



Element 3  
**HOUSING**

**HOUSING ELEMENT  
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## HOUSING OVERVIEW

This Housing Element consists of goals and policies to guide City actions to address housing issues in Maple Valley for the coming twenty years. These steps are intended to ensure the vitality of the existing residential stock, estimate current and future housing needs, and provide direction for programs needed to satisfy those needs as required by the goals and requirements of the Growth Management Act (GMA) and adopted regional policies.

The housing goal stated in the GMA is to:

“Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.”

The GMA’s requirement for “external consistency” means that each city’s comprehensive plan, including its Housing Element, must satisfy the requirements of adopted countywide planning policies (CPPs) and multi-county planning policies (MPPs). The GMA, King County CPPs, and Vision 2040 MPPs (adopted by the Puget Sound Regional Council) encourage the use of innovative techniques to meet the housing needs of all economic segments of the population, and require that the City provide opportunities for a range of housing types.

The GMA also requires an inventory and analysis of existing and projected housing needs as part of the housing element. Assessing local housing needs provides jurisdictions with information about the local housing supply, the cost of housing and the demographics and income levels of the community’s households. This information on current and future housing conditions provides the basis for the adoption of effective housing policies and programs.

The King County CPPs build on the GMA requirement with a number of specific policies. CPP H-1 provides:

“Address the countywide need for housing affordable to households with moderate, low and very-low incomes, including those with special needs.”

The countywide need for housing by percentage of Area Median Income (AMI) is:

50-80% of AMI (moderate)	16% of total housing supply
30-50% of AMI (low)	12% of total housing supply
30% and below AMI (very-low)	12% of total housing supply



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Figure H-1 puts Maple Valley’s existing (2015) housing supply into the context of countywide need. Using Area Mean Income (AMI) as the measurement, we see that Maple Valley has a higher percentage of households with an AMI above moderate (73.1) compared to the county as a whole (60%). Almost 94% of Maple Valley households are either moderate or above moderate income, compared to 76% countywide.

% of Area Mean Income		Countywide Households	Maple Valley Households
80---120% of AMI	Above moderate Income	60%	73.1%
50---80% of AMI	Moderate income	16%	20.8%
30---50% of AMI	Low income	12%	3.0%
20% of AMI & below	Very-low income	12%	3.1%
	TOTAL	100%	100%

Figure H-1 – Household incomes countywide and in Maple Valley



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Just as Maple Valley is a relatively new city, its housing stock is also relatively new. Over 70% of all existing housing in Maple Valley was built in 1990 or later. If the decade of the 1980's is included, the % increases to over 86%. See Figure H-2.

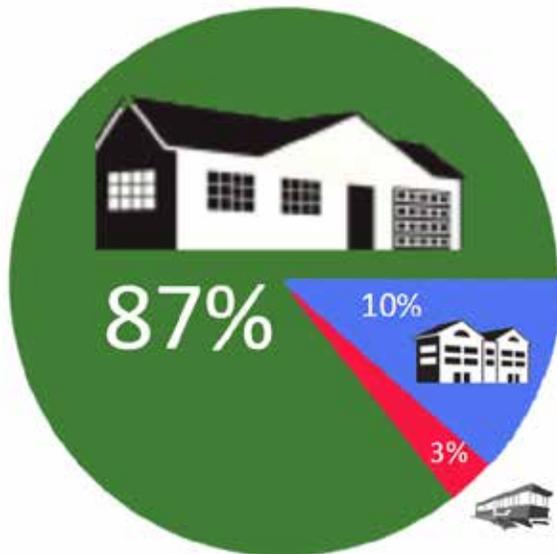
Year constructed	# of units built	% of units built		
1939 or earlier	121	1.4	30%	14%
1940 to 1959	102	1.3		
1960 to 1979	992	11.2		
1980 to 1989	1,398	15.8	70%	86%
1990 to 1999	2,303	26		
2000 to 2009	3,615	41		
Built 2010 or later	282	3		
Total Housing Units	8,823	100%	100%	100%

Figure H-2 – Age of existing housing stock in Maple Valley



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Data from the American Community Survey shows that the great majority of the City’s current housing stock (over 87%) is single-family detached housing, while multi-family and mobile homes are a much smaller portion of existing housing. See Figure H-3.



