## Normandy Park Affordable Housing Snapshot

### Demographic Data

<table>
<thead>
<tr>
<th>Population</th>
<th>6,656 (OFM 2020)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owners</td>
<td>69.2%</td>
</tr>
<tr>
<td>Renters</td>
<td>30.8%</td>
</tr>
</tbody>
</table>

Southwest King County

### Land Zoned Residential

- 96.8% (including mixed-use)
- Single-Family Zoning: 94.4%
- Multifamily Zoning: 3.7%

### Housing Costs

<table>
<thead>
<tr>
<th>Average Estimated Rent</th>
<th>$1,562</th>
</tr>
</thead>
<tbody>
<tr>
<td>Average Rent Change (2019-20)</td>
<td>None</td>
</tr>
</tbody>
</table>

### Median Estimated Home Value

- $782,443

### Median Home Value Change (2019-20)

- +8.8%

### People Experiencing Homelessness:

- Sheltered (Southwest King County): 802 people
- Unsheltered (Southwest King County): 1,116 people

### 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

### 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.
  - 16.6% of rental households are cost-burdened
  - 25.4% of households with a mortgage are cost-burdened

### Fund Source

- Zoning & Land Use
  - Special Population & Inclusive Housing
  - Incentives & Exemptions
  - Partnerships & Collaboration

### Committed Policies

- Imposition of sales & use tax for AH. Adopted HB 1406 state sales tax passthrough for AH. 3.85.010
- 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
- Temporary homelessness encampments permitted if controlled by faith-based organization, must be approved by city manager. 18.110.020
- 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.
- SKHHP
<table>
<thead>
<tr>
<th>Abbreviation</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADU</td>
<td>Accessory Dwelling Unit</td>
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<tr>
<td>AH</td>
<td>Affordable Housing</td>
</tr>
<tr>
<td>AMI</td>
<td>Area Median Income</td>
</tr>
<tr>
<td>ARCH</td>
<td>A Regional Coalition for Housing</td>
</tr>
<tr>
<td>AWC</td>
<td>Association of Washington Cities</td>
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<tr>
<td>DADU</td>
<td>Detached Accessory Dwelling Unit</td>
</tr>
<tr>
<td>Devs</td>
<td>Developments (affordable housing developments)</td>
</tr>
<tr>
<td>EHSF</td>
<td>Eastside Human Services Forum</td>
</tr>
<tr>
<td>EKC</td>
<td>East King County</td>
</tr>
<tr>
<td>FAR</td>
<td>Floor Area Ratio</td>
</tr>
<tr>
<td>KC</td>
<td>King County</td>
</tr>
<tr>
<td>MFH</td>
<td>Multi-Family Housing</td>
</tr>
<tr>
<td>MFTE</td>
<td>Multi-Family Tax Exemption</td>
</tr>
<tr>
<td>MIZ</td>
<td>Mandatory Inclusionary Zoning</td>
</tr>
<tr>
<td>MUR</td>
<td>Mixed-Use Residential</td>
</tr>
<tr>
<td>NKC</td>
<td>North King County</td>
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<tr>
<td>NP</td>
<td>Nonprofit</td>
</tr>
<tr>
<td>NUHSA</td>
<td>North Urban Human Services Alliance</td>
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<tr>
<td>PHA</td>
<td>Public Housing Authority</td>
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<tr>
<td>PSH</td>
<td>Permanent Supportive Housing</td>
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<tr>
<td>PTE</td>
<td>Property Tax Exemption</td>
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<tr>
<td>RTA</td>
<td>Residential Target Areas</td>
</tr>
<tr>
<td>SCA</td>
<td>Sound Cities Association</td>
</tr>
<tr>
<td>SF</td>
<td>Single Family</td>
</tr>
<tr>
<td>SKC</td>
<td>South King County</td>
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<tr>
<td>SKHHP</td>
<td>South King Housing and Homelessness Partners</td>
</tr>
<tr>
<td>TDR</td>
<td>Transfer of Development Rights</td>
</tr>
<tr>
<td>TOD</td>
<td>Transit Oriented Development</td>
</tr>
</tbody>
</table>