

# Lake Forest Park Affordable Housing Snapshot

| Demographic Data   |  | Housing Costs   |   |   |   |
|--|--|---|---|---|---|
| <b>Population:</b> 13,280<br>North King County<br><b>Owners:</b> 79.3%<br><b>Renters:</b> 20.7%  | <b>Land Zoned Residential:</b> 99.8%<br><b>Single-Family Zoning:</b> 96%<br><b>Multifamily Zoning:</b> 3.8%<br>(including mixed-use)                   | <b>Average Estimated Rent:</b> \$1,585<br><b>Average Rent Change (2018-19):</b> +6%<br><small>Source: Rent Café, Market Trends, February 2020</small>   | <b>Median Estimated Home Value:</b> \$653,800<br><b>Median Home Value Change (2018-19):</b> -5.58%<br><small>Source: Zillow, calculated using ZHVI from 6/2018 and 6/2019</small>   |   |   |
| <b>People Experiencing Homelessness:</b><br><b>Sheltered (North KC):</b> 204 people<br><b>Unsheltered (North KC):</b> 56 people<br><small>Sources: US Census Bureau QuickFacts, July 1 2018 2020 AllHome Count Us In report, OFM population estimates, April 2020</small>  |  | <b>Cost burdened</b> - Households that spend over 30% of income on housing and may have difficulty affording other necessities such as food, transportation, and medical care.<br><ul style="list-style-type: none"> <li>• <b>54% of rental households</b> are cost-burdened</li> <li>• <b>27.9% of households with a mortgage</b> are cost-burdened</li> </ul> <small>Source: US Census Bureau QuickFacts population estimate for July 1 2018</small>  |   |   |   |
| <b>Equity and Affordability:</b> A household in <b>Lake Forest Park</b> must earn <b>\$63,400/year</b> or <b>\$30/hour</b> to afford the average market-rate rental.<br><b>2018 King County Median Household Income (Annual):</b> <b>Black Households:</b> \$55,152   <b>Hispanic or Latino:</b> \$66,853   <b>Asian:</b> \$111,609   <b>White:</b> \$100,298<br><small>Source: King County Economic Indicators, MHI by Race</small> |  |   |   |   |   |
| COMMITMENTS  | FUND SOURCE  | ZONING & LAND USE   | SPECIAL POPULATION & INCLUSIVE HOUSING  | INCENTIVES & EXEMPTIONS   | PARTNERSHIPS & COLLABORATION  |
|  | <ul style="list-style-type: none"> <li>• Preserve and enhance condition of neighborhoods and housing through public and private investment.</li> </ul> | <ul style="list-style-type: none"> <li>• Provide for a variety of densities and housing types, sizes, and styles, affordable for rental and ownership</li> <li>• Consider impact on housing capacity, diversity, cost, and supply when making land use policy and regulatory decisions.</li> <li>• Promote residential clustering to protect environmentally sensitive areas and encourage infill development.</li> <li>• Ensure that infill development complements surrounding uses &amp; existing character.</li> <li>• Encourage mixed-use development in areas where a mix of commercial and residential uses would promote desired character and economic vitality, including transit-oriented development.</li> <li>• Consider amending regulations to encourage more ADUs, duplexes, &amp; townhouses</li> <li>• Continue to allow manufactured housing in all SF zones.</li> <li>• Preserve and enhance affordable housing stock by investing in existing neighborhoods.</li> <li>• Encourage new affordable housing near community amenities, services, and transit.</li> </ul> | <ul style="list-style-type: none"> <li>• Support aging in place.</li> <li>• Support measures that allow those with special needs to remain in the community as their housing needs change.</li> <li>• Encourage Universal Design standards to maximize building lifecycle and accessibility.</li> <li>• Provide housing opportunity for special needs populations through development regulations.</li> <li>• Support public and private housing services for people who are homeless.</li> </ul> | <ul style="list-style-type: none"> <li>• Use regulatory incentives such as density bonuses, height increases, tax incentives, simplified design requirements, etc. to support the development of affordable housing. Incentivize locating special needs housing near services and public transportation.</li> </ul> | <ul style="list-style-type: none"> <li>• Support nonprofit organizations that construct and manage affordable housing.</li> <li>• Collaborate with regional jurisdictions, community, and other regional partners to meet demand for special needs and affordable housing.</li> </ul> |
| POLICIES   |  | <ul style="list-style-type: none"> <li>• Accessory dwelling units in accordance with the provisions in <a href="#">18.50.050</a>.</li> </ul>  | <ul style="list-style-type: none"> <li>• Conversion of existing residential structure to housing for people with disabilities shall not be deemed a change of use prior use of the structure if such structure constituted a prior legal nonconforming use. <a href="#">18.66.060</a>.</li> </ul>   |   | <ul style="list-style-type: none"> <li>• NUHSA</li> <li>• SCA</li> <li>• AWC</li> </ul>   |

|       |  |
|-------|--|
| ADU   | Accessory Dwelling Unit                        |
| AH    | Affordable Housing                             |
| AMI   | Area Median Income                             |
| ARCH  | A Regional Coalition for Housing               |
| AWC   | Association of Washington Cities               |
| DADU  | Detached Accessory Dwelling Unit               |
| Devs  | Developments (affordable housing developments) |
| EHSF  | Eastside Human Services Forum                  |
| EKC   | East King County                               |
| FAR   | Floor Area Ratio                               |
| KC    | King County                                    |
| MFH   | Multi-Family Housing                           |
| MFTE  | Multi-Family Tax Exemption                     |
| MIZ   | Mandatory Inclusionary Zoning                  |
| MUR   | Mixed-Use Residential                          |
| NKC   | North King County                              |
| NP    | Nonprofit                                      |
| NUHSA | North Urban Human Services Alliance            |
| PHA   | Public Housing Authority                       |
| PSH   | Permanent Supportive Housing                   |
| PTE   | Property Tax Exemption                         |
| RTA   | Residential Target Areas                       |
| SCA   | Sound Cities Association                       |
| SF    | Single Family                                  |
| SKC   | South King County                              |
| SKHHP | South King Housing and Homelessness Partners   |
| TDR   | Transfer of Development Rights                 |
| TOD   | Transit Oriented Development                   |