Housing Form	# of units in this form	% of city total in this form
Single-family detached	7,702	87.3%
Multi-family units	876	9.9%
Mobile Homes	245	3%
Total	8,823	100%

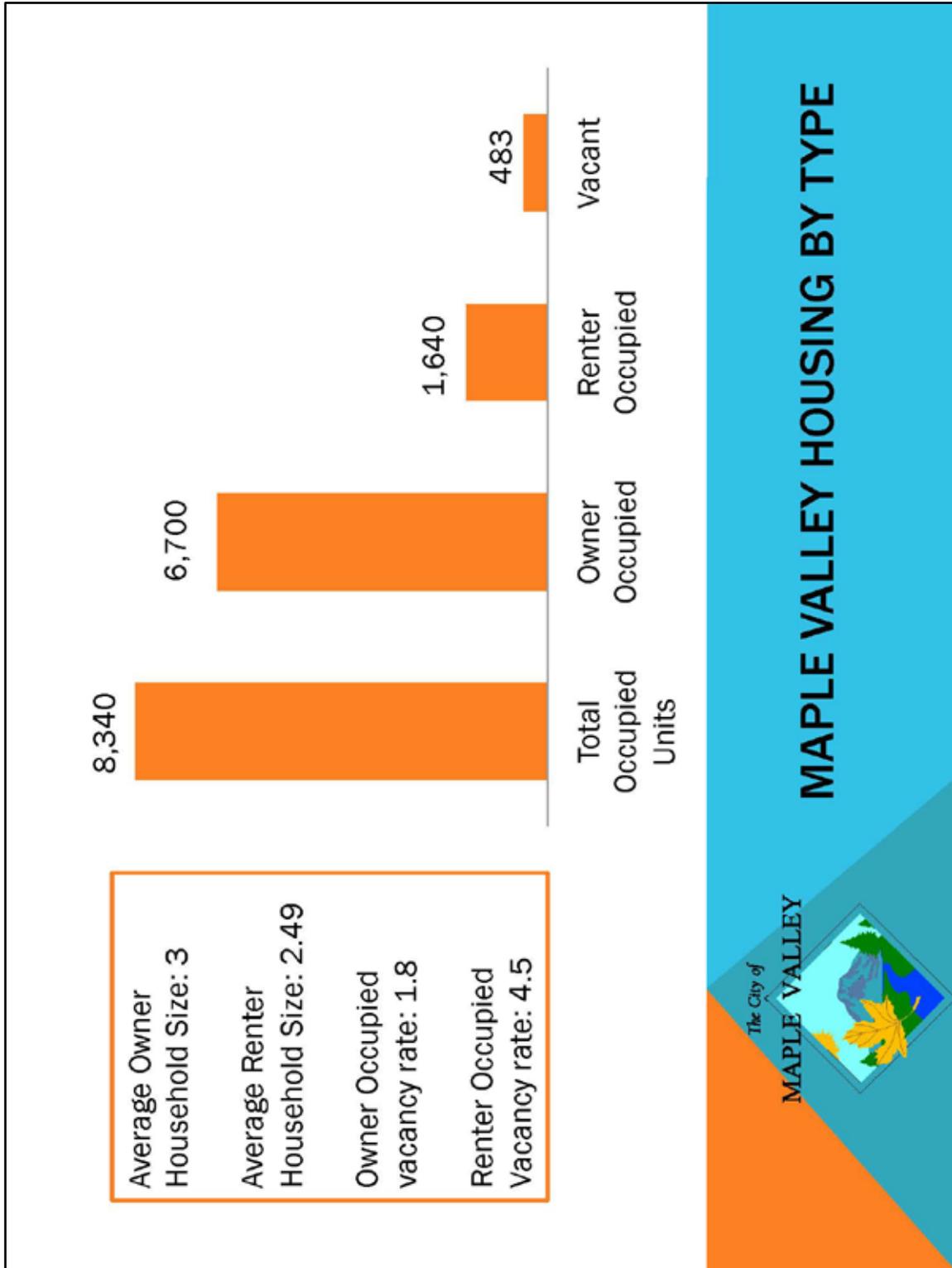
Figure H-3 – Existing housing forms in Maple Valley

This information brings into focus the need to increase opportunities for housing for low income and very-low income households. The City participates in an inter-local agreement with the Sound Cities Association to provide Housing and Urban Development funds for the most needy in our communities on an ongoing basis. The City of Maple Valley, by itself does not qualify for assistance from HUD funds. Increasing the housing stock accessible to these lower income households is consistent with the City’s priorities for being a multi-generational community and enabling service sector employees who work in Maple Valley to also be able to live here. That, in turn, could reduce commute vehicle traffic into the City.

The housing element goals and policies of this Plan identify the steps that the City of Maple Valley will be taking to address these statutory and regional policies. The following charts provide demographic data for the City of Maple Valley. The data is based upon the 2010 census. More up to date information was used, when available.

