

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: RentCafe, 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>Source: US Census Bureau QuickFacts on homeless housing unit rate 2018, 2020 All Home Count Update 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 pass through 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	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
De vs	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
MIZ	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 : Autumn 2020