          | 2023    | -                  |
| Units in Single Family Structures          | 2024    | -                  |
| Units in Single Family Structures          | YTD2025 | -                  |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change



### Exhibit 868. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 30                | 0            | 0                 | 0            | 0.04           | 0.00           |
| owner  | 50%-80% AMI           | 35                | 0            | 50                | 0            | 0.05           | 0.07           |
| owner  | 80%-100% AMI          | 29                | 0            | 100               | 0            | 0.04           | 0.13           |
| owner  | Greater than 100% AMI | 635               | 0            | 595               | 0            | 0.87           | 0.80           |
| renter | Less than 30% AMI     | 25                | 0            | 35                | 0            | 0.19           | 0.47           |
| renter | 30%-50% AMI           | 80                | 0            | 10                | 0            | 0.59           | 0.14           |
| renter | 50%-80% AMI           | 30                | 0            | 4                 | 0            | 0.22           | 0.05           |
| renter | Greater than 80% AMI  | 0                 | 0            | 25                | 0            | 0.00           | 0.34           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).



# Union Hill-Novelty Hill CDP

## HOUSING DATA POINTS

### Exhibit 869. Population

| POPULATION | ESTIMATE | MOE   |
|------------|----------|-------|
| Population | 23,272   | 1,484 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: data.census.gov.

### Exhibit 870. Household Size

| HOUSHOLD                   | ESTIMATE | MOE   |
|----------------------------|----------|-------|
| 1-person household         | 1,624    | 303.2 |
| 2-person household         | 2,929    | 329.6 |
| 3-person household         | 1,468    | 278.8 |
| 4-person household         | 1,887    | 293.0 |
| 5-person household         | 466      | 129.6 |
| 6-person household         | 74       | 40.7  |
| 7-or-more person household | 107      | 62.4  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: data.census.gov.

### Exhibit 871. Cost Burden

| COST BURDEN     | ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT _MOE |
|-----------------|----------|-------|-----------------|-----------------|-------------------------|------------------------------|
| Over 30 Percent | 2,045    | 343.5 | 8,320           | 472.02          | 0.25                    | 0.04                         |
| Over 50 Percent | 1,032    | 307.4 | 8,320           | 472.02          | 0.12                    | 0.04                         |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: data.census.gov.

### Exhibit 872. Number of Housing Units

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 8,843    | 444 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: data.census.gov.

### Exhibit 873. Income-Restricted Housing by AMI

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| 0        | 0         | 468       | 337         |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.

### Exhibit 874. Rents

| RENT | ESTIMATE | MOE |
|------|----------|-----|
|------|----------|-----|



|                        |       |     |
|------------------------|-------|-----|
| <b>Med. Gross Rent</b> | 2,597 | 373 |
|------------------------|-------|-----|

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

#### **Exhibit 875. Race/Ethnicity**

| <b>RACE/ETHNICITY</b>                                                 | <b>ESTIMATE</b> | <b>MOE</b> |
|-----------------------------------------------------------------------|-----------------|------------|
| <b>White alone, Not Hispanic</b>                                      | 13,777          | 1,246      |
| <b>Black or African American alone, Not Hispanic</b>                  | 248             | 178        |
| <b>American Indian and Alaska Native alone, Not Hispanic</b>          | 33              | 38         |
| <b>Asian alone, Not Hispanic</b>                                      | 6,407           | 1,033      |
| <b>Native Hawaiian and Other Pacific Islander alone, Not Hispanic</b> | 6               | 12         |
| <b>Some other race alone, Not Hispanic</b>                            | 199             | 268        |
| <b>Two or more races, Not Hispanic</b>                                | 1,422           | 385        |
| <b>Hispanic, all Races</b>                                            | 1,180           | 315        |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).





## Exhibit 876. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 4,960    | 369 | White Alone Householder                                            | 5,818           | 409             | 0.85  | 0.02          |
| Renter | 858      | 245 | White Alone Householder                                            | 5,818           | 409             | 0.15  | 0.04          |
| Owner  | 39       | 35  | Black or African American<br>Alone Householder                     | 93              | 68              | 0.42  | 0.22          |
| Renter | 54       | 56  | Black or African American<br>Alone Householder                     | 93              | 68              | 0.58  | 0.43          |
| Owner  | 14       | 19  | American Indian and<br>Alaska Native Alone<br>Householder          | 14              | 19              | 1.00  | 1.92          |
| Renter | 0        | 25  | American Indian and<br>Alaska Native Alone<br>Householder          | 14              | 19              | 0.00  | 1.79          |
| Owner  | 1,722    | 307 | Asian Alone Householder                                            | 1,936           | 315             | 0.89  | 0.06          |
| Renter | 214      | 152 | Asian Alone Householder                                            | 1,936           | 315             | 0.11  | 0.08          |
| Owner  | 0        | 25  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 25              | .     | .             |
| Renter | 0        | 25  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 25              | .     | .             |
| Owner  | 60       | 48  | Some Other Race Alone<br>Householder                               | 60              | 48              | 1.00  | 1.13          |
| Renter | 0        | 25  | Some Other Race Alone<br>Householder                               | 60              | 48              | 0.00  | 0.42          |
| Owner  | 595      | 189 | Two or More Races<br>Householder                                   | 634             | 190             | 0.94  | 0.10          |
| Renter | 39       | 52  | Two or More Races<br>Householder                                   | 634             | 190             | 0.06  | 0.08          |
| Owner  | 4,894    | 365 | White Alone, Not Hispanic<br>or Latino Householder                 | 5,731           | 413             | 0.85  | 0.02          |
| Renter | 837      | 245 | White Alone, Not Hispanic<br>or Latino Householder                 | 5,731           | 413             | 0.15  | 0.04          |
| Owner  | 386      | 154 | Hispanic or Latino<br>Householder                                  | 434             | 158             | 0.89  | 0.15          |
| Renter | 48       | 50  | Hispanic or Latino<br>Householder                                  | 434             | 158             | 0.11  | 0.11          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 877. Tenure by AMI**