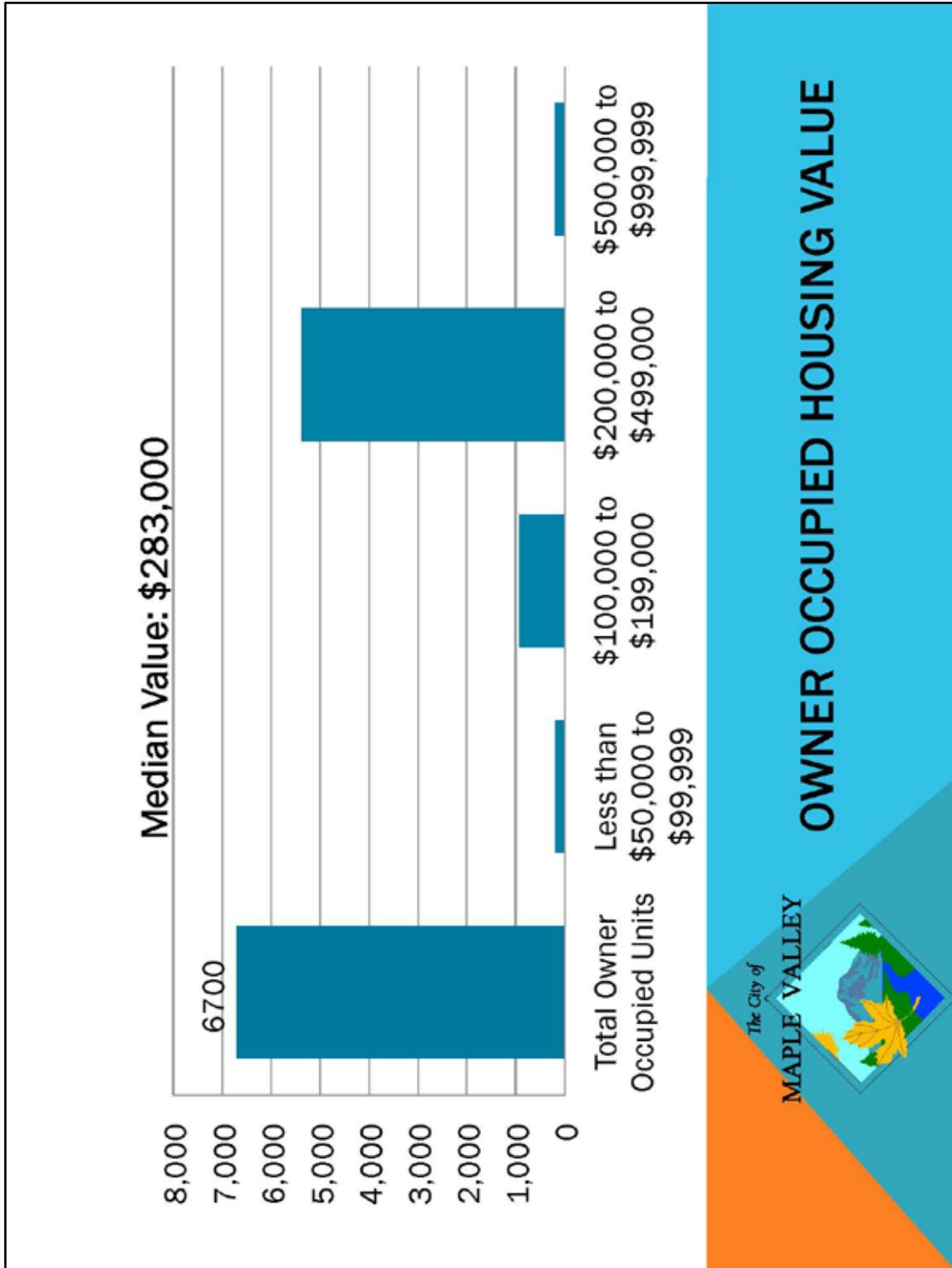


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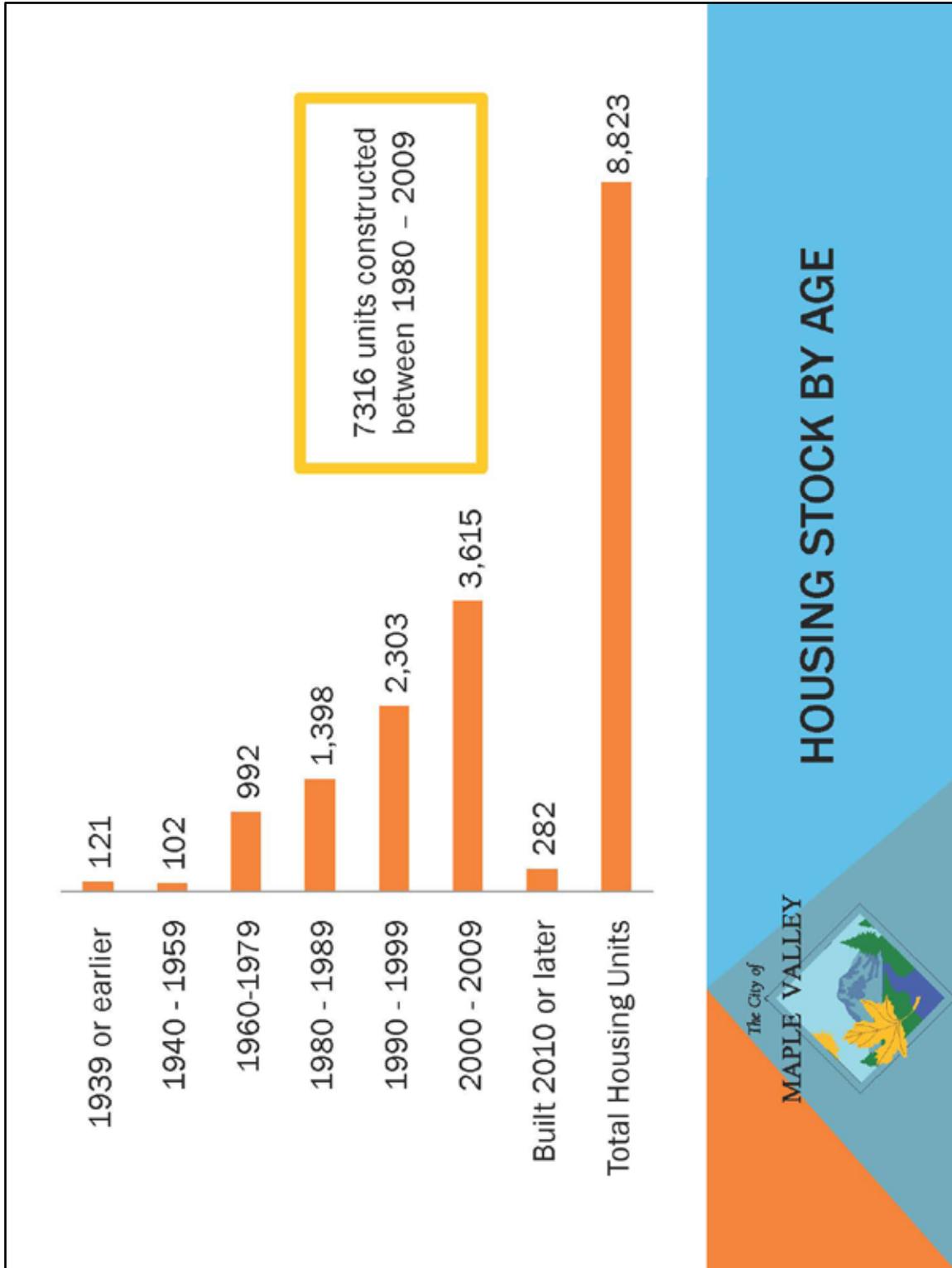


