

# Lake Forest Park Affordable Housing Snapshot

Demographic Data		Housing Costs					
<b>Population:</b> 13,280 North King County <b>Owners:</b> 79.3% <b>Renters:</b> 20.7%		<b>Land Zoned Residential:</b> 99.8% <b>Single-Family Zoning:</b> 96% <b>Multifamily Zoning:</b> 3.8% (including mixed-use)		<b>Average Estimated Rent:</b> \$1,585 <b>Average Rent Change (2018-19):</b> +6% <small>Source: <a href="#">RentCafe, Market Trends, February 2020</a></small>		<b>Median Estimated Home Value:</b> \$653,800 <b>Median Home Value Change (2018-19):</b> -5.58% <small>Source: <a href="#">Zillow</a>, calculated using Zillow from 6/2018 and 6/2019</small>	
<b>People Experiencing Homelessness:</b> <b>Sheltered (North KC):</b> 204 people <b>Unsheltered (North KC):</b> 56 people <small>Source: <a href="#">US Census Bureau QuickFacts July 1 2018 2020 All Home Count Update report</a>, OFM population estimates, April 2020</small>		<b>Costburdened</b> - Households that spend over 30% of income on housing and may have difficulty affording other necessities such as food, transportation, and medical care. <b>•54% of rental households are cost-burdened</b> <b>•27.9% of households with a mortgage are cost-burdened</b> <small>Source: <a href="#">US Census Bureau QuickFacts population estimate for July 1 2018</a></small>					
<b>Equity and Affordability:</b> A household in Lake Forest Park must earn <b>\$63,400/year</b> or <b>\$30/hour</b> to afford the average market-rate rental. <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 <small>Source: <a href="#">King County Economic Indicators, MHI by Race</a></small>							
	FUND SOURCE	ZONING & LAND USE	SPECIAL POPULATION & INCLUSIVE HOUSING	INCENTIVES & EXEMPTIONS	PARTNERSHIPS & COLLABORATION		
COMMITMENTS	<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; townhomes</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 life cycle 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.</li><li>• 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>		
		<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	Ac c e s s o r y D w e l l i n g U n i t
AH	A f f o r d a b l e H o u s i n g
AMI	A r e a M e d i a n I n c o m e
ARCH	A R e g i o n a l C o a l i t i o n f o r H o u s i n g
AWC	A s s o c i a t i o n o f W a s h i n g t o n C i t i e s
DADU	D e t a c h e d A c c e s s o r y D w e l l i n g U n i t
Devs	D e v e l o p m e n t s (a f f o r d a b l e h o u s i n g d e v e l o p m e n t s)
EHSF	E a s t s i d e H u m a n S e r v i c e s F o r u m
EKC	E a s t K i n g C o u n t y
FAR	F l o o r A r e a R a t i o
KC	K i n g C o u n t y
MFH	M u l t i - F a m i l y H o u s i n g
MFIE	M u l t i - F a m i l y T a x E x e m p t i o n
MZ	M a n d a t o r y I n c l u s i o n a r y Z o n i n g
MUR	M i x e d - U s e R e s i d e n t i a l
NKC	N o r t h K i n g C o u n t y
NP	N o n p r o f i t
NUHSA	N o r t h U r b a n H u m a n S e r v i c e s A l l i a n c e
PHA	P u b l i c H o u s i n g A u t h o r i t y
PSH	P e r m a n e n t S u p p o r t i v e H o u s i n g
PTE	P r o p e r t y T a x E x e m p t i o n
RTA	R e s i d e n t i a l T a r g e t A r e a s
SCA	S o u n d C i t i e s A s s o c i a t i o n
SF	S i n g l e F a m i l y
SKC	S o u t h K i n g C o u n t y
SKHHP	S o u t h K i n g H o u s i n g a n d H o m e l e s s n e s s P a r t n e r s
TDR	T r a n s f e r o f D e v e l o p m e n t R i g h t s
TOD	T r a n s i t O r i e n t e d D e v e l o p m e n t

Production Date: Summer 2020

Housing Development Consortium of Seattle-King County | [housingconsortium.org](http://housingconsortium.org)