| TENURE          | AMI                   | EST   | MOE |
|-----------------|-----------------------|-------|-----|
| Owner occupied  | Less than 30% AMI     | 250   | 0   |
| Owner occupied  | 30%-50% AMI           | 405   | 0   |
| Owner occupied  | 50%-80% AMI           | 390   | 0   |
| Owner occupied  | 80%-100% AMI          | 430   | 0   |
| Owner occupied  | Greater than 100% AMI | 5,640 | 0   |
| Renter occupied | Less than 30% AMI     | 265   | 0   |
| Renter occupied | 30%-50% AMI           | 180   | 0   |
| Renter occupied | 50%-80% AMI           | 160   | 0   |
| Renter occupied | 80%-100% AMI          | 120   | 0   |
| Renter occupied | Greater than 100% AMI | 490   | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 878. Income Distribution**

| INCOME                 | ESTIMATE<br>2023 | MOE<br>2023 | ESTIMATE<br>2013 | MOE<br>2013 |
|------------------------|------------------|-------------|------------------|-------------|
| Less than \$10,000     | 277              | 122         | 108              | 65          |
| \$10,000 to \$14,999   | 177              | 92          | 66               | 55          |
| \$15,000 to \$19,999   | 69               | 49          | 181              | 94          |
| \$20,000 to \$24,999   | 28               | 33          | 166              | 82          |
| \$25,000 to \$29,999   | 69               | 41          | 97               | 54          |
| \$30,000 to \$34,999   | 58               | 51          | 101              | 63          |
| \$35,000 to \$39,999   | 214              | 218         | 207              | 84          |
| \$40,000 to \$44,999   | 126              | 74          | 186              | 106         |
| \$45,000 to \$49,999   | 112              | 57          | 134              | 58          |
| \$50,000 to \$59,999   | 205              | 80          | 375              | 106         |
| \$60,000 to \$74,999   | 274              | 95          | 623              | 167         |
| \$75,000 to \$99,999   | 603              | 150         | 944              | 215         |
| \$100,000 to \$124,999 | 475              | 145         | 920              | 194         |
| \$125,000 to \$149,999 | 738              | 201         | 954              | 163         |
| \$150,000 to \$199,999 | 1,128            | 238         | 1,215            | 225         |
| \$200,000 or more      | 4,002            | 404         | 1,888            | 280         |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 879. Housing Units by Type**

| HOUSING TYPE                     | ESTIMATE | MOE   |
|----------------------------------|----------|-------|
| 1-unit, attached                 | 786      | 150.2 |
| 1-unit, detached                 | 7,229    | 464.0 |
| 10 or more units                 | 515      | 135.2 |
| 2-9 units                        | 237      | 106.1 |
| Mobile home, Boat, RV, Van, etc. | 76       | 48.0  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 880. Rental Vacancy**

| ESTIMATE | MOE  | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|------|-----------------|-----------------|--------------------|----------------------------|
| 83       | 85.1 | 1,248           | 289.8           | 0.07               | 0.07                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 881. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | -                  |
| Total Units                                | 2023    | -                  |
| Total Units                                | 2024    | -                  |
| Total Units                                | YTD2025 | -                  |
| Units in 2-Unit Multifamily Structures     | 2022    | -                  |
| Units in 2-Unit Multifamily Structures     | 2023    | -                  |
| Units in 2-Unit Multifamily Structures     | 2024    | -                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | -                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | -                  |
| Units in 5+-Unit Multifamily Structures    | 2023    | -                  |
| Units in 5+-Unit Multifamily Structures    | 2024    | -                  |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | -                  |
| Units in All Multifamily Structures        | 2022    | -                  |
| Units in All Multifamily Structures        | 2023    | -                  |
| Units in All Multifamily Structures        | 2024    | -                  |
| Units in All Multifamily Structures        | YTD2025 | -                  |
| Units in Single Family Structures          | 2022    | -                  |
| Units in Single Family Structures          | 2023    | -                  |
| Units in Single Family Structures          | 2024    | -                  |
| Units in Single Family Structures          | YTD2025 | -                  |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change



### Exhibit 882. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 50                | 0            | 75                | 0            | 0.01           | 0.01           |
| owner  | 50%-80% AMI           | 75                | 0            | 35                | 0            | 0.01           | 0.00           |
| owner  | 80%-100% AMI          | 185               | 0            | 105               | 0            | 0.03           | 0.01           |
| owner  | Greater than 100% AMI | 6,395             | 0            | 6,885             | 0            | 0.95           | 0.97           |
| renter | Less than 30% AMI     | 55                | 0            | 65                | 0            | 0.06           | 0.06           |
| renter | 30%-50% AMI           | 40                | 0            | 20                | 0            | 0.05           | 0.02           |
| renter | 50%-80% AMI           | 215               | 0            | 410               | 0            | 0.25           | 0.35           |
| renter | Greater than 80% AMI  | 545               | 0            | 685               | 0            | 0.64           | 0.58           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).