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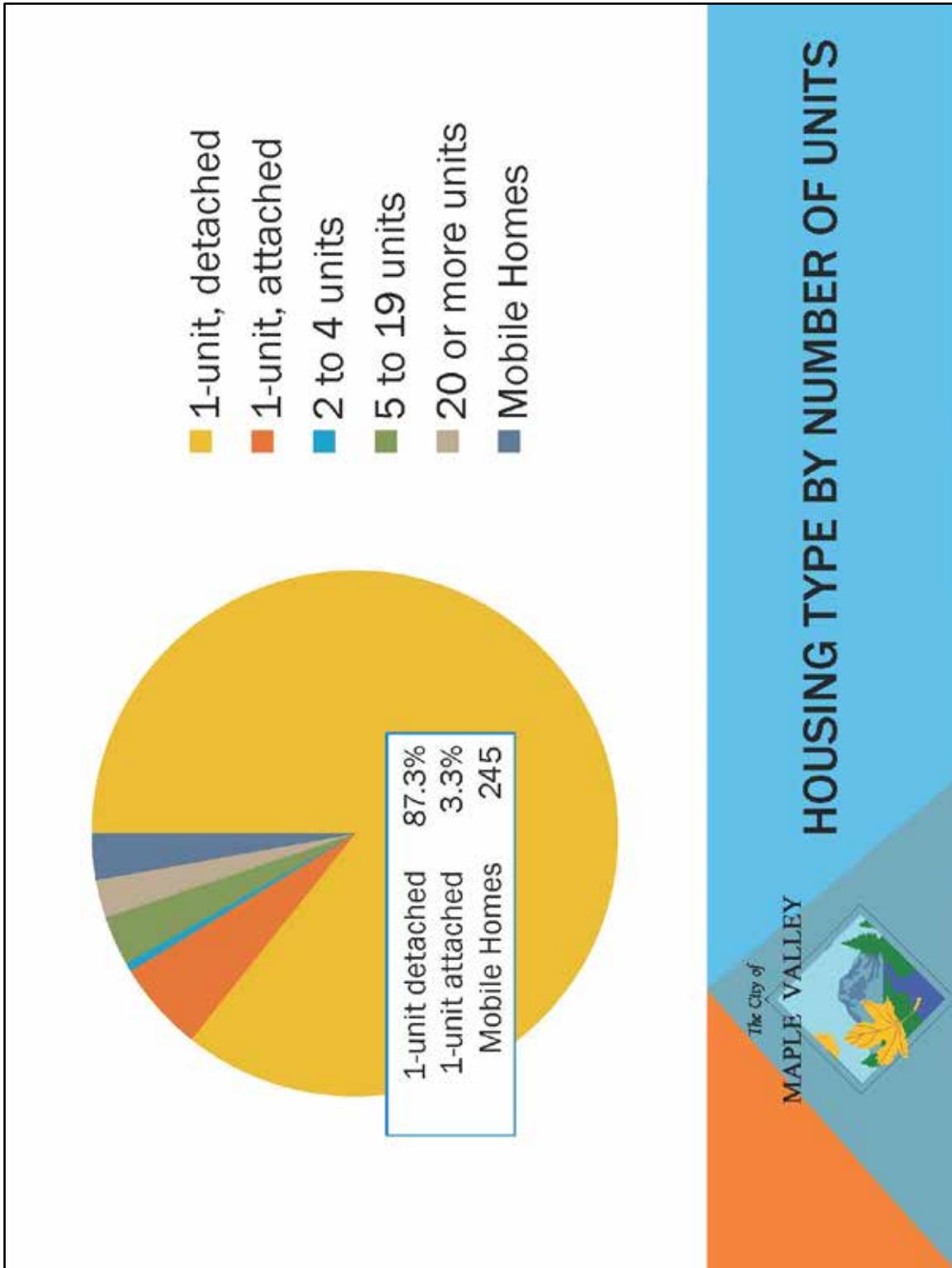
