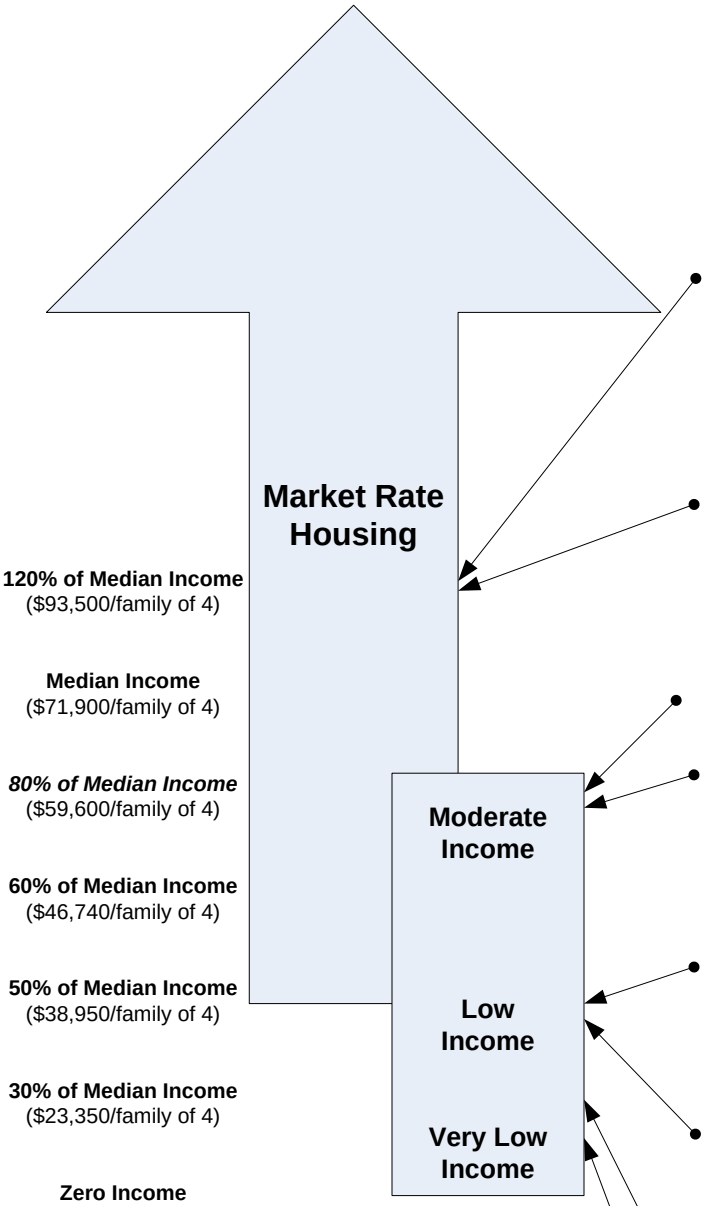
King County Housing and Community Development Program: Comprehensive Approach to Affordable Housing For People at a Range of Income Levels



1. Ensure opportunities for affordable housing development (120% of median income and below)

- Affordability requirements for Master Planned Developments in unincorporated King County
- Prioritizing affordable housing development when King County surplus property is sold

2. Collaborate with cities on a regional approach to meeting affordable housing needs (120% of median and below)

- Partnering with individual cities and KC Dept. of Transportation to ensure inclusion of affordable units in transit-oriented developments
- Working with cities on variety of approaches to help meet affordable housing targets through planning, zoning, development standards, etc. (examples: cottage housing; housing "toolkits" and planning workshops)

3. Provide incentives for developers in unincorporated King County to create affordable housing (80% of median and below)

- School and road fee waivers
- Density bonuses (in conjunction with relaxation of some development standards)

4. Provide home owner assistance—throughout King County outside of Seattle (below 80% of median income)

- 1st time home buyer assistance
- Mortgage loan counseling
- Housing repair assistance

5. Provide rehabilitation loans for existing rental housing affordable to households at 50% of median income and below

- Rental rehabilitation loans for both investor-owners and non-profits
- Accessibility improvements for individual tenants

6. Create/preserve affordable housing for low-income and very low-income households, including special populations, and homeless households.

- Loans and grants to non-profit affordable housing developers
- Credit enhancement to reduce cost of financing

7. Provide homeless prevention assistance for at-risk households

8. Fund (a) permanent supportive housing for the homeless, (b) emergency shelters, and (c) transitional housing