## Vashon CDP

### HOUSING DATA POINTS

#### Exhibit 883. Population

| POPULATION | ESTIMATE | MOE |
|------------|----------|-----|
| Population | 10,424   | 961 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

#### Exhibit 884. Household Size

| HOUSHOLD                   | ESTIMATE | MOE   |
|----------------------------|----------|-------|
| 1-person household         | 1,417    | 341.6 |
| 2-person household         | 1,538    | 259.6 |
| 3-person household         | 634      | 223.1 |
| 4-person household         | 583      | 200.4 |
| 5-person household         | 157      | 89.5  |
| 6-person household         | 59       | 49.7  |
| 7-or-more person household | 35       | 59.8  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

#### Exhibit 885. Cost Burden

| COST BURDEN     | ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT<br>_MOE |
|-----------------|----------|-------|-----------------|-----------------|-------------------------|---------------------------------|
| Over 30 Percent | 1,395    | 357.8 | 4,297           | 423.83          | 0.32                    | 0.08                            |
| Over 50 Percent | 725      | 287.7 | 4,297           | 423.83          | 0.17                    | 0.06                            |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

#### Exhibit 886. Number of Housing Units

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 5,616    | 367 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

#### Exhibit 887. Income-Restricted Housing by AMI

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| 59       | 56        | 16        | 0           |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.

#### Exhibit 888. Rents

| RENT | ESTIMATE | MOE |
|------|----------|-----|
|------|----------|-----|



|                        |       |     |
|------------------------|-------|-----|
| <b>Med. Gross Rent</b> | 1,444 | 257 |
|------------------------|-------|-----|

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

#### **Exhibit 889. Race/Ethnicity**

| <b>RACE/ETHNICITY</b>                                                 | <b>ESTIMATE</b> | <b>MOE</b> |
|-----------------------------------------------------------------------|-----------------|------------|
| <b>White alone, Not Hispanic</b>                                      | 8,886           | 896        |
| <b>Black or African American alone, Not Hispanic</b>                  | 23              | 29         |
| <b>American Indian and Alaska Native alone, Not Hispanic</b>          | 37              | 42         |
| <b>Asian alone, Not Hispanic</b>                                      | 130             | 77         |
| <b>Native Hawaiian and Other Pacific Islander alone, Not Hispanic</b> | 118             | 134        |
| <b>Some other race alone, Not Hispanic</b>                            | 29              | 47         |
| <b>Two or more races, Not Hispanic</b>                                | 564             | 330        |
| <b>Hispanic, all Races</b>                                            | 637             | 272        |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



## Exhibit 890. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 3,157    | 324 | White Alone Householder                                            | 3,841           | 367             | 0.82  | 0.03          |
| Renter | 684      | 192 | White Alone Householder                                            | 3,841           | 367             | 0.18  | 0.05          |
| Owner  | 0        | 21  | Black or African American<br>Alone Householder                     | 0               | 21              | -     | -             |
| Renter | 0        | 21  | Black or African American<br>Alone Householder                     | 0               | 21              | -     | -             |
| Owner  | 16       | 25  | American Indian and<br>Alaska Native Alone<br>Householder          | 37              | 34              | 0.43  | 0.55          |
| Renter | 21       | 23  | American Indian and<br>Alaska Native Alone<br>Householder          | 37              | 34              | 0.57  | 0.34          |
| Owner  | 27       | 31  | Asian Alone Householder                                            | 27              | 31              | 1.00  | 1.62          |
| Renter | 0        | 21  | Asian Alone Householder                                            | 27              | 31              | 0.00  | 0.78          |
| Owner  | 46       | 58  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 46              | 58              | 1.00  | 1.78          |
| Renter | 0        | 21  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 46              | 58              | 0.00  | 0.46          |
| Owner  | 15       | 24  | Some Other Race Alone<br>Householder                               | 15              | 24              | 1.00  | 2.26          |
| Renter | 0        | 21  | Some Other Race Alone<br>Householder                               | 15              | 24              | 0.00  | 1.40          |
| Owner  | 329      | 226 | Two or More Races<br>Householder                                   | 457             | 251             | 0.72  | 0.30          |
| Renter | 128      | 126 | Two or More Races<br>Householder                                   | 457             | 251             | 0.28  | 0.23          |
| Owner  | 3,157    | 324 | White Alone, Not Hispanic<br>or Latino Householder                 | 3,841           | 367             | 0.82  | 0.03          |
| Renter | 684      | 192 | White Alone, Not Hispanic<br>or Latino Householder                 | 3,841           | 367             | 0.18  | 0.05          |
| Owner  | 133      | 94  | Hispanic or Latino<br>Householder                                  | 200             | 137             | 0.67  | 0.12          |
| Renter | 67       | 103 | Hispanic or Latino<br>Householder                                  | 200             | 137             | 0.34  | 0.46          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).