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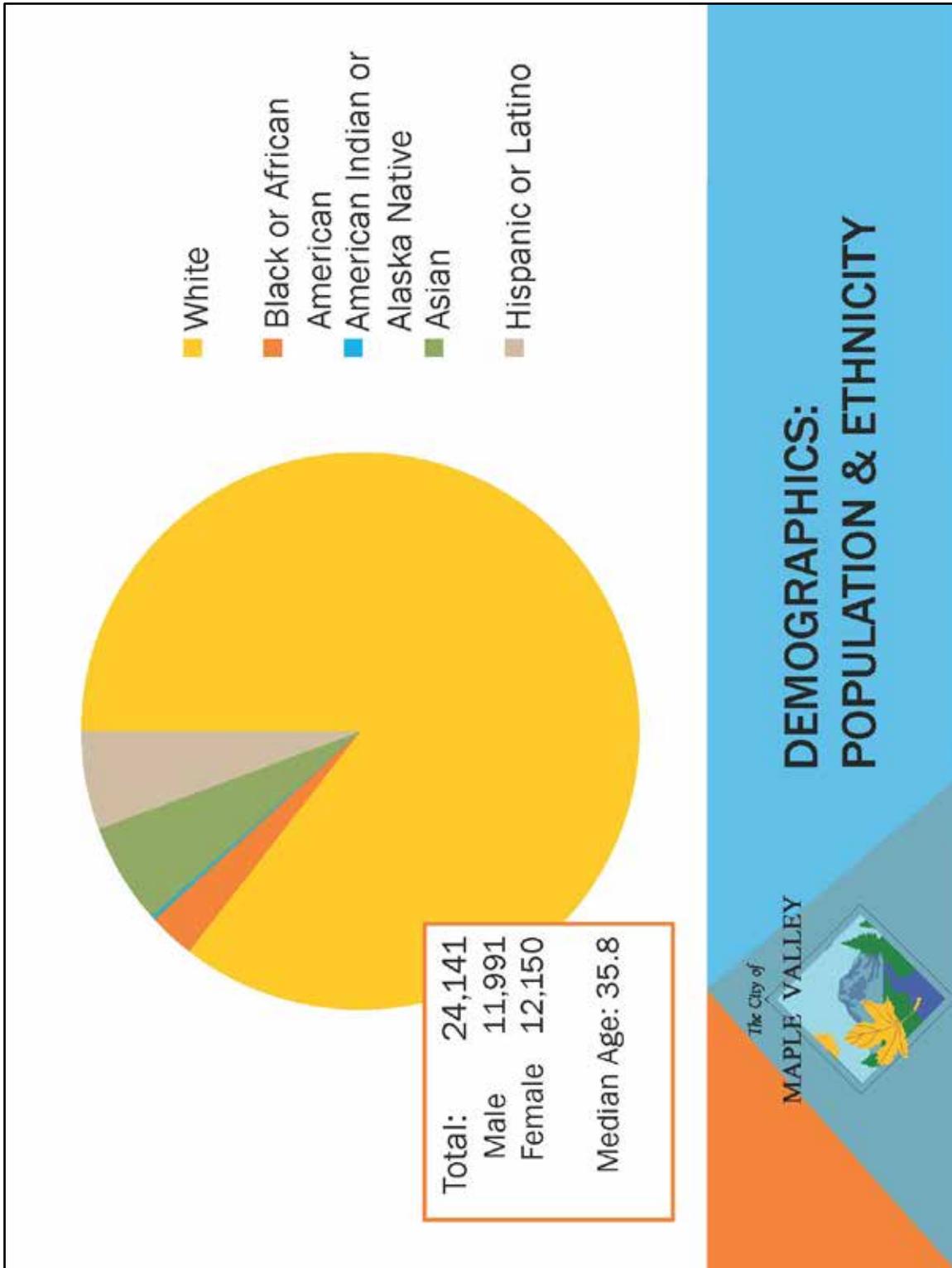




