

Normandy Park Affordable Housing Snapshot

Demographic Data		Housing Costs			
Population: 6,656 (OFM 2020) Southwest King County Owners: 69.2% Renters: 30.8% <small>Source: US Census Bureau, Normandy Park</small>		Land Zoned Residential: 96.8% (including mixed-use) Single-Family Zoning: 94.4% Multifamily Zoning: 3.7%		Average Estimated Rent: \$1,562 Average Rent Change (2019-20): None <small>Source: Rent Cafe, Market Trends February 2020, Normandy Park</small>	Median Estimated Home Value: \$782,443 Median Home Value Change (2019-20): +8.8% <small>Source: Zillow, calculated using ZHVI from 6/2019 and 6/2020</small>
People Experiencing Homelessness: Sheltered (Southwest King County): 802 people Unsheltered (Southwest King County): 1,116 people <small>Sources: US Census Bureau QuickFacts owner-occupied housing unit rate 2018, 2020 AllHome Count Us in report</small>		Cost burdened - Households that spend over 30% of income on housing and may have difficulty affording other necessities such as food, transportation, and medical care. <ul style="list-style-type: none"> • 16.6% of rental households are cost-burdened • 25.4% of households with a mortgage are cost-burdened <small>Source: 2018 ACS Housing Characteristics, Normandy Park</small>			
Equity and Affordability: Equity and Affordability: A household in Normandy Park must earn \$62,500/year or \$30/hour to afford the average market-rate rental. 2018 King County Median Household Income (Annual by race): Black/African American: \$55,152 Hispanic or Latino: \$66,853 Asian: \$111,609 White: \$100,298 <small>Source: King County Economic Indicators, MHI by Race</small>					
	FUND SOURCE	ZONING & LAND USE	SPECIAL POPULATION & INCLUSIVE HOUSING	INCENTIVES & EXEMPTIONS	PARTNERSHIPS & COLLABORATION
COMMITMENTS	<ul style="list-style-type: none"> • Protecting and maintaining the existing AH stock. • Ensure sufficient proportion of new housing units are affordable to targeted economic groups. 	<ul style="list-style-type: none"> • Work to maintain the quality and diversity of housing. • Consider creative alternatives to standard subdivisions (i.e. cottage housing and zero lot line devs.) that maintain character/quality of SF neighborhoods while increasing density. • Support provision of a wide variety of housing types and densities to address AH needs, consistent overall character. • Support the location of higher-density housing near higher capacity roadways and areas where transit is available or viable. 	<ul style="list-style-type: none"> • Encourage & support the provision of housing for residents whose needs are not being met by the housing industry. • Support housing practices as enumerated in the Fair Housing Act. 	<ul style="list-style-type: none"> • Support private sector efforts to provide AH for residents. 	<ul style="list-style-type: none"> • Cooperate with neighboring jurisdictions & sub-regional housing agencies to meet countywide AH targets.
POLICIES	<ul style="list-style-type: none"> • Imposition of sales & use tax for AH. Adopted HB 1406 state sales tax passthrough for AH. 3.85.010. 	<ul style="list-style-type: none"> • Multi-family developments of varied densities permitted in R-5, RM-2400, and RM-1800 zones. 18.10.030 • Mixed-use residences permitted in MU zone. 18.10.030 • Cottage housing is allowed in all SF zones within 300 feet of 1st Ave S between 179th Street SW and 200th St SW and all MU zones. 18.52.060 	<ul style="list-style-type: none"> • Temporary homelessness encampments permitted if controlled by faith-based organization, must be approved by city manager. 18.110.020 	<ul style="list-style-type: none"> • Sites in NC, MU, and high-density Multi-Family zone can purchase TDR to achieve densities & height bonuses. See chart 18.82.050 2 b. 	<ul style="list-style-type: none"> • SKHHP

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

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