**Exhibit 891. Tenure by AMI**

| TENURE          | AMI                   | EST   | MOE |
|-----------------|-----------------------|-------|-----|
| Owner occupied  | Less than 30% AMI     | 585   | 0   |
| Owner occupied  | 30%-50% AMI           | 400   | 0   |
| Owner occupied  | 50%-80% AMI           | 440   | 0   |
| Owner occupied  | 80%-100% AMI          | 250   | 0   |
| Owner occupied  | Greater than 100% AMI | 2,130 | 0   |
| Renter occupied | Less than 30% AMI     | 225   | 0   |
| Renter occupied | 30%-50% AMI           | 175   | 0   |
| Renter occupied | 50%-80% AMI           | 165   | 0   |
| Renter occupied | 80%-100% AMI          | 20    | 0   |
| Renter occupied | Greater than 100% AMI | 195   | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 892. Income Distribution**

| INCOME                 | ESTIMATE<br>2023 | MOE<br>2023 | ESTIMATE<br>2013 | MOE<br>2013 |
|------------------------|------------------|-------------|------------------|-------------|
| Less than \$10,000     | 310              | 234         | 301              | 171         |
| \$10,000 to \$14,999   | 49               | 48          | 48               | 45          |
| \$15,000 to \$19,999   | 180              | 130         | 218              | 129         |
| \$20,000 to \$24,999   | 136              | 101         | 107              | 78          |
| \$25,000 to \$29,999   | 98               | 60          | 170              | 123         |
| \$30,000 to \$34,999   | 49               | 45          | 293              | 137         |
| \$35,000 to \$39,999   | 67               | 48          | 264              | 154         |
| \$40,000 to \$44,999   | 59               | 50          | 217              | 111         |
| \$45,000 to \$49,999   | 214              | 127         | 269              | 169         |
| \$50,000 to \$59,999   | 217              | 129         | 289              | 134         |
| \$60,000 to \$74,999   | 260              | 121         | 524              | 165         |
| \$75,000 to \$99,999   | 257              | 102         | 725              | 215         |
| \$100,000 to \$124,999 | 535              | 186         | 471              | 149         |
| \$125,000 to \$149,999 | 427              | 126         | 406              | 154         |
| \$150,000 to \$199,999 | 586              | 193         | 417              | 139         |
| \$200,000 or more      | 979              | 219         | 421              | 143         |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 893. Housing Units by Type**

| HOUSING TYPE                     | ESTIMATE | MOE   |
|----------------------------------|----------|-------|
| 1-unit, attached                 | 70       | 85.6  |
| 1-unit, detached                 | 4,822    | 507.0 |
| 10 or more units                 | 168      | 103.9 |
| 2-9 units                        | 284      | 160.5 |
| Mobile home, Boat, RV, Van, etc. | 272      | 224.0 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 894. Rental Vacancy**

| ESTIMATE | MOE  | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|------|-----------------|-----------------|--------------------|----------------------------|
| 40       | 68.3 | 873             | 227.5           | 0.05               | 0.08                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



### Exhibit 895. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | -                  |
| Total Units                                | 2023    | -                  |
| Total Units                                | 2024    | -                  |
| Total Units                                | YTD2025 | -                  |
| Units in 2-Unit Multifamily Structures     | 2022    | -                  |
| Units in 2-Unit Multifamily Structures     | 2023    | -                  |
| Units in 2-Unit Multifamily Structures     | 2024    | -                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | -                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | -                  |
| Units in 5+-Unit Multifamily Structures    | 2023    | -                  |
| Units in 5+-Unit Multifamily Structures    | 2024    | -                  |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | -                  |
| Units in All Multifamily Structures        | 2022    | -                  |
| Units in All Multifamily Structures        | 2023    | -                  |
| Units in All Multifamily Structures        | 2024    | -                  |
| Units in All Multifamily Structures        | YTD2025 | -                  |
| Units in Single Family Structures          | 2022    | -                  |
| Units in Single Family Structures          | 2023    | -                  |
| Units in Single Family Structures          | 2024    | -                  |
| Units in Single Family Structures          | YTD2025 | -                  |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change



### Exhibit 896. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 105               | 0            | 360               | 0            | 0.03           | 0.10           |
| owner  | 50%-80% AMI           | 70                | 0            | 230               | 0            | 0.02           | 0.06           |
| owner  | 80%-100% AMI          | 115               | 0            | 175               | 0            | 0.03           | 0.05           |
| owner  | Greater than 100% AMI | 3,590             | 0            | 3,000             | 0            | 0.93           | 0.80           |
| renter | Less than 30% AMI     | 185               | 0            | 165               | 0            | 0.23           | 0.22           |
| renter | 30%-50% AMI           | 310               | 0            | 110               | 0            | 0.39           | 0.14           |
| renter | 50%-80% AMI           | 135               | 0            | 300               | 0            | 0.17           | 0.39           |
| renter | Greater than 80% AMI  | 165               | 0            | 190               | 0            | 0.21           | 0.25           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).



## White Center CDP

### HOUSING DATA POINTS

#### Exhibit 897. Population

| POPULATION | ESTIMATE | MOE   |
|------------|----------|-------|
| Population | 15,017   | 1,228 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

#### Exhibit 898. Household Size

| HOUSHOLD                   | ESTIMATE | MOE   |
|----------------------------|----------|-------|
| 1-person household         | 1,381    | 340.6 |
| 2-person household         | 1,990    | 266.9 |
| 3-person household         | 1,038    | 283.0 |
| 4-person household         | 687      | 229.5 |
| 5-person household         | 304      | 136.4 |
| 6-person household         | 210      | 184.4 |
| 7-or-more person household | 132      | 60.9  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

#### Exhibit 899. Cost Burden

| COST BURDEN     | ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT<br>_MOE |
|-----------------|----------|-------|-----------------|-----------------|-------------------------|---------------------------------|
| Over 30 Percent | 2,360    | 419.2 | 5,618           | 440.54          | 0.42                    | 0.07                            |
| Over 50 Percent | 861      | 220.2 | 5,618           | 440.54          | 0.15                    | 0.04                            |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

#### Exhibit 900. Number of Housing Units

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 6,014    | 408 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

#### Exhibit 901. Income-Restricted Housing by AMI

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| 267      | 359       | 845       | 0           |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.