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**Median Household Income:** **\$96,124**

With one or more people under the age of 18: **49.2%**

Living alone over 65: **6.9%**

Families and people Below Poverty Level: **3.4%**

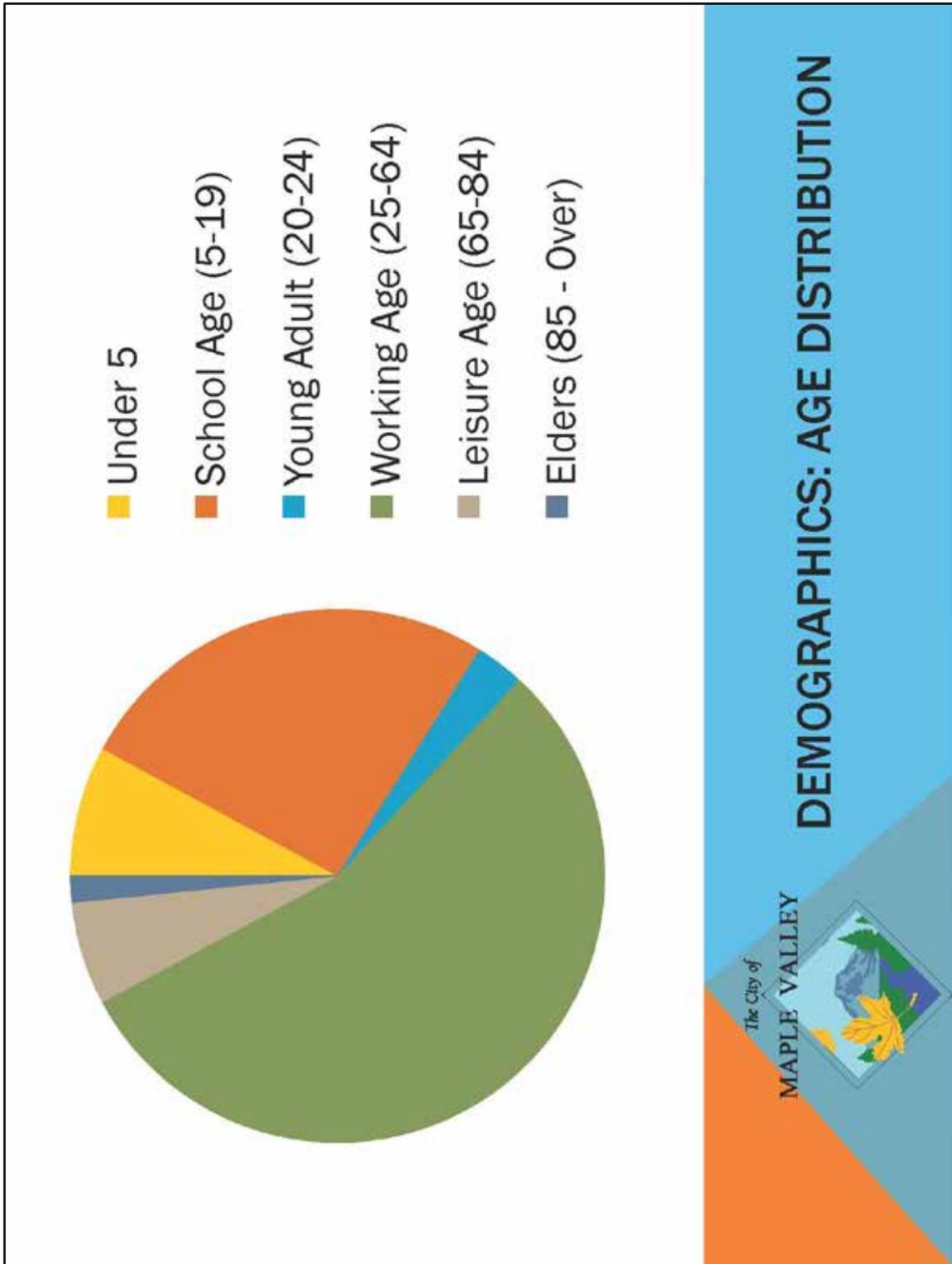
Of those with female as head of household, no husband present, related children under 5: **17.4%**