#### Exhibit 902. Rents

| RENT | ESTIMATE | MOE |
|------|----------|-----|
|------|----------|-----|



|                        |       |     |
|------------------------|-------|-----|
| <b>Med. Gross Rent</b> | 1,556 | 132 |
|------------------------|-------|-----|

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 903. Race/Ethnicity

| <b>RACE/ETHNICITY</b>                                                 | <b>ESTIMATE</b> | <b>MOE</b> |
|-----------------------------------------------------------------------|-----------------|------------|
| <b>White alone, Not Hispanic</b>                                      | 5,436           | 518        |
| <b>Black or African American alone, Not Hispanic</b>                  | 2,085           | 874        |
| <b>American Indian and Alaska Native alone, Not Hispanic</b>          | 139             | 83         |
| <b>Asian alone, Not Hispanic</b>                                      | 3,327           | 718        |
| <b>Native Hawaiian and Other Pacific Islander alone, Not Hispanic</b> | 16              | 21         |
| <b>Some other race alone, Not Hispanic</b>                            | 161             | 229        |
| <b>Two or more races, Not Hispanic</b>                                | 648             | 232        |
| <b>Hispanic, all Races</b>                                            | 637             | 272        |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



## Exhibit 904. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 2,304    | 378 | White Alone Householder                                            | 2,977           | 379             | 0.77  | 0.08          |
| Renter | 673      | 233 | White Alone Householder                                            | 2,977           | 379             | 0.23  | 0.07          |
| Owner  | 139      | 110 | Black or African American<br>Alone Householder                     | 667             | 219             | 0.21  | 0.15          |
| Renter | 528      | 203 | Black or African American<br>Alone Householder                     | 667             | 219             | 0.79  | 0.16          |
| Owner  | 0        | 21  | American Indian and<br>Alaska Native Alone<br>Householder          | 153             | 85              | 0.00  | 0.14          |
| Renter | 153      | 85  | American Indian and<br>Alaska Native Alone<br>Householder          | 153             | 85              | 1.00  | 0.79          |
| Owner  | 521      | 150 | Asian Alone Householder                                            | 1,083           | 220             | 0.48  | 0.10          |
| Renter | 562      | 180 | Asian Alone Householder                                            | 1,083           | 220             | 0.52  | 0.13          |
| Owner  | 0        | 21  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 7               | 14              | 0.00  | 3.00          |
| Renter | 7        | 14  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 7               | 14              | 1.00  | 2.83          |
| Owner  | 116      | 67  | Some Other Race Alone<br>Householder                               | 574             | 200             | 0.20  | 0.09          |
| Renter | 458      | 192 | Some Other Race Alone<br>Householder                               | 574             | 200             | 0.80  | 0.19          |
| Owner  | 190      | 87  | Two or More Races<br>Householder                                   | 281             | 97              | 0.68  | 0.20          |
| Renter | 91       | 58  | Two or More Races<br>Householder                                   | 281             | 97              | 0.32  | 0.17          |
| Owner  | 2,215    | 366 | White Alone, Not Hispanic<br>or Latino Householder                 | 2,852           | 369             | 0.78  | 0.08          |
| Renter | 637      | 228 | White Alone, Not Hispanic<br>or Latino Householder                 | 2,852           | 369             | 0.22  | 0.07          |
| Owner  | 273      | 86  | Hispanic or Latino<br>Householder                                  | 841             | 200             | 0.32  | 0.07          |
| Renter | 568      | 184 | Hispanic or Latino<br>Householder                                  | 841             | 200             | 0.68  | 0.15          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 905. Tenure by AMI**

| TENURE          | AMI                   | EST   | MOE |
|-----------------|-----------------------|-------|-----|
| Owner occupied  | Less than 30% AMI     | 265   | 0   |
| Owner occupied  | 30%-50% AMI           | 395   | 0   |
| Owner occupied  | 50%-80% AMI           | 480   | 0   |
| Owner occupied  | 80%-100% AMI          | 275   | 0   |
| Owner occupied  | Greater than 100% AMI | 1,815 | 0   |
| Renter occupied | Less than 30% AMI     | 935   | 0   |
| Renter occupied | 30%-50% AMI           | 635   | 0   |
| Renter occupied | 50%-80% AMI           | 425   | 0   |
| Renter occupied | 80%-100% AMI          | 215   | 0   |
| Renter occupied | Greater than 100% AMI | 405   | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 906. Income Distribution**

| INCOME                 | ESTIMATE<br>2023 | MOE<br>2023 | ESTIMATE<br>2013 | MOE<br>2013 |
|------------------------|------------------|-------------|------------------|-------------|
| Less than \$10,000     | 290              | 119         | 549              | 155         |
| \$10,000 to \$14,999   | 355              | 202         | 332              | 136         |
| \$15,000 to \$19,999   | 85               | 59          | 463              | 137         |
| \$20,000 to \$24,999   | 107              | 83          | 294              | 119         |
| \$25,000 to \$29,999   | 106              | 74          | 252              | 116         |
| \$30,000 to \$34,999   | 106              | 67          | 317              | 138         |
| \$35,000 to \$39,999   | 79               | 57          | 355              | 133         |
| \$40,000 to \$44,999   | 308              | 146         | 279              | 118         |
| \$45,000 to \$49,999   | 288              | 116         | 220              | 97          |
| \$50,000 to \$59,999   | 270              | 104         | 344              | 102         |
| \$60,000 to \$74,999   | 621              | 286         | 792              | 180         |
| \$75,000 to \$99,999   | 618              | 193         | 581              | 164         |
| \$100,000 to \$124,999 | 469              | 169         | 278              | 95          |
| \$125,000 to \$149,999 | 570              | 201         | 227              | 105         |
| \$150,000 to \$199,999 | 538              | 136         | 156              | 82          |
| \$200,000 or more      | 932              | 211         | 37               | 30          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](http://data.census.gov).





### Exhibit 907. Housing Units by Type

| HOUSING TYPE                     | ESTIMATE | MOE   |
|----------------------------------|----------|-------|
| 1-unit, attached                 | 633      | 220.0 |
| 1-unit, detached                 | 3,458    | 415.8 |
| 10 or more units                 | 1,023    | 248.2 |
| 2-9 units                        | 849      | 277.8 |
| Mobile home, Boat, RV, Van, etc. | 51       | 60.7  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

### Exhibit 908. Rental Vacancy

| ESTIMATE | MOE   | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|-------|-----------------|-----------------|--------------------|----------------------------|
| 92       | 110.0 | 2,564           | 347.9           | 0.04               | 0.04                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



## Exhibit 909. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | -                  |
| Total Units                                | 2023    | -                  |
| Total Units                                | 2024    | -                  |
| Total Units                                | YTD2025 | -                  |
| Units in 2-Unit Multifamily Structures     | 2022    | -                  |
| Units in 2-Unit Multifamily Structures     | 2023    | -                  |
| Units in 2-Unit Multifamily Structures     | 2024    | -                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | -                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | -                  |
| Units in 5+-Unit Multifamily Structures    | 2023    | -                  |
| Units in 5+-Unit Multifamily Structures    | 2024    | -                  |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | -                  |
| Units in All Multifamily Structures        | 2022    | -                  |
| Units in All Multifamily Structures        | 2023    | -                  |
| Units in All Multifamily Structures        | 2024    | -                  |
| Units in All Multifamily Structures        | YTD2025 | -                  |
| Units in Single Family Structures          | 2022    | -                  |
| Units in Single Family Structures          | 2023    | -                  |
| Units in Single Family Structures          | 2024    | -                  |
| Units in Single Family Structures          | YTD2025 | -                  |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change



### Exhibit 910. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 85                | 0            | 120               | 0            | 0.03           | 0.04           |
| owner  | 50%-80% AMI           | 350               | 0            | 375               | 0            | 0.14           | 0.12           |
| owner  | 80%-100% AMI          | 605               | 0            | 405               | 0            | 0.24           | 0.13           |
| owner  | Greater than 100% AMI | 1,520             | 0            | 2,290             | 0            | 0.59           | 0.72           |
| renter | Less than 30% AMI     | 325               | 0            | 550               | 0            | 0.12           | 0.21           |
| renter | 30%-50% AMI           | 1,110             | 0            | 605               | 0            | 0.39           | 0.23           |
| renter | 50%-80% AMI           | 1,145             | 0            | 1,120             | 0            | 0.41           | 0.43           |
| renter | Greater than 80% AMI  | 240               | 0            | 310               | 0            | 0.09           | 0.12           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).



## Wilderness Rim CDP

### HOUSING DATA POINTS

#### Exhibit 911. Population

| POPULATION | ESTIMATE | MOE |
|------------|----------|-----|
| Population | 1,770    | 455 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

#### Exhibit 912. Household Size

| HOUSHOLD                   | ESTIMATE | MOE   |
|----------------------------|----------|-------|
| 1-person household         | 24       | 30.0  |
| 2-person household         | 279      | 112.1 |
| 3-person household         | 194      | 117.7 |
| 4-person household         | 151      | 103.4 |
| 5-person household         | 0        | 13.0  |
| 6-person household         | 0        | 13.0  |
| 7-or-more person household | 0        | 13.0  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

#### Exhibit 913. Cost Burden

| COST BURDEN     | ESTIMATE | MOE  | SUMMARY<br>_EST | SUMMARY<br>_MOE | COST<br>_BURDEN<br>_PCT | COST<br>_BURDEN<br>_PCT _MOE |
|-----------------|----------|------|-----------------|-----------------|-------------------------|------------------------------|
| Over 30 Percent | 208      | 81.7 | 648             | 163.52          | 0.32                    | 0.10                         |
| Over 50 Percent | 119      | 69.5 | 648             | 163.52          | 0.18                    | 0.10                         |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

#### Exhibit 914. Number of Housing Units

| HOUSING UNITS | ESTIMATE | MOE |
|---------------|----------|-----|
| Housing Units | 648      | 163 |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

#### Exhibit 915. Income-Restricted Housing by AMI

| AMI_0_30 | AMI_30_50 | AMI_50_80 | AMI_80_PLUS |
|----------|-----------|-----------|-------------|
| -        | -         | -         | -           |

Source: King County, 2025, "ER-9 Income Restricted Housing Data," data extracted 23 July, 2025.