**HOUSEHOLD HIGHLIGHTS**



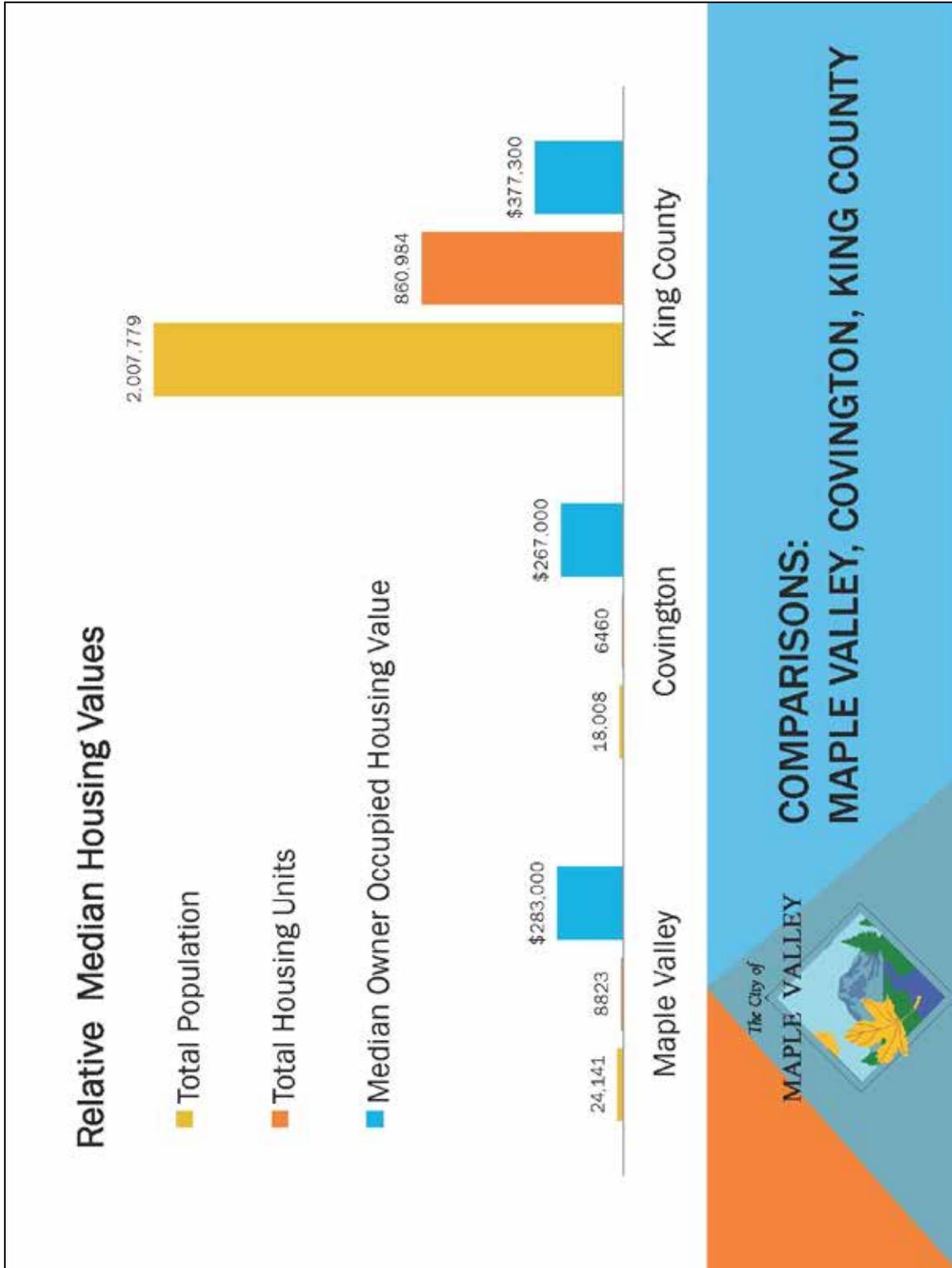
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Goals & Policies