#### Exhibit 916. Rents

| RENT | ESTIMATE | MOE |
|------|----------|-----|
|------|----------|-----|



|                        |       |     |
|------------------------|-------|-----|
| <b>Med. Gross Rent</b> | 2,563 | 330 |
|------------------------|-------|-----|

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

#### **Exhibit 917. Race/Ethnicity**

| <b>RACE/ETHNICITY</b>                                                 | <b>ESTIMATE</b> | <b>MOE</b> |
|-----------------------------------------------------------------------|-----------------|------------|
| <b>White alone, Not Hispanic</b>                                      | 1,618           | 404        |
| <b>Black or African American alone, Not Hispanic</b>                  | 0               | 13         |
| <b>American Indian and Alaska Native alone, Not Hispanic</b>          | 0               | 13         |
| <b>Asian alone, Not Hispanic</b>                                      | 5               | 10         |
| <b>Native Hawaiian and Other Pacific Islander alone, Not Hispanic</b> | 0               | 13         |
| <b>Some other race alone, Not Hispanic</b>                            | 0               | 13         |
| <b>Two or more races, Not Hispanic</b>                                | 27              | 45         |
| <b>Hispanic, all Races</b>                                            | 120             | 119        |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



## Exhibit 918. Tenure by Race

| TENURE | ESTIMATE | MOE | RACE                                                               | SUMMARY<br>_EST | SUMMARY<br>_MOE | SHARE | SHARE<br>_MOE |
|--------|----------|-----|--------------------------------------------------------------------|-----------------|-----------------|-------|---------------|
| Owner  | 504      | 144 | White Alone Householder                                            | 539             | 145             | 0.94  | 0.09          |
| Renter | 35       | 35  | White Alone Householder                                            | 539             | 145             | 0.06  | 0.06          |
| Owner  | 0        | 13  | Black or African American<br>Alone Householder                     | 0               | 13              | -     | -             |
| Renter | 0        | 13  | Black or African American<br>Alone Householder                     | 0               | 13              | -     | -             |
| Owner  | 25       | 36  | American Indian and<br>Alaska Native Alone<br>Householder          | 25              | 36              | 1.00  | 2.04          |
| Renter | 0        | 13  | American Indian and<br>Alaska Native Alone<br>Householder          | 25              | 36              | 0.00  | 0.52          |
| Owner  | 0        | 13  | Asian Alone Householder                                            | 0               | 13              | -     | -             |
| Renter | 0        | 13  | Asian Alone Householder                                            | 0               | 13              | -     | -             |
| Owner  | 0        | 13  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 13              | -     | -             |
| Renter | 0        | 13  | Native Hawaiian and Other<br>Pacific Islander Alone<br>Householder | 0               | 13              | -     | -             |
| Owner  | 0        | 13  | Some Other Race Alone<br>Householder                               | 0               | 13              | -     | -             |
| Renter | 0        | 13  | Some Other Race Alone<br>Householder                               | 0               | 13              | -     | -             |
| Owner  | 84       | 106 | Two or More Races<br>Householder                                   | 84              | 106             | 1.00  | 1.78          |
| Renter | 0        | 13  | Two or More Races<br>Householder                                   | 84              | 106             | 0.00  | 0.15          |
| Owner  | 504      | 144 | White Alone, Not Hispanic<br>or Latino Householder                 | 539             | 145             | 0.94  | 0.09          |
| Renter | 35       | 35  | White Alone, Not Hispanic<br>or Latino Householder                 | 539             | 145             | 0.06  | 0.06          |
| Owner  | 98       | 110 | Hispanic or Latino<br>Householder                                  | 98              | 110             | 1.00  | 1.59          |
| Renter | 0        | 13  | Hispanic or Latino<br>Householder                                  | 98              | 110             | 0.00  | 0.13          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 919. Tenure by AMI**

| TENURE          | AMI                   | EST | MOE |
|-----------------|-----------------------|-----|-----|
| Owner occupied  | Less than 30% AMI     | 100 | 0   |
| Owner occupied  | 30%-50% AMI           | 25  | 0   |
| Owner occupied  | 50%-80% AMI           | 95  | 0   |
| Owner occupied  | 80%-100% AMI          | 75  | 0   |
| Owner occupied  | Greater than 100% AMI | 410 | 0   |
| Renter occupied | Less than 30% AMI     | 0   | 0   |
| Renter occupied | 30%-50% AMI           | 0   | 0   |
| Renter occupied | 50%-80% AMI           | 25  | 0   |
| Renter occupied | 80%-100% AMI          | 25  | 0   |
| Renter occupied | Greater than 100% AMI | 20  | 0   |

Source: U.S. Department of Housing and Urban Development, 2021, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

**Exhibit 920. Income Distribution**

| INCOME                 | ESTIMATE<br>2023 | MOE<br>2023 | ESTIMATE<br>2013 | MOE<br>2013 |
|------------------------|------------------|-------------|------------------|-------------|
| Less than \$10,000     | 14               | 24          | 0                | 12          |
| \$10,000 to \$14,999   | 0                | 13          | 0                | 12          |
| \$15,000 to \$19,999   | 0                | 13          | 0                | 12          |
| \$20,000 to \$24,999   | 0                | 13          | 0                | 12          |
| \$25,000 to \$29,999   | 0                | 13          | 12               | 19          |
| \$30,000 to \$34,999   | 36               | 39          | 12               | 20          |
| \$35,000 to \$39,999   | 0                | 13          | 19               | 30          |
| \$40,000 to \$44,999   | 0                | 13          | 42               | 47          |
| \$45,000 to \$49,999   | 16               | 24          | 51               | 40          |
| \$50,000 to \$59,999   | 17               | 28          | 29               | 32          |
| \$60,000 to \$74,999   | 109              | 71          | 47               | 35          |
| \$75,000 to \$99,999   | 85               | 87          | 213              | 89          |
| \$100,000 to \$124,999 | 62               | 52          | 91               | 57          |
| \$125,000 to \$149,999 | 106              | 103         | 44               | 52          |
| \$150,000 to \$199,999 | 152              | 99          | 49               | 48          |
| \$200,000 or more      | 51               | 39          | 41               | 44          |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).



**Exhibit 921. Housing Units by Type**

| HOUSING TYPE                     | ESTIMATE | MOE   |
|----------------------------------|----------|-------|
| 1-unit, attached                 | 0        | 13.0  |
| 1-unit, detached                 | 648      | 163.5 |
| 10 or more units                 | 0        | 13.0  |
| 2-9 units                        | 0        | 13.0  |
| Mobile home, Boat, RV, Van, etc. | 0        | 13.0  |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).

**Exhibit 922. Rental Vacancy**

| ESTIMATE | MOE  | SUMMARY<br>_EST | SUMMARY<br>_MOE | RENTAL<br>_VACANCY | RENTAL<br>_VACANCY<br>_MOE |
|----------|------|-----------------|-----------------|--------------------|----------------------------|
| 0        | 13.0 | 35              | 37.3            | 0.00               | 0.37                       |

Source: U.S. Census Bureau, 2023, 2019-2023 American Community Survey Detailed Tables, accessed at: [data.census.gov](https://data.census.gov).





### Exhibit 923. Production by Type

| HOUSING TYPE                               | YEAR    | PERMIT<br>ESTIMATE |
|--------------------------------------------|---------|--------------------|
| Total Units                                | 2022    | -                  |
| Total Units                                | 2023    | -                  |
| Total Units                                | 2024    | -                  |
| Total Units                                | YTD2025 | -                  |
| Units in 2-Unit Multifamily Structures     | 2022    | -                  |
| Units in 2-Unit Multifamily Structures     | 2023    | -                  |
| Units in 2-Unit Multifamily Structures     | 2024    | -                  |
| Units in 2-Unit Multifamily Structures     | YTD2025 | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2022    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2023    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | 2024    | -                  |
| Units in 3 & 4-Unit Multifamily Structures | YTD2025 | -                  |
| Units in 5+-Unit Multifamily Structures    | 2022    | -                  |
| Units in 5+-Unit Multifamily Structures    | 2023    | -                  |
| Units in 5+-Unit Multifamily Structures    | 2024    | -                  |
| Units in 5+-Unit Multifamily Structures    | YTD2025 | -                  |
| Units in All Multifamily Structures        | 2022    | -                  |
| Units in All Multifamily Structures        | 2023    | -                  |
| Units in All Multifamily Structures        | 2024    | -                  |
| Units in All Multifamily Structures        | YTD2025 | -                  |
| Units in Single Family Structures          | 2022    | -                  |
| Units in Single Family Structures          | 2023    | -                  |
| Units in Single Family Structures          | 2024    | -                  |
| Units in Single Family Structures          | YTD2025 | -                  |

Source: U. S. Department of Housing and Urban Development, 2025, State of the Cities Data Systems Building Permit 2022-2025, accessed June 25th, 2025 at: [www.huduser.gov](http://www.huduser.gov)

Note: Monthly counts for 2025 are still preliminary and subject to change



### Exhibit 924. Affordability by Tenure Over Time

| TENURE | AFFORDABILITY         | ESTIMATE<br>_2011 | MOE<br>_2011 | ESTIMATE<br>_2021 | MOE<br>_2021 | SHARE<br>_2011 | SHARE<br>_2021 |
|--------|-----------------------|-------------------|--------------|-------------------|--------------|----------------|----------------|
| owner  | Less than 50% AMI     | 35                | 0            | 25                | 0            | 0.06           | 0.03           |
| owner  | 50%-80% AMI           | 4                 | 0            | 15                | 0            | 0.01           | 0.02           |
| owner  | 80%-100% AMI          | 110               | 0            | 150               | 0            | 0.19           | 0.21           |
| owner  | Greater than 100% AMI | 425               | 0            | 525               | 0            | 0.74           | 0.73           |
| renter | Less than 30% AMI     | 0                 | 0            | 0                 | 0            | 0.00           | 0.00           |
| renter | 30%-50% AMI           | 0                 | 0            | 0                 | 0            | 0.00           | 0.00           |
| renter | 50%-80% AMI           | 4                 | 0            | 25                | 0            | 0.17           | 0.36           |
| renter | Greater than 80% AMI  | 20                | 0            | 45                | 0            | 0.83           | 0.64           |

Source: U.S. Department of Housing and Urban Development, 2024, 2017-2021 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov). U.S. Department of Housing and Urban Development, 2014, 2007-2011 Comprehensive Housing Affordability Strategy, Office of Policy Development and Research, accessed at: [www.huduser.gov](http://www.huduser.gov).