## GOALS & POLICIES

- Goal HO-1** Provide sufficient capacity to accommodate the 20-year growth target.
- Policies:**
- HO-P1.1** Ensure that sufficient acreage and densities are designated on the Future Land Use Map to enable reaching the City's population target for 2035.
  - HO-P1.2** Ensure that adequate services and infrastructure are provided to support the present and future populations who will reside in the City's residential districts.
- Goal HO-2** Adopt a strategy of increasing the availability of providing for workforce housing, create more options for seniors and singles, and bring the City closer to the countywide averages for the percentage of housing that is affordable to lower income households.
- Policies:**
- HO-P2.1** Focus efforts to increase multi-family in Town Center and other commercial districts where supporting services and multi-modal transportation choices can be provided.
  - HO-P2.2** Adopt new building forms, densities and design standards that will keep the unit cost of new housing down while providing for a quality living environment for residents.
  - HO-P2.3** Consider incentives for new multi-family in Town Center and other commercial districts, including, but not limited to, property tax treatments, density bonuses and expedited permitting.
  - HO-P2.4** Encourage the provision of workforce housing as a component of the work training campus in the Regional Learning and Technology Center.
  - HO-P2.5** Encourage focusing senior housing in the North Activity Center.
- Goal HO-3** Provide a range of housing types to encourage an adequate choice of living accommodation for those desiring to live in Maple Valley, regardless of income level.
- HO-P3.1** Strive to preserve the existing housing stock by supporting agencies and organizations involved in and programs targeted at housing repair and rehabilitation.
  - HO-P3.2** Protect the quality and character of existing residential neighborhoods by incorporating design guidelines for neighboring



- HO-P3.3 mixed-use and multi-family projects in the development code and enforcing building code requirements.
- HO-P3.3 Strive to minimize the impacts of new development on the character, lifestyle, and quality of existing neighborhoods.
- HO-P3.4 Provide for a variety of housing types and prices including, but not limited to multi-family development, townhouses, mixed-use/mid-rise development, and small-lot, single-family development.
- HO-P3.5 Designate areas of medium and high density housing close to the commercial nodes, transportation facilities, and public services.
- HO-P3.6 Recognize that existing mobile homes provide an affordable housing option for Maple Valley residents.
- HO-P3.7 Expand opportunities for affordable housing by ensuring that manufactured housing is allowed in all single-family zones and regulated the same as stick-built housing.
- HO-P3.8 Maintain provisions for the allowance of accessory dwelling units in single-family residences.
- HO-P3.9 Consider adoption of Property Tax Exemption (PTE) incentives to facilitate the provision of a percentage of low- to moderate-income housing, especially for seniors and workers in service industries in Maple Valley.

**Goal HO-4** Increase home ownership opportunities for those desiring to live in Maple Valley.

- HO-P4.1 Explore opportunities for coordination of incentive programs with other jurisdictions to develop common affordable housing program guidelines and reduce administrative costs.
- HO-P4.2 Maintain incentives available to both single-family and multi-family developments that provide rental or ownership housing affordable to low- and moderate-income households.
- HO-P4.3 Continue to improve development standards to allow flexibility of housing types in all residential zones, in order to best accommodate the environmental conditions on the site and the surrounding neighborhood.
- HO-P4.4 Minimize the time necessary to process development permits, but in such a manner so as to not jeopardize the integrity of the permitting process.
- HO-P4.5 Consider adoption of co-housing (an intentional community of private homes surrounding a shared space) and cottage housing ordinances to provide additional home ownership choices for multi-generational and smaller households in residential neighborhoods.



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**Goal HO-5** Promote opportunities for access to housing for *all* persons.

**HO-P5.1** Disperse, rather than concentrate, special needs housing throughout the community. Special needs housing serves persons who, by virtue of disability of other circumstances, face difficulty living independently and require supportive services on a transitional or long term basis.

**HO-P5.2** Promote opportunities for assisted housing, including housing for low income people with special needs by:

**Sub-Policies**

**HO-P5.2.1** Adopting land use regulations that treat government-assisted housing and other low income housing the same as housing of a similar size and density; and

**HO-P5.2.2** Adopting funding and program policies that allow the integration of assisted housing within communities; and

**HO-P5.2.3** Encouraging developers and owners of assisted housing units to undertake activities to establish and maintain positive relationships with neighbors; and

**HO-P5.2.4** Participating in an interlocal cooperation agreement for the administration of Community Development Block Grant funds.

**HO-P5.3** Make reasonable accommodations in rules, policies, practices and services when such accommodations may be necessary to afford persons with disabilities equal opportunity to use or enjoy a dwelling.

**HO-P5.4** Permit group homes pursuant to state and federal law, including those where residents receive such supportive services as counseling, foster care or medical supervision, within a single-family house or apartment.

**HO-P5.5** Work with other jurisdictions and housing providers across the state to urge state and federal governments to expand funding for rental assistance and emergency services, including sufficient funding to allow people with disabilities to afford community based housing.